

## Site Photos – ROL (Stage One – Subdivision) Stapylton (5738)



Photo 1 – View of 60 Stapylton Jacobs Well Road property from the road frontage.



Photo 2 – View of Stapylton Jacobs Well Road property looking south west.

## Site Photos – ROL (Stage One – Subdivision) Stapylton (5738)



Photo 3 –View of Stapylton Jacobs Well Road westward.



Photo 4 – View of land opposite Stapylton Jacobs Well Road to the north.

## Site Photos – ROL (Stage One – Subdivision) Stapylton (5738)



Photo 5 – View of land opposite Stapylton Jacobs Well Road to the north, BP Service Centre in background.



Photo 6 – View of Emeri Street adjacent to subject site to the south west.

## Site Photos – ROL (Stage One – Subdivision) Stapylton (5738)



Photo 7 – View of Emeri Street looking toward De Bortoli Street to the north east.



Photo 8 – View of Christensen Road looking toward the north west.

## Site Photos – ROL (Stage One – Subdivision) Stapylton (5738)



Photo 9 – View of Amgrow Pty Ltd property along Christensen Road.



Photo 10 – View of intersection of Christensen Road and Christensen Road South, looking toward subject site.

## Site Photos – ROL (Stage One – Subdivision) Stapylton (5738)



Photo 11 – View of Christensen Road South looking north west toward subject site.



Photo 12 – View of subject site to the north from Christensen Road South.

## Site Photos – ROL (Stage One – Subdivision) Stapylton (5738)



Photo 13 – View of 31 Yellowwood site looking to west.



Photo 14 – View opposite Yellowwood site looking east.

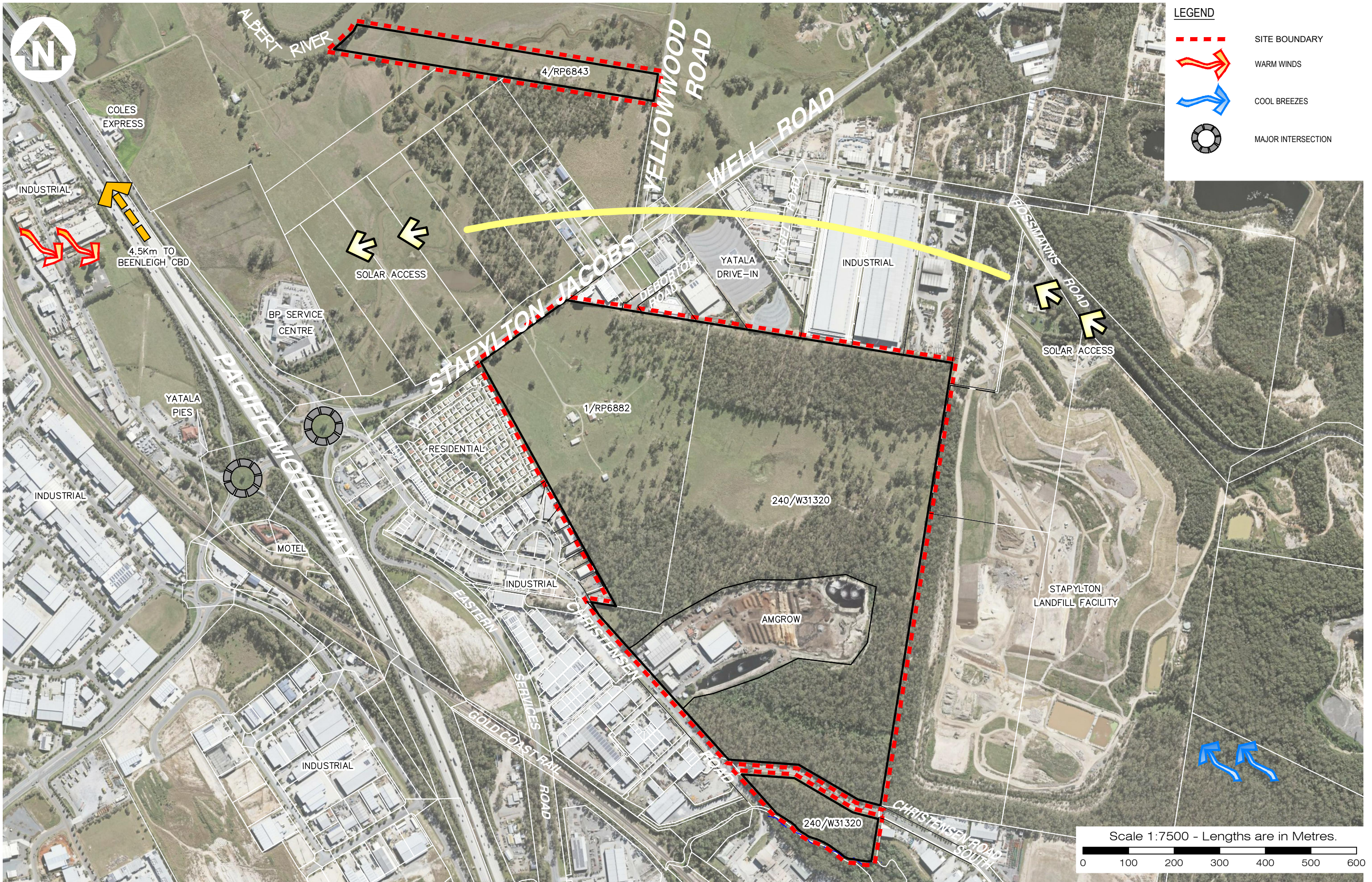
## Site Photos – ROL (Stage One – Subdivision) Stapylton (5738)



Photo 15 – View of Yellowwood Road looking south toward Stapylton Jacobs Well Road.



Photo 16 – View of Yellowwood Road looking north, subject left of photo.





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## 6.0 GENERATIONS INDUSTRIAL PARK PLACE Code – DEVELOPMENT REQUIREMENTS

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### 6.1 PURPOSE

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

### 6.2 APPLICATION

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

### 6.3 DEVELOPMENT REQUIREMENTS

#### GENERATIONS INDUSTRIAL PARK PLACE CODE



| PERFORMANCE CRITERIA                                                                                                                                                                                                                                   | ACCEPTABLE SOLUTIONS                                                                                                                                                | How does the proposal comply with the Acceptable Solution or Performance Criteria?    | Internal Use:<br>Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated?<br>Is a request for further information required? |
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| <b>DEVELOPMENT THAT IS SELF ASSESSABLE, CODE ASSESSABLE OR IMPACT ASSESSABLE</b>                                                                                                                                                                       |                                                                                                                                                                     |                                                                                       |                                                                                                                                                         |
| <b>BUILDING HEIGHT</b>                                                                                                                                                                                                                                 |                                                                                                                                                                     |                                                                                       |                                                                                                                                                         |
| <b>PC1</b><br>The height of buildings is to be consistent with the role of the site as a predominantly industrial use area. Buildings are to be constructed to a height that complements the surrounding built form and the local landscape character. | <b>AS1</b><br>The building has a maximum of two storeys.                                                                                                            | <b>PC1 - NOT APPLICABLE</b><br>No buildings are proposed as part of this application. |                                                                                                                                                         |
| <b>ACCOMMODATION DENSITY</b>                                                                                                                                                                                                                           |                                                                                                                                                                     |                                                                                       |                                                                                                                                                         |
| <b>PC2</b><br>Accommodation density must be consistent with the predominant character of the YEA as an industrial location. Accordingly, very low residential densities are envisaged for the LAP area.                                                | <b>AS2</b><br>The maximum dwelling density does not exceed one dwelling per lot.                                                                                    | <b>PC2 - NOT APPLICABLE</b><br>Proposal is for an industrial subdivision only.        |                                                                                                                                                         |
| <b>SITE COVERAGE</b>                                                                                                                                                                                                                                   |                                                                                                                                                                     |                                                                                       |                                                                                                                                                         |
| <b>PC3</b><br>The site coverage of development shall be in accordance with the open space landscape character of the YEA.                                                                                                                              | <b>AS3</b><br><b>Precinct A, B &amp; C:</b> The maximum site coverage shall not exceed 70%<br><br><b>Precinct D:</b> The maximum site coverage shall not exceed 10% | <b>PC3 - NOT APPLICABLE</b><br>Proposal is for an industrial subdivision only.        |                                                                                                                                                         |



| PERFORMANCE CRITERIA                                                                                                                                                                                                                                                                          | ACCEPTABLE SOLUTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | How does the proposal comply with the Acceptable Solution or Performance Criteria?        | Internal Use:<br>Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated?<br>Is a request for further information required? |
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| <b>BUILDING SETBACK</b>                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                           |                                                                                                                                                         |
| <p><b>PC4</b></p> <p>The layout of buildings, structures and activities achieves an attractive and orderly appearance where development is visible from the public domain. A good standard of visual amenity is achieved through generous building setbacks and high quality landscaping.</p> | <p><b>Precinct A</b></p> <p>AS4.1</p> <p>Buildings are set back from frontages:</p> <ul style="list-style-type: none"> <li>a) 10 metres from the primary frontage;</li> <li>b) 7 metres from the secondary frontage; and</li> <li>c) 10 metres from the western boundary adjoining the existing residential uses.</li> </ul> <p><b>Precincts B, C &amp; D</b></p> <p>AS4.2</p> <p>Buildings are set back from frontages:</p> <ul style="list-style-type: none"> <li>a) 10 metres from the primary frontage; and</li> <li>b) 7 metres from the secondary frontage.</li> </ul> <p>AS4.3</p> <p>Where the site adjoins a public open space area the building or structure is setback a minimum of three metres</p> | <p><b>PC4 - NOT APPLICABLE</b></p> <p>Proposal is for an industrial subdivision only.</p> |                                                                                                                                                         |

| PERFORMANCE CRITERIA                                                                                                                                                        | ACCEPTABLE SOLUTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | How does the proposal comply with the Acceptable Solution or Performance Criteria?                                            | Internal Use:<br>Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated?<br>Is a request for further information required? |
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|                                                                                                                                                                             | <p>from the common boundary with the public open space, and the setback area includes;</p> <ul style="list-style-type: none"> <li>a) a landscape buffer strip a minimum width of two metres; and</li> <li>b) fencing of the common boundary between the private lot and public open space.</li> </ul> <p>AS4.4<br/>Buildings shall be setback 50 metres from the adjoining property boundary of the 'Stapylton Landfill'. The 50 metres shall be inclusive of the vegetated buffer area adjoining the eastern property boundary.</p> |                                                                                                                               |                                                                                                                                                         |
| <b>BOUNDARY FENCING</b>                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                               |                                                                                                                                                         |
| <p>PC5<br/>The erection of boundary fencing is undertaken in a manner that promotes an attractive streetscape and is responsive to the intended purpose of the fencing.</p> | <p>AS5.1<br/>The design of front boundary fencing is conducive to the establishment of an attractive streetscape and is generally in accordance with the design measures outlined in <b>Figure to AS5.1</b> included in this code. Generally speaking, design features or strategies such as transparency or</p>                                                                                                                                                                                                                     | <p><b>AS5.1 – NOT APPLICABLE</b><br/>No front boundary fencing has been proposed as part of this subdivision application.</p> |                                                                                                                                                         |



| PERFORMANCE CRITERIA                                                                                                                                       | ACCEPTABLE SOLUTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | How does the proposal comply with the Acceptable Solution or Performance Criteria?                                                                                                                                         | Internal Use:<br>Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated?<br>Is a request for further information required? |
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|                                                                                                                                                            | <p>landscape buffering should be utilised to soften the effect of front boundary fencing. Solid fencing exceeding 1.5 metres in height should only be established where required for acoustic attenuation purposes.</p> <p>AS5.2</p> <p>The height of side and rear boundary fencing, where not required for acoustic attenuation purposes, does not exceed a height of two metres. Due to the general low visibility of this fencing, there is no requirement for this fencing to be transparent or landscaped.</p> | <p><b>AS5.2 - COMPLIES</b></p> <p>Boundary fencing has been provided as required by the Preliminary Approval adjoining the residential properties, please refer to Statement of Landscape Intent in <b>Appendix I</b>.</p> |                                                                                                                                                         |
| <b>DESIGN OF DEVELOPMENT NEAR MAJOR ROADS</b>                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                            |                                                                                                                                                         |
| <p><b>PC6</b></p> <p>Those developments visible from, or facing Stapylton-Jacobs Well Road must exhibit a high standard of architectural presentation.</p> | <p><b>AS6</b></p> <p>Facades visible from, or facing Stapylton-Jacobs Well Road are designed to incorporate:</p> <p>a) materials such as glass, brick and coloured/textured block work (standard concrete block should not be used). If metal cladding is used, it should be pre-coated in an appropriate colour and have some form of relief;</p> <p>b) relatively unobtrusive, earth toned</p>                                                                                                                     | <p><b>PC6 - NOT APPLICABLE</b></p> <p>No buildings are proposed as part of this subdivision application.</p>                                                                                                               |                                                                                                                                                         |

| PERFORMANCE CRITERIA                                                                                                                                                                                                                                                                                                               | ACCEPTABLE SOLUTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | How does the proposal comply with the Acceptable Solution or Performance Criteria?                                                                 | Internal Use:<br>Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated?<br>Is a request for further information required? |
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|                                                                                                                                                                                                                                                                                                                                    | <p>colours, such as subdued greens, blues, browns and greys (bright colours and/or materials which cause glare are avoided);</p> <p>c) horizontal/vertical articulation of walls at least at 15 metre intervals;</p> <p>d) 'humanising' elements, such as entry forecourts, porticos, verandahs, windows, awnings and fenestration;</p> <p>e) other features which contribute to an interesting and attractive appearance</p> <p>These design features are to be applied to the main facade facing the relevant road, as well as along a brief return or the full length of side walls.</p> |                                                                                                                                                    |                                                                                                                                                         |
| <b>VEHICULAR CROSSINGS</b>                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                    |                                                                                                                                                         |
| <b>PC7</b><br>Vehicular crossings associated with the development must be designed and constructed to ensure: <ul style="list-style-type: none"> <li>a) A safe footpath environment;</li> <li>b) Safe vehicular access to the property;</li> <li>c) Appropriate hydraulic performance of the stormwater infrastructure;</li> </ul> | <b>AS7</b><br>Driveways are designed and constructed in accordance with relevant sections of <b>Planning Scheme Policy 11 – Land Development Guidelines</b> .                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>PC7 - NOT APPLICABLE</b><br>No driveways are proposed as part of this application, and will be subject to OPW (UXO) applications in the future. |                                                                                                                                                         |



| PERFORMANCE CRITERIA                                                                                                                                                                                                                                                                                                                                                                                                                                                      | ACCEPTABLE SOLUTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | How does the proposal comply with the Acceptable Solution or Performance Criteria?                                                                              | Internal Use:<br>Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated?<br>Is a request for further information required? |
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| d) No damage to vehicle or road infrastructure;<br>e) Minimal loss of on-street parking spaces; and<br>f) Continued amenity of the neighbourhood.                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                 |                                                                                                                                                         |
| <b>VEHICULAR PARKING</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                 |                                                                                                                                                         |
| <b>PC8</b><br>On-site vehicle parking is provided to meet expected demand, having regard to:<br>a) The size of the proposed workforce;<br>b) The likely number of visitors to the site;<br>c) The likely size and number of service and transport vehicles to be on the site at any one time;<br>d) On-site parking and loading/unloading activities within sites;<br>e) The availability of conveniently located on-street parking;<br>f) Any possible future expansion, | <b>AS8.1.1</b><br>The number of car parking spaces provided on-site generally meets the standards set out in the <b>Constraint Code 4 - Car Parking, Access and Transport Integration</b> in the Gold Coast City Planning Scheme (version 1.1 Amended January 2007);<br><b>OR</b><br><b>AS8.1.2</b><br>The number of car parking spaces provided on-site is generally in accordance with <b>Table to Acceptable Solutions AS8.1.2.</b><br><b>AS8.2</b><br>For multi-unit or multi-use developments, the total car parking | <b>PC8 - NOT APPLICABLE</b><br>No car parking spaces have been provided as part of the subdivision application, and not considered applicable in this instance. |                                                                                                                                                         |



| PERFORMANCE CRITERIA                                                                                                                                                                                                                                                                       | ACCEPTABLE SOLUTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | How does the proposal comply with the Acceptable Solution or Performance Criteria?            | Internal Use:<br>Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated?<br>Is a request for further information required? |
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| redevelopment or change of use.                                                                                                                                                                                                                                                            | <p>provided is an aggregate of the standard parking required for each individual unit and/or component use.</p> <p>AS8.3</p> <p>A lesser provision may be acceptable where it can be demonstrated, to Council's satisfaction, that the parking needs of a particular development will be adequately met. Where less than the standard amount of parking is provided, the left over space is retained as landscaped open space and placed so as to be suited to ready conversion to additional parking, should the use of the site change and/or the actual car parking demand rise.</p> |                                                                                               |                                                                                                                                                         |
| <b>ENVIRONMENTAL MANAGEMENT</b>                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                               |                                                                                                                                                         |
| <p>PC9</p> <p>The environmental mitigation methods for the development as detailed within the Environmental Management Plan must take into account and seek to ameliorate any negative aspects of the existing amenity of the local area having regard, but limited to noise, hours of</p> | <p>AS9</p> <p>For development located within Precinct C an Environmental Management Plan (EMP) has been prepared and approved by Council and the development complies with the requirements of the EMP. The EMP is to be prepared in accordance with the Planning Scheme Policy 10 –</p>                                                                                                                                                                                                                                                                                                | <p><b>PC9 – NOT APPLICABLE</b></p> <p>Proposed subdivision not located within precinct c.</p> |                                                                                                                                                         |



| PERFORMANCE CRITERIA                                                                                                   | ACCEPTABLE SOLUTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | How does the proposal comply with the Acceptable Solution or Performance Criteria?                                                                              | Internal Use:<br>Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated?<br>Is a request for further information required? |
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| operation, visual amenity, odour, emissions and dust.                                                                  | Guidelines for Preparing Management Plans and Plans of Development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                 |                                                                                                                                                         |
| <b>REFUSE FACILITIES</b>                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                 |                                                                                                                                                         |
| <b>PC10</b><br>Refuse facilities must be provided on site to service the needs of the development.                     | <b>AS10</b><br>A Provision is made for the storage of refuse on site and access for the removal of refuse in accordance with "Solid Waste Management Policy for New Developments";<br>B The refuse storage area is not less than three metres to the frontage of the site and not less than 1.5 metres from any other site boundary;<br>C. The refuse storage area is enclosed on three sides, with a screen wall extending 0.2 metres above the height of the refuse receptacles; and<br>D. The refuse storage area is effectively screened from view with landscaping. | <b>PC10 - NOT APPLICABLE</b><br>No refuse facilities have been provided as part of the subdivision application, and not considered applicable in this instance. |                                                                                                                                                         |
| <b>BUILDING DESIGN</b>                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                 |                                                                                                                                                         |
| <b>PC11</b><br>All buildings within Precinct A must be acoustically treated, to minimise nuisance to the adjoining and | <b>AS11</b><br>The building design and construction of development with Precinct A shall be in accordance with approved                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>PC11 - NOT APPLICABLE</b><br>No buildings are proposed as part of this subdivision application.                                                              |                                                                                                                                                         |



| PERFORMANCE CRITERIA                                                                                                                                                                                                                             | ACCEPTABLE SOLUTIONS                                                                                                                                                                                                             | How does the proposal comply with the Acceptable Solution or Performance Criteria?                 | Internal Use:<br>Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated?<br>Is a request for further information required? |
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| surrounding residential development.                                                                                                                                                                                                             | Acoustic Report prepared by TTM Group dated 20 April 2011 (reference: 33418 R03).                                                                                                                                                |                                                                                                    |                                                                                                                                                         |
| <b>HOURS OF OPERATION</b>                                                                                                                                                                                                                        |                                                                                                                                                                                                                                  |                                                                                                    |                                                                                                                                                         |
| PC12<br>All activities within Precinct A must be undertaken within appropriate hours, to minimise nuisance to the adjoining and surrounding residential development.                                                                             | AS12<br>The hours of operation and the delivery and collection activities for development within Precinct A are restricted to between 7.00am and 8.00pm Monday to Friday, or to the satisfaction of the Chief Executive Officer. | <b>PC12- NOT APPLICABLE</b><br>Proposal is for a subdivision of land only.                         |                                                                                                                                                         |
| <b>DEVELOPMENT THAT IS CODE ASSESSABLE OR IMPACT ASSESSABLE</b>                                                                                                                                                                                  |                                                                                                                                                                                                                                  |                                                                                                    |                                                                                                                                                         |
| <b>BUILDING HEIGHT</b>                                                                                                                                                                                                                           |                                                                                                                                                                                                                                  |                                                                                                    |                                                                                                                                                         |
| PC13<br>The height of buildings is to be consistent with the role of the site as a predominantly industrial use area. Buildings are to be constructed to a height that complements the surrounding built form and the local landscape character. | AS13<br>The maximum height of buildings does not exceed three storeys.                                                                                                                                                           | <b>PC13 - NOT APPLICABLE</b><br>No buildings are proposed as part of this subdivision application. |                                                                                                                                                         |
| <b>SITING</b>                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                  |                                                                                                    |                                                                                                                                                         |
| PC14<br>All buildings must be sited to complement the industrial character                                                                                                                                                                       | AS14<br>No acceptable solution provided.                                                                                                                                                                                         | <b>PC14 - NOT APPLICABLE</b><br>No buildings are proposed as part of this                          |                                                                                                                                                         |



| PERFORMANCE CRITERIA                                                                                                                                                                                                                                             | ACCEPTABLE SOLUTIONS                                                                                                                                           | How does the proposal comply with the Acceptable Solution or Performance Criteria?                                                      | Internal Use:<br>Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated?<br>Is a request for further information required? |
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| and the predominant built form of the surrounding area and to reduce potential conflicts between uses having regard to a site analysis, prepared in accordance with <b>Planning Scheme Policy 17 - Site Analysis</b> .                                           |                                                                                                                                                                | subdivision application.                                                                                                                |                                                                                                                                                         |
| PC15<br>The layout of the site must provide a clear separation between the public access areas and the areas set aside for servicing the building.                                                                                                               | AS15<br>No acceptable solution provided.                                                                                                                       | <b>PC15 - NOT APPLICABLE</b><br>No buildings are proposed as part of this subdivision application.                                      |                                                                                                                                                         |
| PC16<br>Industrial structures, storage or service areas, which are likely to appear visually dominating or unsightly, are located to the rear or sides of sites or are otherwise designed and screened to enhance their appearance, when viewed from the street. | AS16<br>No acceptable solution provided.                                                                                                                       | <b>PC16 - NOT APPLICABLE</b><br>No buildings or structures are proposed on the subdivided land as part of this subdivision application. |                                                                                                                                                         |
| <b>BUILDING AND LAYOUT DESIGN, SAFETY AND COMFORT</b>                                                                                                                                                                                                            |                                                                                                                                                                |                                                                                                                                         |                                                                                                                                                         |
| PC17<br>Buildings are sited and designed such that suitable external spaces remain available for future expansion of buildings, and internal spaces are of a size and shape suited to variable                                                                   | AS17.1<br>Building shapes are regular so as to provide opportunities for future expansion in different directions, and for flexibility in internal location of | <b>PC17 - NOT APPLICABLE</b><br>No buildings are proposed as part of this subdivision application.                                      |                                                                                                                                                         |



| PERFORMANCE CRITERIA                                                        | ACCEPTABLE SOLUTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | How does the proposal comply with the Acceptable Solution or Performance Criteria?                 | Internal Use:<br>Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated?<br>Is a request for further information required? |
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| internal layout, maximum vertical storage and addition of mezzanine floors. | activities and equipment.<br>AS17.2<br>Internal column spacing and column heights are generous (for example, building spans of 18 metres and over, bay spacing of 12-18 metres, and column heights of at least eight metres).                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                    |                                                                                                                                                         |
| PC18<br>Buildings are sited and designed to suit climatic conditions.       | AS18.1<br>Wherever practicable, buildings are oriented to the north east to take advantage of summer breezes and winter sun. Western aspects are avoided, wherever possible.<br>AS18.2<br>Where not air conditioned, buildings incorporate a maximum of openings (ie. louvring, windows, doorways) on eastern walls.<br>AS18.3<br>Windows are minimised and trees are planted along west walls for protection from hot afternoon sun.<br>AS18.4<br>Shading devices (ie: large roof overhangs, window hoods/blinds, awnings and verandahs) are attached to buildings on all sides, particularly | <b>PC18 - NOT APPLICABLE</b><br>No buildings are proposed as part of this subdivision application. |                                                                                                                                                         |

| PERFORMANCE CRITERIA                                                                                                                                            | ACCEPTABLE SOLUTIONS                                                                                                                                                                                                                                                                        | How does the proposal comply with the Acceptable Solution or Performance Criteria?                         | Internal Use:<br>Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated?<br>Is a request for further information required? |
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|                                                                                                                                                                 | <p>eastern and western sides. Where possible, shading devices are retractable on northern sides during winter.</p> <p>AS18.5<br/>Semi-enclosed workstations, where relatively strenuous manual labour takes place, are located in the cooler and more ventilated parts of the building.</p> |                                                                                                            |                                                                                                                                                         |
| <p><b>PC19</b><br/>All buildings must be designed and constructed to a high aesthetic standard and to complement or enhance the local character of the YEA.</p> | <p>AS19.1<br/>The massing and proportions of new industrial buildings are consistent with those of adjoining industrial buildings.</p> <p>AS19.2<br/>Building materials, patterns, textures and colours used in new buildings are complementary to those of nearby buildings.</p>           | <p><b>PC19 - NOT APPLICABLE</b><br/>No buildings are proposed as part of this subdivision application.</p> |                                                                                                                                                         |
| <p><b>PC20</b><br/>Building design and appearance must be conducive to the safety and comfort of all building users.</p>                                        | <p>AS20.1<br/>Glass which forms all or part of any external wall of a building does not exceed a maximum degree of reflection of both heat and light of 20%. The glass area does not exceed 60% of the total area of the external wall.</p>                                                 | <p><b>PC20 - NOT APPLICABLE</b><br/>No buildings are proposed as part of this subdivision application.</p> |                                                                                                                                                         |



| PERFORMANCE CRITERIA                                                                                                                                                                                               | ACCEPTABLE SOLUTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | How does the proposal comply with the Acceptable Solution or Performance Criteria?                        | Internal Use:<br>Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated?<br>Is a request for further information required? |
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|                                                                                                                                                                                                                    | AS20.2<br>Entrances to premises are clearly visible from the street, and are not obscured or dominated by car parking.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                           |                                                                                                                                                         |
| <b>DESIGN OF CAR PARK AREAS</b>                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                           |                                                                                                                                                         |
| PC21<br>All ground level parking is to be suitably landscaped to provide an attractive and pleasant outlook and shade for parked vehicles, and to contribute towards the quality presentation of new developments. | AS21.1<br>Significant trees are preserved and incorporated into car parking areas.<br>AS21.2<br>Landscaped bays for the planting of shade trees are provided at regular intervals throughout car parking areas, at the rate of one landscaped bay per 40 vehicle parking bays or one large shade tree per ten parking spaces. Landscape bays have the same dimensions as a vehicle parking space.<br>AS21.3<br>Large car parking areas and all heavy/service vehicle parking are situated to the side or rear of sites. Smaller car parking areas, particularly for short term and disabled parking, may be located to the front of sites. | <b>PC21- NOT APPLICABLE</b><br>No car parking areas are proposed as part of this subdivision application. |                                                                                                                                                         |



| PERFORMANCE CRITERIA                                                                                                                                                                                                                         | ACCEPTABLE SOLUTIONS                                                                                                                                                                                                                                                                                                                                                                                  | How does the proposal comply with the Acceptable Solution or Performance Criteria?                                                         | Internal Use:<br>Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated?<br>Is a request for further information required? |
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|                                                                                                                                                                                                                                              | <p>AS21.4</p> <p>Car parking areas located in frontage setback areas are set back behind a minimum three metre landscaped buffer to the frontages. To reduce their visual impact, front car parking areas may be lowered and mounds incorporated in frontage landscaping.</p>                                                                                                                         |                                                                                                                                            |                                                                                                                                                         |
| <b>ADVERTISING DEVICES</b>                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                            |                                                                                                                                                         |
| <p>PC22</p> <p>Advertising signage does not dominate the visual amenity of the area.</p>                                                                                                                                                     | <p>AS22</p> <p>No advertising, freestanding or otherwise, is erected which would be readily visible from the Pacific Motorway of the Gold Coast City Rail Line.</p>                                                                                                                                                                                                                                   | <p><b>PC22 - NOT APPLICABLE</b></p> <p>No advertising, freestanding or otherwise are proposed as part of this subdivision application.</p> |                                                                                                                                                         |
| <p>PC23</p> <p>Signs and other forms of advertising on business/industry premises are kept to a minimum. Any advertising relates directly to the activity/process conducted on the premises, rather than general product advertisements.</p> | <p>AS23.1</p> <p>There is one sign per premises. Multi-unit developments display a single index sign at the entrance to the development which details each occupant, its activity/process and respective unit number.</p> <p>AS23.2</p> <p>The design and construction of signs meets the following parameters:</p> <p>a) signs are situated near site entries and are well placed for viewing by</p> | <p><b>PC23 - NOT APPLICABLE</b></p> <p>Proposal is for a subdivision only.</p>                                                             |                                                                                                                                                         |

| PERFORMANCE CRITERIA                                                                                                           | ACCEPTABLE SOLUTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | How does the proposal comply with the Acceptable Solution or Performance Criteria?                                                                | Internal Use:<br>Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated?<br>Is a request for further information required? |
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|                                                                                                                                | <p>pedestrians and drivers;</p> <p>b) free-standing signs have a maximum area of 3m<sup>2</sup>;</p> <p>c) signs on facades have a maximum area of 5m<sup>2</sup>;</p> <p>d) signs utilise company logos or symbolic representations for quick and easy identification;</p> <p>e) wording on signs is limited to the name, location, business and products of the establishment;</p> <p>f) signs do not utilise fluorescent paints;</p> <p>g) signs do not rotate, flash or move;</p> <p>h) signs are integrated with the form of development and are not visually dominating.</p> <p>AS23.3<br/>All signs are consistent with the provisions for the Industry 2 Domain set out in <b>Specific Development Code 2 – Advertising Devices</b>.</p> |                                                                                                                                                   |                                                                                                                                                         |
| <b>OPEN SPACE/RESERVE AREA</b>                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                   |                                                                                                                                                         |
| <b>PC24</b><br>In the areas identified as Precinct D (Open Space/Reserve) within the <b>Staging Plan</b> , development is of a | <b>AS24.1</b><br>Areas identified as Precinct D (Open Space/Reserve) on the <b>Staging Plan</b> are reserved for conservation and                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>PC24 - NOT APPLICABLE</b><br>No works are proposed in Precinct D as part of the Stage One subdivision, only in Precinct A and B, and therefore |                                                                                                                                                         |



| PERFORMANCE CRITERIA                                                                                                                                | ACCEPTABLE SOLUTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | How does the proposal comply with the Acceptable Solution or Performance Criteria? | Internal Use:<br>Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated?<br>Is a request for further information required? |
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| limited scale and intensity, compatible with the retention of and rehabilitation of vegetation and habitat, landscape amenity and/or buffer values. | <p>landscape amenity purposes, through:</p> <ul style="list-style-type: none"> <li>a) Transfer to Council as public open space</li> <li>b) Dedication of a conservation / landscape amenity buffer; or</li> <li>c) Reservation of an area as open space / reserve.</li> </ul> <p>AS24.2</p> <p>Areas identified as Precinct D (Open Space/Reserve) are to be provided in accordance with the following:</p> <ul style="list-style-type: none"> <li>a) the areas identified as Precinct D as open space will be subject to the application of a statement of landscape intent and/or open space management statement/plan, designed in accordance with Council's Open Space Management and Land Development Guidelines.</li> <li>b) Eventual commitment of the area identified as Precinct D is provided to Council as public open space, in accordance with the</li> </ul> | transfer/dedication not considered appropriate at this stage of development.       |                                                                                                                                                         |



| PERFORMANCE CRITERIA | ACCEPTABLE SOLUTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | How does the proposal comply with the Acceptable Solution or Performance Criteria? | Internal Use:<br>Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated?<br>Is a request for further information required? |
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|                      | <p>requirements of an approved open space management statement/plan and/or rehabilitation management plan.</p> <p>AS24.3</p> <p>Areas identified within the Precincts D (Open Space/Reserve) including areas identified for revegetation within an approved open space management plan and/or rehabilitation management plan are to be managed in the following manner:</p> <ul style="list-style-type: none"> <li>a) the land remains largely undisturbed by any buildings, clearing and earthworks;</li> <li>b) the land is provided exclusive of unacceptable hazards such as contaminated land under the <b>Contaminated Land Act 1991</b> or land subject to geotechnical hazard;</li> <li>c) existing vegetation and natural drainage patterns are retained and rehabilitated, and additional trees planted within a 60</li> </ul> |                                                                                    |                                                                                                                                                         |

| PERFORMANCE CRITERIA | ACCEPTABLE SOLUTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | How does the proposal comply with the Acceptable Solution or Performance Criteria? | Internal Use:<br>Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated?<br>Is a request for further information required? |
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|                      | <p>metre wide band utilising local native species</p> <p>d) the area must be of a physical standard and condition that permits use of the land for its intended purpose, compliments existing adjacent and surrounding public open space areas and provides linkages to other open space areas, where practical;</p> <p>e) the area may form part of the landscape open space areas, associated with individual development proposals;</p> <p>f) the area facilitates appropriate measures for stormwater and flood management and the care of environmental features;</p> <p>g) any parallel roads or services are grouped on one side of the area, to minimise disturbance</p> <p>h) any breaks in the vegetation canopy, necessary for roads or services, are minimised</p> |                                                                                    |                                                                                                                                                         |

| PERFORMANCE CRITERIA                                                            | ACCEPTABLE SOLUTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | How does the proposal comply with the Acceptable Solution or Performance Criteria?                                                                                                                                                                                                                                                                                                                                                                | Internal Use:<br>Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated?<br>Is a request for further information required? |
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|                                                                                 | by cutting through perpendicular to the link at a point where damage and discontinuity are minimised, such as where the canopy is already broken or sparse.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                         |
| <b>LANDSCAPE DESIGN</b>                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                         |
| PC25<br>Landscape design is used to enhance the landscape character of the YEA. | <p>AS25.1<br/>Frontage setback areas are attractively landscaped, including:</p> <ul style="list-style-type: none"> <li>a) at least 25% of the frontage having a landscaped buffer of minimum five metres depth and the remainder, excluding access ways, a landscape buffer of minimum three metres depth;</li> <li>b) one metre landscaped area adjacent to building walls facing the street.</li> </ul> <p>AS25.2<br/>Planting of shade trees occurs along pathways, throughout car parking areas and within public road reserve, as well as and in any other exposed areas where relief from sun and glare would be beneficial.</p> <p>AS25.3<br/>Dwarf walls prevent vehicles</p> | <p><b>AS25.1 - NOT APPLICABLE</b><br/>The landscape areas referred to will be required to provided and planted upon the development of the land parcels, and not considered applicable at this stage.</p> <p><b>AS25.2 - COMPLIES</b><br/>Please refer to Statement of Landscape Intent in <b>Appendix I</b> that addresses the planting within the road reserves</p> <p><b>AS 25.3 - COMPLIES</b><br/>Please refer to Statement of Landscape</p> |                                                                                                                                                         |

| PERFORMANCE CRITERIA | ACCEPTABLE SOLUTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | How does the proposal comply with the Acceptable Solution or Performance Criteria?                                                                                                                                                                                    | Internal Use:<br>Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated?<br>Is a request for further information required? |
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|                      | <p>breaching landscaped areas along frontages.</p> <p>AS25.4<br/>Screen planting, utilising an appropriate mix of tall trees and lower level shrubs, is used around outdoor parking, equipment, storage and other unsightly areas, particularly where visible from roads.</p> <p>AS25.5<br/>Landscape Design includes:</p> <ul style="list-style-type: none"> <li>a) provision of pleasant, shaded areas with appropriate furniture for lunch/relaxation areas for workers and visitors;</li> <li>b) retention of existing mature vegetation, wherever possible;</li> <li>c) retention of existing natural drainage channels and planting to strengthen their resistance to erosion, especially where proposed development is expected to result in increased volume and velocity of stormwater runoff;</li> <li>d) use of garden edges, lines of trees and mass planting to frame pathways and define site and</li> </ul> | <p>Intent in <b>Appendix I</b>.</p> <p><b>AS25.4 – NOT APPLICABLE</b><br/>Proposed subdivision does not include outdoor parking, equipment storage areas.</p> <p><b>AS25.5 – COMPLIES</b><br/>Please refer to Statement of Landscape Intent in <b>Appendix I</b>.</p> |                                                                                                                                                         |

| PERFORMANCE CRITERIA                                                                                   | ACCEPTABLE SOLUTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | How does the proposal comply with the Acceptable Solution or Performance Criteria?                                                                                                                              | Internal Use:<br>Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated?<br>Is a request for further information required? |
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|                                                                                                        | <p>building entries.</p> <p><b>AS25.6</b><br/>A minimum ten (10) metre wide north south landscape buffer is provided along the western boundary of the site adjoining the existing residential uses generally as outlined on the Landscape Intent Plan prepared by Gassman Development Perspectives and titled <b>5093 L LI 03</b>.</p> <p><b>AS25.7</b><br/>A minimum of twenty (20) metre wide north south landscape buffer is provided along the eastern boundary of the site within the covenant area.</p> | <p><b>AS25.6 - COMPLIES</b><br/>Please refer to Statement of Landscape Intent, <b>Appendix I</b>.</p> <p><b>AS25.7 NOT APLICABLE</b><br/>Proposal does not include or effect this area.</p>                     |                                                                                                                                                         |
| <p><b>PC26</b><br/>Potentially obtrusive noise, odour and visual impacts are effectively buffered.</p> | <p><b>AS26.1.1</b><br/>Development incorporates landscape buffers, earth mounds and acoustic fencing appropriate to the likely off-site impacts of particular developments.</p> <p>OR</p> <p><b>AS26.1.2</b><br/>A landscape buffer to a minimum width of ten metres is provided along the western property boundary where adjoining residential uses to effectively screen development</p>                                                                                                                    | <p><b>AS26.1.1 - COMPLIES</b><br/>Please refer to Statement of Landscape Intent, <b>Appendix I</b>.</p> <p><b>AS26.1.2 - COMPLIES</b><br/>Please refer to Statement of Landscape Intent, <b>Appendix I</b>.</p> |                                                                                                                                                         |

| PERFORMANCE CRITERIA                                                                                                                                                                                          | ACCEPTABLE SOLUTIONS                                                                                                                                                                                                                                                                                   | How does the proposal comply with the Acceptable Solution or Performance Criteria?             | Internal Use:<br>Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated?<br>Is a request for further information required? |
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|                                                                                                                                                                                                               | behind. Species selection, use of mature or semi mature trees, and density of planting will be important in this respect.                                                                                                                                                                              |                                                                                                |                                                                                                                                                         |
| PC27<br>The street side environment and other public spaces are developed to enhance their visual appeal and create a physical continuity and legibility throughout the YEA area and its component precincts. | AS27<br>Individual developments contribute to streetscape enhancement work (including street tree planting, paving, landscaping of traffic islands and provision of street lighting and furniture), in accordance with any adopted Council streetscape strategy.                                       | <b>AS27 - COMPLIES</b><br>Please refer to Statement of Landscape Intent, <b>Appendix I</b> .   |                                                                                                                                                         |
| PC28<br>Public open spaces are developed to enhance their recreational amenity for workers and visitors to the Yatala area and the wider community.                                                           | AS28<br>Individual developments contribute (through works or financial contribution) towards construction of footpaths and cycle ways, seating, picnic facilities, play areas and/or other facilities in existing public open spaces and additional spaces established as a result of the development. | <b>AS28 - NOT APPLICABLE</b><br>Proposal is for subdivision only.                              |                                                                                                                                                         |
| PC29<br>Landscape design contributes to the creation of a distinctive, memorable and legible town centre, local centres                                                                                       | AS29.1<br>Street design and plantings and major pedestrian paths are aligned to take advantage of attractive local and                                                                                                                                                                                 | <b>AS29.1 - COMPLIES</b><br>Please refer to Statement of Landscape Intent, <b>Appendix I</b> . |                                                                                                                                                         |

| PERFORMANCE CRITERIA                                                                                           | ACCEPTABLE SOLUTIONS                                                                                                                                                                                                                                                                                                                                                 | How does the proposal comply with the Acceptable Solution or Performance Criteria?                                                                                                                          | Internal Use:<br>Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated?<br>Is a request for further information required? |
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| and surrounding suburban areas for YEA.                                                                        | <p>distant views (eg, views to the mountains or other important landscape elements).</p> <p>AS29.2<br/>Footpath paving treatments and street furniture integrate with adjoining development, and setback areas are integrated with public footpaths.</p> <p>AS29.3<br/>Landscape plantings utilise local native species to promote a distinctive site character.</p> | <p><b>AS29.2 - COMPLIES</b><br/>Please refer to Statement of Landscape Intent, <b>Appendix I</b>.</p> <p><b>AS29.3 - COMPLIES</b><br/>Please refer to Statement of Landscape Intent, <b>Appendix I</b>.</p> |                                                                                                                                                         |
| <p>PC30<br/>Open space and pedestrian areas are to be designed to be both functional and safe.</p>             | <p>AS30<br/>Development is designed to ensure a high degree of casual surveillance from nearby residents, employees or passing traffic, public and semi-public spaces, pedestrian and cyclist paths, car parking areas and building entrances.</p>                                                                                                                   | <p><b>PC30 - NOT APPLICABLE</b><br/>Criteria related to residential development.</p>                                                                                                                        |                                                                                                                                                         |
| <p>PC31<br/>All ground level car parking, open space and buffer areas must be landscaped and maintained to</p> | <p>AS31<br/>The car park area, open space and buffer areas of the lot are landscaped with landscape design and use of</p>                                                                                                                                                                                                                                            | <p><b>PC31 - NOT APPLICABLE</b><br/>No car parking areas proposed as part of this industrial subdivision.</p>                                                                                               |                                                                                                                                                         |



| PERFORMANCE CRITERIA                                                                                                                                                                                                                                                                                                                                                   | ACCEPTABLE SOLUTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | How does the proposal comply with the Acceptable Solution or Performance Criteria? | Internal Use:<br>Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated?<br>Is a request for further information required? |          |   |                    |           |   |                    |           |   |           |           |   |             |             |                                                                                                                                                                                                                                                                                                                                                                                                           |  |
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| complement the character of the local area, and any adjoining residential or public open space areas.                                                                                                                                                                                                                                                                  | plant species generally consistent with that of adjacent and nearby lots. The landscape design may incorporate extensive paved areas for pedestrian use.                                                                                                                                                                                                                                                                                                                                                                       |                                                                                    |                                                                                                                                                         |          |   |                    |           |   |                    |           |   |           |           |   |             |             |                                                                                                                                                                                                                                                                                                                                                                                                           |  |
| LOT SIZE (FOR SUBDIVISION ONLY)                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                    |                                                                                                                                                         |          |   |                    |           |   |                    |           |   |           |           |   |             |             |                                                                                                                                                                                                                                                                                                                                                                                                           |  |
| <p>PC32</p> <p>All lots are to be of sufficient size to comfortably accommodate the type of development envisaged in the LAP and the relevant precinct intent.</p> <p>The number of allotments within Precinct C is controlled to minimise the number of premises exposed to any environmental nuisance from nearby landfill and associated heavy industrial uses.</p> | <p>AS32.1</p> <p>Any new lots created are sized in accordance with the following schedule:</p> <table><tr><th>Precinct</th><th>Min Area</th><th>Ave Area</th></tr><tr><td>A</td><td>2000m<sup>2</sup></td><td>1 hectare</td></tr><tr><td>B</td><td>2000m<sup>2</sup></td><td>1 hectare</td></tr><tr><td>C</td><td>1 hectare</td><td>1 hectare</td></tr><tr><td>D</td><td>20 hectares</td><td>20 hectares</td></tr></table> <p>AS32.2</p> <p>The number of allotments and tenancies located within Precinct C is minimised.</p> | Precinct                                                                           | Min Area                                                                                                                                                | Ave Area | A | 2000m <sup>2</sup> | 1 hectare | B | 2000m <sup>2</sup> | 1 hectare | C | 1 hectare | 1 hectare | D | 20 hectares | 20 hectares | <p><b>AS32.1 - COMPLIES</b></p> <p>Proposed new allotments comply with the minimum allotments sizes for the Precincts.</p> <p>Stage One allotments do meet the average lot size of 1 hectare, however have provided for a diverse and variable range of range of lot sizes to meet the present market demands.</p> <p><b>AS32.2 - NOT APPLICABLE</b></p> <p>No new allotments proposed in Precinct C.</p> |  |
| Precinct                                                                                                                                                                                                                                                                                                                                                               | Min Area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Ave Area                                                                           |                                                                                                                                                         |          |   |                    |           |   |                    |           |   |           |           |   |             |             |                                                                                                                                                                                                                                                                                                                                                                                                           |  |
| A                                                                                                                                                                                                                                                                                                                                                                      | 2000m <sup>2</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 1 hectare                                                                          |                                                                                                                                                         |          |   |                    |           |   |                    |           |   |           |           |   |             |             |                                                                                                                                                                                                                                                                                                                                                                                                           |  |
| B                                                                                                                                                                                                                                                                                                                                                                      | 2000m <sup>2</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 1 hectare                                                                          |                                                                                                                                                         |          |   |                    |           |   |                    |           |   |           |           |   |             |             |                                                                                                                                                                                                                                                                                                                                                                                                           |  |
| C                                                                                                                                                                                                                                                                                                                                                                      | 1 hectare                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 1 hectare                                                                          |                                                                                                                                                         |          |   |                    |           |   |                    |           |   |           |           |   |             |             |                                                                                                                                                                                                                                                                                                                                                                                                           |  |
| D                                                                                                                                                                                                                                                                                                                                                                      | 20 hectares                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 20 hectares                                                                        |                                                                                                                                                         |          |   |                    |           |   |                    |           |   |           |           |   |             |             |                                                                                                                                                                                                                                                                                                                                                                                                           |  |
| PC33                                                                                                                                                                                                                                                                                                                                                                   | AS33                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>PC33 - COMPLIES</b>                                                             |                                                                                                                                                         |          |   |                    |           |   |                    |           |   |           |           |   |             |             |                                                                                                                                                                                                                                                                                                                                                                                                           |  |

| PERFORMANCE CRITERIA                                                                                                                            | ACCEPTABLE SOLUTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | How does the proposal comply with the Acceptable Solution or Performance Criteria?                                                                                                                                                                                                                                                                                                                                                                                                                             | Internal Use:<br>Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated?<br>Is a request for further information required? |
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| Allotments prior to development have suitable topography for industry.                                                                          | Industrial allotments generally have a ground slope not greater than 10%, and access ways associated with battle axe allotments generally have a ground slope not greater than 16%.                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | The proposed allotments will have slopes well less than 10% and relatively flat topography, and no battle axe lots proposed in this Stage.                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                         |
| <b>PC34</b><br>Allotments are of regular shapes suited to the intended uses, and allowing design flexibility, efficient development and access. | <b>AS34.1</b><br>Development generally incorporates all of the following features:<br>a) allotments that are rectangular shapes;<br>b) allotments which have frontage to depth ratios between 1:2 and 1:4.<br>OR<br><b>AS34.2</b><br>Alternative allotment shapes are provided where warranted, due to:<br>a) the special site requirements of particular industries; and/or<br>b) exceptional physical constraints.<br>OR<br><b>AS34.3</b><br>The development incorporates a small proportion of battle axe allotments, where particular industries have special requirements for square or long and narrow sites. (Battle-axe allotments are useful for | <b>AS34.1 - COMPLIES</b><br>The majority of allotments will be rectangular in shape and compliant frontage to depth ratios, with a range of allotments sizes being proposed.<br><br><b>AS34.2 - COMPLIES</b><br>Allotments that are not rectangular in shape have resulted from the irregular shape of the overall land parent parcels and designed to complement the overall layout and design.<br><br><b>AS34.3 - NOT APPLICABLE</b><br>No battle axe allotments are proposed for this stage of subdivision. |                                                                                                                                                         |

| PERFORMANCE CRITERIA                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | ACCEPTABLE SOLUTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                             | How does the proposal comply with the Acceptable Solution or Performance Criteria?                                                                                                                                                                                                                                                                                                | Internal Use:<br>Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated?<br>Is a request for further information required? |
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | creating allotments of such shapes, as well as reducing road frontage construction costs and providing appropriate sites for visually offensive industries.).                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                         |
| PC35<br>Allotments are oriented to suit climatic conditions.                                                                                                                                                                                                                                                                                                                                                                                                                                  | AS35<br>Allotments are arranged in a manner that maximizes the number of allotments oriented to the north east to take advantage of breezes and enable optimal building orientation for energy efficiency and use of natural lighting.                                                                                                                                                                                                                                           | <b>AS35 - COMPLIES</b><br>The majority of allotments have a north – south- north east orientation to maximize climatic conditions.                                                                                                                                                                                                                                                |                                                                                                                                                         |
| PC36<br>Reconfiguration of land incorporates open space provision in a way which takes account of the location and attributes of the site and its surrounds, and the need to set aside certain areas for purposes such as:<br>a) conservation of vegetation/habitat;<br>b) retention of creek corridors and natural drainage patterns;<br>c) provision of pedestrian/cycle linkages and recreational facilities; and/or<br>d) creation of landscaped entrances, focal points and streetscape. | AS36.1<br>Where reconfiguration takes place, an area of up to 10% of the site is provided as open space. This open space is set aside for public park or conservation purposes, developed with pathways and/or recreational facilities, landscaped and/or rehabilitated to its natural state.<br>AS36.2<br>Reconfiguration proposals incorporate a plan showing street planting to be undertaken. Planting themes contribute to the overall streetscape character of the estate. | <b>AS36.1 - COMPLIES</b><br>The Preliminary Approval has addressed the provision of open space / reserves especially by way a specific precinct allocation, Precinct D, and the provision of covenant/buffers being required throughout specific areas of the estate.<br><br><b>AS36.2 - COMPLIES</b><br>Please refer to the Statement of Landscape Intent in <b>Appendix I</b> . |                                                                                                                                                         |



| PERFORMANCE CRITERIA                                                                                                                                                                                                                                                                                              | ACCEPTABLE SOLUTIONS                                                                                                                                                                                                                                                                                                                                                                                                          | How does the proposal comply with the Acceptable Solution or Performance Criteria?                                                                                                                                                                                                                   | Internal Use:<br>Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated?<br>Is a request for further information required? |
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| <b>PC37</b><br>Reconfiguration may take place in the form of Community Title subdivision, allowing for sharing of space, facilities and services, while at the same time ensuring allotments created are suited to the intended businesses/industries.                                                            | <b>AS37</b><br>Community Title subdivisions within Precincts A-C (Industrial) are provided, which:<br>a) are consistent with the Acceptable Solutions for <b>PCs 32-36</b><br>b) generally maintain a minimum lot size of 100-200m <sup>2</sup> within a minimum overall site area of 2,000m <sup>2</sup> ;<br>c) are not used for heavy manufacturing, metal/food processing, or noxious, offensive or hazardous industries. | <b>PC37 - NOT APPLICABLE</b><br>No Community Title subdivision proposed.                                                                                                                                                                                                                             |                                                                                                                                                         |
| <b>ROAD DESIGN</b>                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                      |                                                                                                                                                         |
| <b>PC38</b><br>Roads are provided so as to form a road hierarchy, with each road serving a particular function according to the intended land use characteristics of the estate, expected traffic volumes and types, and external existing and future road linkages to anticipated development on adjoining lots. | <b>AS38.1</b><br>Concept plans submitted with reconfiguration and/or development applications identify all roads proposed to be upgraded and/or newly constructed and their intended function within a road hierarchy.<br><b>AS38.2</b><br>Concept plans submitted with reconfiguration and/or development applications identify road connections with adjacent allotments that will                                          | <b>AS38.1 - COMPLIES</b><br>The proposal plans have provided appropriate road hierarchy, reserve dimensions, intersection treatments and network linkages.<br><br><b>AS38.2 - COMPLIES</b><br>Proposal plans indicate the road network and road connectivity available to this Stage of development. |                                                                                                                                                         |



| PERFORMANCE CRITERIA                                                                                                                                                                                                                                                                                                                                              | ACCEPTABLE SOLUTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | How does the proposal comply with the Acceptable Solution or Performance Criteria?                                                                                                                                                                                                                                                                                                                                                                                               | Internal Use:<br>Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated?<br>Is a request for further information required? |
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|                                                                                                                                                                                                                                                                                                                                                                   | <p>promote connectivity; and</p> <p><b>AS38.3</b></p> <p>Proposed road hierarchies are generally consistent with the conceptual road hierarchy identified on <b>the Generations Industrial Park Land Use Classification Plan</b>.</p>                                                                                                                                                                                                                                                                                                                                                                                        | <p><b>AS38.3 - COMPLIES</b></p> <p>Road hierarchy layout is generally in accordance with the Land Use Classification Plan.</p>                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                         |
| <p><b>PC39</b></p> <p>The width, pavement, curvature, sight distances, intersections, turning radii and design features of roads convey the particular function of each road with the hierarchy mentioned in <b>AS33.3</b>, and reflect the nature of traffic management. In particular, road design ensures the safe movement of heavy articulated vehicles.</p> | <p><b>AS39.1</b></p> <p>Road design and construction is in accordance with <b>Planning Scheme Policy 11 - Land Development Guidelines</b> and the Table to this Acceptable Solution.</p> <p><b>AS39.2</b></p> <p>Distances between intersections are not less than 60 metres.</p> <p><b>AS39.3</b></p> <p>Streets intersect at right angles, or as near as topography or other limiting factors permit.</p> <p><b>AS39.4</b></p> <p>Various vehicle control devices are used to regulate traffic speed and enhance pedestrian safety (such as traffic lights and illuminated pedestrian crossings).</p> <p><b>AS39.5</b></p> | <p><b>AS39.1 - COMPLIES</b></p> <p>Road design and construction complies with Councils guidelines and standards.</p> <p><b>AS39.2 - COMPLIES</b></p> <p>Intersections are more than 60 metres apart.</p> <p><b>AS39.3 - COMPLIES</b></p> <p>Proposed intersections are at right angles</p> <p><b>S39.4 - COMPLIES</b></p> <p>Please refer to the Traffic Impact assessment report in <b>Appendix J</b> that addresses these requirements.</p> <p><b>AS39.5 - WILL COMPLY</b></p> |                                                                                                                                                         |

| PERFORMANCE CRITERIA                                                                                                                 | ACCEPTABLE SOLUTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | How does the proposal comply with the Acceptable Solution or Performance Criteria?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Internal Use:<br>Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated?<br>Is a request for further information required? |
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|                                                                                                                                      | <p>Paving surfaces, landscape treatment and signage are used to define entrances to the estate and joint use areas within the estate</p> <p><b>AS39.6</b><br/>Road pavements are designed and constructed for long life, hard wearing and suitability to the load capacity of expected vehicles.</p> <p><b>AS39.7</b><br/>Median strips, roundabouts and footpaths are to be aesthetically treated and planted and paved accordingly; and</p> <p><b>AS39.8</b><br/>The design of road networks avoids the use of culs-de-sac.</p> | <p>Appropriate measures and treatments will be implemented to identify the entrance to the industrial park.</p> <p><b>AS39.6 - COMPLIES</b><br/>Road pavements will comply with Councils guidelines and standards.</p> <p><b>AS39.7 - WILL COMPLY</b><br/>All public assets will be designed and constructed in accordance with Councils guidelines and standards.</p> <p><b>AS39.8 - NOT APPLICABLE</b><br/>No cul-de-sacs are proposed, however temporary turn-around areas will be provided at the road stubs of Stage 1 that will link to the future Stage 2.</p> |                                                                                                                                                         |
| <p><b>PC40</b><br/>The alignment of roads reflects the physical land characteristics, and provides adequate drainage and safety.</p> | <p><b>AS40.1</b><br/>Road drainage is designed and situated along natural drainage courses.</p> <p><b>AS40.2</b><br/>Road grades are established to avoid</p>                                                                                                                                                                                                                                                                                                                                                                     | <p><b>PC40.1 - COMPLIES</b><br/>The roads have been designed specifically to cater for industrial allotments and interfacing with the surrounding road network.<br/>No natural drainage courses occur within this stage.</p> <p><b>AS40.2 - COMPLIES</b><br/>The roads have been designed specifically to cater for industrial allotments and interfacing</p>                                                                                                                                                                                                         |                                                                                                                                                         |

| PERFORMANCE CRITERIA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | ACCEPTABLE SOLUTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | How does the proposal comply with the Acceptable Solution or Performance Criteria?                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Internal Use:<br>Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated?<br>Is a request for further information required? |
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | excessive grading, indiscriminate removal of ground cover and tree growth, and unnecessary topographical levelling.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | with the surrounding road network.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                         |
| <b>PC41</b><br>A network of pedestrian paths and cycleways is provided which considers: <ul style="list-style-type: none"> <li>a) expected levels of pedestrian and cyclist activity;</li> <li>b) linkages between public transport, major employment activities, and parks;</li> <li>c) recreation opportunities along open space corridors;</li> <li>d) safe integration of users and vehicles, particularly at intersections;</li> <li>e) provision of bicycle end-of-trip facilities.</li> </ul> | <b>AS41.1</b><br>Footpaths are provided as follows: <ul style="list-style-type: none"> <li>a) on both sides of all future major industrial roads.</li> <li>b) as specified in any relevant Council adopted strategy.</li> </ul> <b>AS41.2</b><br>Paths are designed and constructed in accordance with Council standards and <b>AUSTROADS Part B</b> .<br><br><b>AS41.3</b><br>Features such as signs, road markings, lighting, paving, bollards and street furniture are provided to enhance the safety and amenity of foot/cycle paths.<br><br><b>AS41.4</b><br>Bicycle end-of-trip facilities are provided in accordance with the requirements outlined in the <b>Table to Acceptable Solution AS41.4</b> . | <b>PC41.1 - COMPLIES</b><br>Footpaths will be provided in accordance with the Preliminary Approval requirements with shared parking and bicycle lanes (3.5m wide) being provided.<br><br><b>AS41.2 - WILL COMPLY</b><br>Paths will comply with Councils standards and requirements.<br><br><b>AS41.3 - WILL COMPLY</b><br>All features and street furniture, etc will comply with Councils standards and requirements.<br><br><b>AS41.4 - NOT APPLICABLE</b><br>Applies to the future development / buildings to be constructed on the individual allotments. |                                                                                                                                                         |

| PERFORMANCE CRITERIA                                                                                                                                                                                                              | ACCEPTABLE SOLUTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | How does the proposal comply with the Acceptable Solution or Performance Criteria?                                    | Internal Use:<br>Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated?<br>Is a request for further information required? |
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| PC42<br>The road network is designed to accommodate the extension and integration of the public transport system, with accessible linkages and routes and stops providing for passenger comfort without obstructing traffic flow. | AS42<br>For major industrial roads, constructed to a Industrial Collector standard, a minimum 3.5m parking lane is to be line marked and maintained to allow for future bus routes/stops.                                                                                                                                                                                                                                                                                                                 | <b>AS42 - COMPLIES</b><br>Internal roads will have shared parking and bicycle lanes of 3.5 metre widths.              |                                                                                                                                                         |
| <b>SITE ACCESS</b>                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                       |                                                                                                                                                         |
| PC43<br>Site access is designed and constructed to provide for the safe ingress/egress of vehicles to the site.                                                                                                                   | AS43<br>Vehicular access to the site is designed and constructed in accordance with Council, Department of Main Roads and <b>AUSTROAD</b> standards, and/or the following minimum requirements:<br>a) comprises a single vehicular driveway (entrance/exit), wherever possible;<br>b) is not closer than ten metres to an intersecting street on the same side of the street;<br>c) provides a minimum sight distance of 110 metres;<br>d) shares adjoining property access driveways, wherever possible; | <b>AS43 - COMPLIES</b><br>Please refer to Traffic Impact Assessment report in <b>Appendix J</b> for specific details. |                                                                                                                                                         |

| PERFORMANCE CRITERIA                                                                                                                  | ACCEPTABLE SOLUTIONS                                                                                                                                                                                                                                                                                     | How does the proposal comply with the Acceptable Solution or Performance Criteria?                                                                                                                                                             | Internal Use:<br>Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated?<br>Is a request for further information required? |
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|                                                                                                                                       | e) always enters the street at right angles;<br>f) where the site has frontage to two roads, access is taken off the secondary/minor road, if possible.<br>g) where separate entry and exit driveways are used, the first driveway reached from the kerbside land is clearly delineated and sign posted. |                                                                                                                                                                                                                                                |                                                                                                                                                         |
| <b>PC44</b><br>Treatment of access points to the site maintains appropriate sight distances and visually enhances its identification. | <b>AS44</b><br>Access points incorporate decorative paving treatment and landscaping which distinguishes the access point, but which does not obstruct the safe sight distance requirements outlined above.                                                                                              | <b>AS44 - NOT APPLICABLE</b><br>Proposal is for subdivision only, and not for individual development of the lots.                                                                                                                              |                                                                                                                                                         |
| <b>PC45</b><br>Provision is made for safe pedestrian and disabled access.                                                             | <b>AS45.1</b><br>Pedestrian paths designed for disabled access are provided between building entrances, public footpaths and car parking areas.<br><b>AS45.2</b><br>Pedestrian paths are separated from vehicular driveways.                                                                             | <b>AS45.1 - NOT APPLICABLE</b><br>Proposal is for subdivision only, and not for individual development of the lots.<br><br><b>AS45.2 - NOT APPLICABLE</b><br>Proposal is for subdivision only, and not for individual development of the lots. |                                                                                                                                                         |
| <b>AMENITY PROTECTION</b>                                                                                                             |                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                |                                                                                                                                                         |

| PERFORMANCE CRITERIA                                                                                                                                                                                                                                                                                  | ACCEPTABLE SOLUTIONS                            | How does the proposal comply with the Acceptable Solution or Performance Criteria?                                                                                                                                                                                                                | Internal Use:<br>Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated?<br>Is a request for further information required? |
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| <b>PC46</b><br>The proposed use must not detract from the amenity of the local area, having regard, but not limited, to the impact of:<br>a) noise;<br>b) hours of operation;<br>c) traffic;<br>d) lighting;<br>e) signage;<br>f) visual amenity;<br>g) privacy;<br>h) odour and emissions.           | <b>AS46</b><br>No acceptable solution provided. | <b>AS46 - COMPLIES</b><br>The proposal is not considered to detract from the amenity of the local area by way of noise, hour of operation, traffic, lighting, signage, visual amenity, privacy or odour and emissions.                                                                            |                                                                                                                                                         |
| <b>PC47</b><br>The proposed development must take into account and seek to ameliorate any negative aspects of the existing amenity of the local area, having regard, but not limited, to the existing impact of:<br>a) noise;<br>b) hours of operation;<br>c) traffic;<br>d) lighting;<br>e) signage; | <b>AS47</b><br>No acceptable solution provided. | <b>AS47 - COMPLIES</b><br>The proposal is not considered to have any negative impacts and seeks to ameliorate any impacts on the amenity of the local area in regards to noise, hours of operation, traffic, lighting, signage, visual amenity, privacy, odour and emissions, dust and vibration. |                                                                                                                                                         |

| PERFORMANCE CRITERIA                                                                                                                                   | ACCEPTABLE SOLUTIONS                                                                                                     | How does the proposal comply with the Acceptable Solution or Performance Criteria?                                                                                                                                                                                                             | Internal Use:<br>Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated?<br>Is a request for further information required? |
|--------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| f) visual amenity;<br>g) privacy;<br>h) odour and emissions<br>i) dust; and<br>j) vibration.                                                           |                                                                                                                          |                                                                                                                                                                                                                                                                                                |                                                                                                                                                         |
| <b>URBAN/RURAL USE CONFLICTS</b>                                                                                                                       |                                                                                                                          |                                                                                                                                                                                                                                                                                                |                                                                                                                                                         |
| PC48<br>Conflicts between urban and rural uses are to be avoided by effective development design.                                                      | AS48<br>The development of land adjacent to the agricultural character areas includes a suitable buffer.                 | <b>AS48 - COMPLIES</b><br>Portion of the subject land located at Yellowwood Road is adjacent to agricultural land and considered that the proposed earthworks will not impact on the function and character of the area, with the land continuing as cattle grazing after completion of works. |                                                                                                                                                         |
| <b>EXTRACTIVE INDUSTRY</b>                                                                                                                             |                                                                                                                          |                                                                                                                                                                                                                                                                                                |                                                                                                                                                         |
| PC49<br>Extractive industry operations are managed to make effective use of the extractive resource, while containing any impacts on the subject site. | AS49<br>The extractive industry is managed and developed consistent with the Extractive Industry Domain Place Code.      | <b>PC49 - NOT APPLICABLE</b><br>No extractive industry is proposed, only subdivision of land.                                                                                                                                                                                                  |                                                                                                                                                         |
| <b>ON-SITE VEHICLE PARKING AND MOVEMENT</b>                                                                                                            |                                                                                                                          |                                                                                                                                                                                                                                                                                                |                                                                                                                                                         |
| PC50<br>Internal driveways are provided for safe and easy manoeuvring of vehicles.                                                                     | AS50.1<br>Internal driveways are designed and constructed to enable all vehicles to enter and exit the site in a forward | <b>AS50.1 - NOT APPLICABLE</b><br>No internal driveways are proposed for the individual lots, as the locations will be dependent on the actual land uses proposed                                                                                                                              |                                                                                                                                                         |

| PERFORMANCE CRITERIA                                                                                                                                                                                                                                                                                                                                                                                                                                                         | ACCEPTABLE SOLUTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | How does the proposal comply with the Acceptable Solution or Performance Criteria?                                                                                                                                                                                                                                                                                                                                                                                     | Internal Use:<br>Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated?<br>Is a request for further information required? |
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <p>motion.</p> <p>AS50.2</p> <p>Minimum driveway widths are as follows:</p> <ul style="list-style-type: none"> <li>a) eight metres to accommodate non articulated vehicles;</li> <li>b) ten metres to accommodate articulated vehicles;</li> <li>c) 4.5 metres for one-way driveways.</li> </ul>                                                                                                                                                                                                                                                              | <p>and developments.</p> <p><b>AS50.2 - NOT APPLICABLE</b></p> <p>No internal driveways are proposed for the individual lots, as the locations will be dependent on the actual land uses proposed and developments.</p>                                                                                                                                                                                                                                                |                                                                                                                                                         |
| <p>PC51</p> <p>On-site vehicle parking is located:</p> <ul style="list-style-type: none"> <li>a) to allow easy access to building entrances;</li> <li>b) to provide visitor spaces for short term/high turnover use clearly visible from the street and signposted accordingly;</li> <li>c) to be adequately screened from the street;</li> <li>d) compatible with surrounding development and, where possible, facilitating shared use with adjacent land users.</li> </ul> | <p>AS51.1</p> <p>In areas where visual amenity is important and/or where relatively large amounts of parking are provided, parking areas are generally situated to the rear or side of the site. In particular, employee parking is situated at the rear of the site, with staff entrances at the rear of the building.</p> <p>AS51.2</p> <p>Some parking may be located toward the front of the site convenient to the street, provided it is behind landscaping strips and treated aesthetically.</p> <p>AS51.3</p> <p>Short term/high turnover visitor</p> | <p><b>AS51.1 - NOT APPLICABLE</b></p> <p>Applies to the future development / buildings to be constructed on the individual allotments, not subdivision of land.</p> <p><b>AS51.2 - NOT APPLICABLE</b></p> <p>Applies to the future development / buildings to be constructed on the individual allotments, not subdivision of land.</p> <p><b>AS51.3 - NOT APPLICABLE</b></p> <p>Applies to the future development / buildings to be constructed on the individual</p> |                                                                                                                                                         |



| PERFORMANCE CRITERIA                                                                        | ACCEPTABLE SOLUTIONS                                                                                                                                                                                                                                                                                                                                                                                  | How does the proposal comply with the Acceptable Solution or Performance Criteria?                                                                                                                              | Internal Use:<br>Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated?<br>Is a request for further information required? |
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|                                                                                             | <p>parking and disabled parking spaces are located close to the main building entrance and clearly signposted.</p> <p>AS51.4</p> <p>Driveways and parking areas may be constructed to property boundaries and linked to adjoining car parking areas. Similarly, loading areas may be located to facilitate shared turning areas across property boundaries.</p>                                       | <p>allotments, not subdivision of land.</p> <p><b>AS51.4 - NOT APPLICABLE</b></p> <p>Applies to the future development / buildings to be constructed on the individual allotments, not subdivision of land.</p> |                                                                                                                                                         |
| <b>LOADING AND UNLOADING</b>                                                                |                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                 |                                                                                                                                                         |
| <p>PC52</p> <p>All loading and unloading activities take place onsite.</p>                  | <p>AS52</p> <p>Loading docks are located in the side or rear portions of the site, separate from public/visitor parking and access points, and screened by vegetation or walls to avoid public view.</p>                                                                                                                                                                                              | <p><b>AS52 - NOT APPLICABLE</b></p> <p>Applies to the future development / buildings to be constructed on the individual allotments, not subdivision of land.</p>                                               |                                                                                                                                                         |
| <p>PC53</p> <p>Adequate provision is made for on-site manoeuvring of service vehicle/s.</p> | <p>AS53.1</p> <p>On sites over 4,000m<sup>2</sup> and/or where the uses thereon involve regular servicing by service vehicle/s, on-site service areas are provided. On-site service areas comprise an area of land with an appropriate hard surface to enable a service vehicle/s to turn around within the site (based on standard design turning templates given by <b>AUSTROADS AS 2890.1</b>,</p> | <p><b>PC53- NOT APPLICABLE</b></p> <p>Applies to the future development / buildings to be constructed on the individual allotments, not subdivision of land..</p>                                               |                                                                                                                                                         |

| PERFORMANCE CRITERIA                                                                                                                                                                                                                                               | ACCEPTABLE SOLUTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | How does the proposal comply with the Acceptable Solution or Performance Criteria?                                                                                | Internal Use:<br>Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated?<br>Is a request for further information required? |
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|                                                                                                                                                                                                                                                                    | <p><b>2890.2)</b>, and space for additional service vehicle parking and storage requirements.</p> <p>AS53.2</p> <p>It may be acceptable for two or more developments to share service vehicle/s turning areas.</p>                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                   |                                                                                                                                                         |
| <b>SITE SERVICING</b>                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                   |                                                                                                                                                         |
| <p>PC54</p> <p>The design and provision of water, stormwater drainage, sewerage, electricity, gas and communications networks meets the needs of industry and business, and provides an orderly and economic progression of service development in the region.</p> | <p>AS54.1</p> <p>The design and supply of water, stormwater drainage, sewerage, electricity, gas and communication services is in accordance with the requirements of <b>Planning Scheme Policy 11 – Land Development Guidelines</b> and the responsible authority (eg. Telstra, Queensland Electricity Boards, and Queensland Emergency Services).</p> <p>AS54.2</p> <p>Car park entrances and ramps, loading docks and access ways are minimised, suitably designed and treated to ensure that they do not adversely impact on the streetscape and adjoining development.</p> | <p><b>PC54 - NOT APPLICABLE</b></p> <p>Applies to the future development / buildings to be constructed on the individual allotments, not subdivision of land.</p> |                                                                                                                                                         |
| PC55                                                                                                                                                                                                                                                               | AS55.1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>PC55 - NOT APPLICABLE</b>                                                                                                                                      |                                                                                                                                                         |

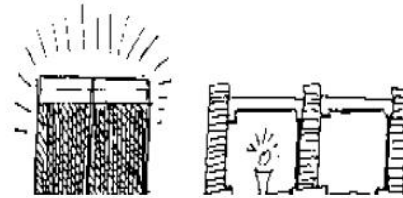
| PERFORMANCE CRITERIA                                                                                                     | ACCEPTABLE SOLUTIONS                                                                                                                                                                                                                                                                                                                                                                                                     | How does the proposal comply with the Acceptable Solution or Performance Criteria?                                                                     | Internal Use:<br>Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated?<br>Is a request for further information required? |
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| Conflicts between pedestrians and vehicles at entrance points to parking areas are to be minimised.                      | The number of vehicle entry points to a development site is minimised, particularly in areas which have high volumes of pedestrian traffic and on streets with a significant through road function.<br>AS55.2<br>Entrance points to parking and loading areas have clear and unobstructed visibility of pedestrian pathway areas, with pedestrian crossing points clearly identified which give priority to pedestrians. | Applies to the future development / buildings to be constructed on the individual allotments, not subdivision of land.                                 |                                                                                                                                                         |
| PC56<br>Development is to be designed to support the functional operation of the cycle network.                          | AS56<br>Development is designed to support the functional operation of the local and regional cycleway system. (Local cycle ways will be determined at time of subdivision of each development.)                                                                                                                                                                                                                         | <b>PC56 - NOT APPLICABLE</b><br>Applies to the future development / buildings to be constructed on the individual allotments, not subdivision of land. |                                                                                                                                                         |
| <b>PUBLIC CONVENIENCE FACILITIES WITHIN BUILDINGS</b>                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                        |                                                                                                                                                         |
| PC57<br>Commercial developments are to include public convenience facilities, where there is a need for their provision. | AS57<br>Where provided, public toilet facilities are open and readily accessible to the general public during retail trading hours or other trading hours relevant to the development.                                                                                                                                                                                                                                   | <b>PC57 - NOT APPLICABLE</b><br>Applies to the future development / buildings to be constructed on the individual allotments, not subdivision of land. |                                                                                                                                                         |

## Figure to Acceptable Solution AS5.1

### Negative Fences

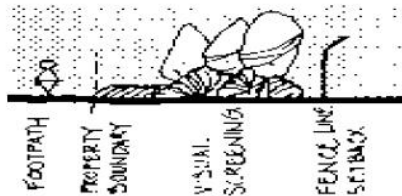


High security fencing on street alignment dominated streetscape.



Chain fencing has a prison-like effect and is highly reflective. Height barriers can be visually intrusive.

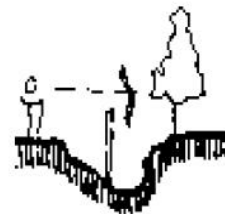
### Positive Fences



Unattractive fencing should be placed inside the front alignment and planted out.



Palisade of pickets set close together with horizontal rails that climbers might use. Solid masonry fence supporting vine.



Obtrusive fence placed in a swale to minimise visual impact.


**Table to Acceptable Solutions AS8.1.2**

| COLUMN 1                                                                                                                                                                                                                                                                                                                                                                                                                     | COLUMN 2                                                                                                                                                                             |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>This table sets out the minimum number of car parking spaces required according to the use of the land. For each Material Change of Use, listed in Column 1, the minimum number of car parking spaces to be provided is listed in Column 2.</p> <p>Where the number of car spaces calculated, using Column 2, is not a whole number, the number of car parking spaces required shall be the next higher whole number.</p> |                                                                                                                                                                                      |
| Warehouse                                                                                                                                                                                                                                                                                                                                                                                                                    | Two (2) spaces per tenancy or lot, plus one (1) space per 50m <sup>2</sup> of GFA up to 500m <sup>2</sup> , plus one (1) space per 100m <sup>2</sup> of GFA over 500m <sup>2</sup> . |
| All other Uses                                                                                                                                                                                                                                                                                                                                                                                                               | Two (2) spaces per tenancy or lot, plus one (1) space per 50m <sup>2</sup> of GFA up to 500m <sup>2</sup> , plus one (1) space per 100m <sup>2</sup> of GFA over 500m <sup>2</sup> . |

**Table to Acceptable Solutions AS41.4**

| Note:-<br>b) Type/Class as defined in, AS2890.3 Parking facilities – Part 3: Bicycle Parking Facilities |                                                                                                             |                                                  |                                   |
|---------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|--------------------------------------------------|-----------------------------------|
| Land Use                                                                                                | Long and Medium Term Bicycle Parking Spaces (Type/Class 1)                                                  | Short Term Bicycle Parking Spaces (Type/Class 3) | Additional End-of-Trip Facilities |
| Service Industry                                                                                        | 1 per 400m <sup>2</sup> GFA when within 800m to a light rail station otherwise, 1 per 800m <sup>2</sup> GFA | 1 per 200m <sup>2</sup> GFA                      | No                                |
| Industry                                                                                                | 1 per 150m <sup>2</sup> GFA                                                                                 | N/A                                              | No                                |
| Showroom                                                                                                | 1 per 800m <sup>2</sup> GFA                                                                                 | 1 per 200m <sup>2</sup> GFA                      | No                                |
| Warehouse                                                                                               | 1 per 800m <sup>2</sup> GFA                                                                                 | N/A                                              | No                                |
| Any other land use                                                                                      | As determined by Council                                                                                    |                                                  |                                   |



## Part 7 Codes

### Division 3 Constraint Codes

#### Chapter 3 Canals and Waterways

##### 1.0 Purpose

This code seeks to:

- a) ensure that development adjacent to canals and waterways contributes positively to the maintenance and improvement of water quality in the City's waterbodies; and
- b) protect the banks of estuaries, lakes, canals, rivers, streams and other waterbodies from erosion.

##### 2.0 Application

- 2.1 This code applies to development indicated as self, code or impact assessable by the Table of Development of the domain or Local Area Plan (LAP) precinct within which the development is proposed to occur, where the land is located adjacent to a water body or watercourse on a site identified on **Overlay Map OM13 – Building Setback Line from Canals and Waterways**.
- 2.2 Performance Criteria PC1-PC8 apply to all code or impact assessable development referred to in this code. For development identified as self assessable in the relevant domain or LAP, only the acceptable solutions to Performance Criteria PC1-PC2 apply.

##### 3.0 Development Requirements

| Performance Criteria                                                                                                                                                                                                   | Acceptable Solutions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | How does the proposal comply with the Acceptable Solution or Performance Criteria? | Internal Use:<br>Has compliance with the Acceptable Solution/<br>Performance Criteria been demonstrated?<br>Is a request for further information required? |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Development that is Self Assessable, Code Assessable or Impact Assessable</b>                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                    |                                                                                                                                                            |
| <b>Building Setback</b>                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                    |                                                                                                                                                            |
| <b>PC1</b><br>All buildings and structures must provide for setbacks from the waterway which ensure the efficient use of the site, respond to the waterside location, and have minimal impact on adjoining properties. | <b>AS1.1</b><br>The building and/or structure is not located beyond the revetment regulation line as indicated for the site on <b>Overlay Map OM13 – Building Setback Line from Canals and Waterways</b> .<br><br><b>AS1.2.1</b><br>The building and/or structure is set back from the waterway body in accordance with the waterfront building setback line for the site, as indicated on <b>Overlay Map OM13 – Building Setback Line from Canals and Waterways</b> .<br>Where no setback line is provided, all | <b>NA</b> – the application is for a realignment of boundaries and earthworks      |                                                                                                                                                            |



| Performance Criteria                                                                                                                                                                                                                                                                                                      | Acceptable Solutions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | How does the proposal comply with the Acceptable Solution or Performance Criteria?   | Internal Use:<br>Has compliance with the Acceptable Solution/<br>Performance Criteria been demonstrated?<br>Is a request for further information required? |
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|                                                                                                                                                                                                                                                                                                                           | <p>buildings and structures are set back at least nine metres from the high water mark of the waterbody or the normal water line for non-tidal waterbodies.</p> <p>OR</p> <p>AS1.2.2<br/>The building or structure has an eaves overhang which does not extend more than one metre into the setback area described in <b>AS1.2.1</b>.</p> <p>OR</p> <p>AS1.2.3<br/>The building or structure has a cantilevered balcony which does not project more than two metres into the setback area described in <b>AS1.2.1</b>.</p> <p>AS1.3<br/>A Class 10 building and/or structure is located within the setback area described in <b>AS1.2.1</b> and is:</p> <ul style="list-style-type: none"> <li>a) an attached pergola, comprising open sides and a roof without impervious sheeting, which does not extend more than 2.5 metres into the setback area;</li> <li>b) a cantilevered pool deck no more than 1.2 metres in height above the nominated ground surface and the pool is not more than one metre above the nominated ground surface.</li> </ul> |                                                                                      |                                                                                                                                                            |
| <b>Siting of Ancillary Structures</b>                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                      |                                                                                                                                                            |
| <p>PC2<br/>Structures such as boat ramps, jetties, pontoons, boatlifts, boardwalks, gazebos, decking and structural revetment walls in, on or over water or tidal land must be designed and sited to complement and respond to the waterside location, whilst ensuring the waterway is retained in its natural state.</p> | <p>AS2.1<br/>The structure is in, on or over a tidal watercourse and an approval from the Environmental Protection Agency has been obtained.</p> <p>AS2.2<br/>The structure is in, on or over a non-tidal watercourse, and an approval from Department of Natural Resources and Mines has been obtained.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <p><b>NA</b> – the application is for a realignment of boundaries and earthworks</p> |                                                                                                                                                            |



| Performance Criteria | Acceptable Solutions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | How does the proposal comply with the Acceptable Solution or Performance Criteria? | Internal Use:<br>Has compliance with the Acceptable Solution/<br>Performance Criteria been demonstrated?<br>Is a request for further information required? |
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|                      | <p>AS2.3<br/>The structure is located within the quay line and water allocation for the adjoining property, as identified on <b>Overlay Map OM13 – Building Setback Line from Canals and Waterways</b>.</p> <p>AS2.4<br/>The structure is in, on or over a waterway as identified on <b>Overlay Map OM13 – Building Setback Line from Canals and Waterways</b>, and a Bank Stability Report that demonstrates the structural stability of the waterway bank is prepared by a competent person.</p> <p>AS2.5<br/>The structure is located outside the property boundary in, on or over a waterway, and is for access to floating vessels only.</p> |                                                                                    |                                                                                                                                                            |

#### Development that is Code Assessable or Impact Assessable

##### Building Setback

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                 |                                                                               |  |
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| <p>PC3<br/>All buildings and structures must provide for setbacks from the waterway which ensure the efficient use of the site, respond to the waterside location, and have minimal impact on adjoining properties, whilst having regard to:</p> <ul style="list-style-type: none"> <li>a) foreshore protection;</li> <li>b) geotechnical stability;</li> <li>c) potential structural safety hazards;</li> <li>d) hydraulic performance (flood storage, flood flow paths);</li> <li>e) environmental values of the waterbody (local native vegetation);</li> <li>f) maintenance of public access areas;</li> <li>g) amenity (views, shadows and airflow); and</li> <li>h) the existing or intended function of the</li> </ul> | <p>AS3<br/>No acceptable solution provided.</p> | <p>NA – the application is for a realignment of boundaries and earthworks</p> |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|-------------------------------------------------------------------------------|--|



| Performance Criteria                                                                                                                                                                                                                                                                                 | Acceptable Solutions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | How does the proposal comply with the Acceptable Solution or Performance Criteria?                             | Internal Use:<br>Has compliance with the Acceptable Solution/<br>Performance Criteria been demonstrated?<br>Is a request for further information required? |
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| waterbody.                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                |                                                                                                                                                            |
| <b>Siting of Stormwater Outlet and Non Structural Revetment Walls</b>                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                |                                                                                                                                                            |
| <p>PC4</p> <p>Structures such as stormwater outlets and/or non-structural revetment walls in, on or over water or tidal land must be designed and sited to complement and respond to the waterside location, whilst ensuring the waterway is retained as close as possible to its natural state.</p> | <p>AS4.1</p> <p>The structure is in, on or over a tidal watercourse and an approval letter from Environmental Planning Agency has been obtained.</p> <p>AS4.2</p> <p>The structure is in, on or over a non-tidal watercourse, and an approval letter from the Department of Natural Resources has been obtained.</p> <p>AS4.3</p> <p>The structure is in, on or over a major linkage as identified on <b>Overlay Map OM13 – Building Setback Line from Canals and Waterways</b> and a Bank Stability Report that demonstrates the structural stability of the waterway bank is prepared by a competent person.</p> | <p><b>N/A</b> – no works are proposed in tidal area.</p>                                                       |                                                                                                                                                            |
| <b>Water Quality</b>                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                |                                                                                                                                                            |
| <p>PC5</p> <p>The development must ensure the water quality and quantity of the adjoining waterway is maintained to ensure a high quality environment, having regard to:</p> <p>a) current or intended uses of the waterbody; and</p> <p>b) water quality of adjacent waterbodies.</p>               | <p>AS5</p> <p>A Water Quality Management Plan is prepared by a competent person and demonstrates that:</p> <p>a) the proposed use does not adversely impact the waterbody; and</p> <p>b) the development complies with <b>Water Quality Standards for Specific Waterbodies</b> or the <b>AWQ Guidelines</b>.</p>                                                                                                                                                                                                                                                                                                   | <p><b>Complies PC5</b></p> <p>A stormwater management plan has been prepared , refer to <b>Appendix F</b>.</p> |                                                                                                                                                            |
| <b>Access</b>                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                |                                                                                                                                                            |
| <p>PC6</p> <p>For non-residential development or residential development comprising of more than two dwelling units, public access to a waterbody must be provided to ensure</p>                                                                                                                     | <p>AS6.1</p> <p>Public access, including boardwalks or similar structures, is provided to waterways, and is included within a dedicated public open space area.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                | <p><b>NA</b> – the application is for a realignment of boundaries and earthworks</p>                           |                                                                                                                                                            |



| Performance Criteria                                                                                                                                                                                                                                                                                                                                                                                                                    | Acceptable Solutions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | How does the proposal comply with the Acceptable Solution or Performance Criteria?                                                                                                                                                                                                                                                                                                                                                                                    | Internal Use:<br>Has compliance with the Acceptable Solution/<br>Performance Criteria been demonstrated?<br>Is a request for further information required? |
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| maintenance of the site, and managed to ensure safety of the community.                                                                                                                                                                                                                                                                                                                                                                 | AS6.2<br>The quality of the water is not suitable for primary contact, and a sign is placed indicating this.                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                            |
| <b>Public Open Space</b>                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                            |
| PC7<br>All areas of the site below high water level must be maintained for public purposes as permanently inundated land.                                                                                                                                                                                                                                                                                                               | AS7.1<br>The minimum lot area for each individual new lot excludes land below high water level.<br>AS7.2<br>The area below high water level is dedicated to the Crown as public open space.<br><b>Note:</b> <i>In such cases as the above, the net site area, after the dedication of land, will be considered in any calculation used for assessing compliance with this Planning Scheme, except where it is proposed to construct an approved lake or canal as part of the development, in which case the full site area will be used.</i> | <b>NA</b> –the site contains no areas below high water level                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                            |
| <b>Environmental Protection</b>                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                            |
| PC8<br>The development must not adversely affect the waterbody or bank, and must have regard to the:<br>a) existing or intended function of the waterbody;<br>b) geotechnical stability;<br>c) potential safety hazard;<br>d) hydraulic performance (flood storage, flood flow paths);<br>e) environmental values of the waterbody (local native vegetation);<br>f) maintenance of access; and<br>g) amenity (views, shadows, airflow). | AS8<br>No acceptable solution provided.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>Complies PC8</b> – The area identified as “other natural waterway” at the southern extent of the Stage 1 earthworks is already modified and acts as an agricultural dam supporting the current rural uses on the property.<br><br>The sediment and erosion control plan within the earthworks design will ensure the waterbodies mapped as other natural waterways on the subject sites will not be adversely affected by the proposed development and earthworks. |                                                                                                                                                            |



## Part 7 Codes

### Division 3 Constraint Codes

#### Chapter 8 Flood Affected Areas

##### 1.0 Purpose

To ensure that, where premises within flood affected areas are to be developed, adequate measures are taken to:

- ensure that the development does not cause, or have the cumulative potential to cause, real damage (as defined below);
- provide standards for development in these areas that will ensure that the runoff from land and/or premises does not create any adverse environmental impacts.

Key objectives include:

- a) avoiding, if practicable, or otherwise lessening, the adverse impacts of flooding;
- b) maintaining or improving the City's counter disaster response efforts during a flood emergency;
- c) equitably sharing development constraints and development potential within a single river catchment and its sub catchments;
- d) equitably sharing the costs and benefits of flood mitigation infrastructure within a river catchment and its sub-catchments;
- e) protecting the flood storage function of the City's flood plains;
- f) protecting the flood discharge capacity of the City's rivers, streams and canals;
- g) achieving and maintaining a best practice approach to flood plain management;
- h) protecting ocean beaches and the shores and banks of estuaries, lakes, canals, rivers, streams and other waterbodies from erosion.

This code seeks to manage the effects of flooding on flood prone land, where it relates to new and existing development, infrastructure and ecosystems, by requiring:

- certified engineering hydraulic management plans or studies;
- specific design criteria for certain types of land uses.

All such proposals for development will be fully evaluated against the following criteria:

- real damage: whether the development is likely to cause damage that would adversely affect land and/or premises to an extent likely to be actionable;
- cumulative impact: whether the cumulative impact of development is likely to cause real damage;
- flood hazard: whether the development is likely to cause or worsen flood hazard;
- risks: whether the risks associated with the development are fully known, quantifiable and capable of being dealt with to Council's satisfaction, without any uncertainties; and
- flood mitigation: whether flood mitigation works, intended to reduce flood risk, hazard and damage, do so without adversely impacting upon other land and/or premises.



## 2.0 Application

2.1 This code applies to development that is indicated as self, code or impact assessable in the Table of Development to the domain or Local Area Plan (LAP) within which the development is proposed. In particular, this code applies to any site that is located within a Flood Affected Area\*, defined as follows:

- flood prone land; or
- premises where access would be adversely affected during a range of floods, up to and including the designated flood.

\*Refer to **Overlay Map OM17 – Natural Hazard (Flood) Management Areas** sheets 1-35.

2.2 This code does not apply to Class 1 or Class 10 buildings as defined in the **Building Code of Australia**, except where Council has declared an area to be flood liable under **Section 53** of the **Queensland Building Regulations**. However, this code provides recommendations for minimum floor levels for Class 1 and Class 10 buildings within flood prone land.

2.3 Note that where Operational Work is being undertaken within flood affected areas that results in a disturbance to the surface of the land, **Specific Development Code 11 – Changes to Ground Level and Creation of New Waterbodies** and **Constraint Code 14 – Sediment and Erosion Control** are also relevant.

2.4 Performance Criteria PC1-PC14 apply to all code and impact assessable development subject to this code. For development identified as self assessable in the relevant domain or LAP, only the acceptable solutions to Performance Criteria PC1-PC4 apply.

## 3.0 Development Requirements

| Performance Criteria                                                                                                                                                                                                                                                                                          | Acceptable Solutions                                                                                                                                                                                                  | How does the proposal comply with the Acceptable Solution or Performance Criteria?                                                                                                                                      | Internal Use:<br>Has compliance with the Acceptable Solution/<br>Performance Criteria been demonstrated?<br>Is a request for further information required? |
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| <b>Development that is Self Assessable, Code Assessable or Impact Assessable</b>                                                                                                                                                                                                                              |                                                                                                                                                                                                                       |                                                                                                                                                                                                                         |                                                                                                                                                            |
| <b>Flood Storage</b>                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                       |                                                                                                                                                                                                                         |                                                                                                                                                            |
| PC1<br>All development activity conducted on land below the designated flood level must not detrimentally affect the flood storage capacity of the catchment and the drainage regime.                                                                                                                         | AS1<br>The flood storage volume on the site is maintained up to the Designated Flood Level.<br><b>Note:</b> <i>The Designated Flood Level can be obtained from Council's Flood Search.</i>                            | <b>AS1 – COMPLIED WITH</b><br>Detailed bulk earthworks plans showing compensatory works required and how the earthworks will achieve a balanced flood storage solution have been submitted as part of this application. |                                                                                                                                                            |
| <b>Building Floor Levels</b>                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                       |                                                                                                                                                                                                                         |                                                                                                                                                            |
| PC2<br>Building floor levels of habitable rooms must be raised to provide an allowance for the hydraulic gradient above the main floodway, so as to meet the requirements of the Standard Building Regulation and <b>Building Code of Australia</b> .<br><b>Note:</b> <i>Performance criteria for setting</i> | AS2.1.1<br>An allowance of at least 300mm is added to the Designated Flood Level for habitable rooms, or other allowance amount specified in a Local Area Plan.<br>OR<br>AS2.1.2<br>Damaged residential buildings are | <b>PC2 – NOT APPLICABLE</b><br>Proposal is for an Industrial subdivision only, no buildings proposed to be constructed.                                                                                                 |                                                                                                                                                            |



| Performance Criteria                                                                                                                                                                                                                                                                                                                                                                                                                              | Acceptable Solutions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | How does the proposal comply with the Acceptable Solution or Performance Criteria?                                      | Internal Use:<br>Has compliance with the Acceptable Solution/<br>Performance Criteria been demonstrated?<br>Is a request for further information required? |
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| <i>building floor levels are set out in the Standard Building Regulation and Building Code of Australia. However, it should be noted that Designated Flood Levels provided by Council relate to mainstream flood flow paths and do not include allowances for the hydraulic gradients from residential areas to the main floodway.</i>                                                                                                            | reconstructed to have a Design Floor Level at or above the level that existed prior to the building's damage, provided that the building work is limited to reinstatement.<br>AS2.2<br>Where the building has been destroyed by flood, the reconstructed floor level accords with <b>AS2.1.1</b> .                                                                                                                                                                                                                                                                                                |                                                                                                                         |                                                                                                                                                            |
| PC3<br>Building floor levels of garages and non habitable rooms must be constructed at a height that reflects an acceptable flood risk for their purpose.<br><b>Note:</b> <i>PC3 does not apply to:</i><br>a) <i>extensions to existing buildings;</i><br>b) <i>structures detached from a dwelling, for which the use is ancillary to that of a dwelling, provided that use is not listed in column 1 of Table to Acceptable Solution AS7.1.</i> | AS3.1<br>Building floor levels of garages and non habitable rooms, constructed at approximately the same level as, and attached to, the main dwelling, is constructed at a height above the Designated Flood Level, except where the dwelling has a suspended floor, constructed one metre or more above ground, or where the building is to be constructed within a Rural Domain.<br>AS3.2<br>Non-habitable rooms and garages, detached from the fabric but within the curtilage of a building, that are not for the storage of goods are constructed above or below the Designated Flood Level. | <b>PC3 – NOT APPLICABLE</b><br>Proposal is for an Industrial subdivision only, no buildings proposed to be constructed. |                                                                                                                                                            |

#### Overland Flow

|                                                                                                          |                                                                                                                                                                                                          |                                                                                                                         |  |
|----------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|--|
| PC4<br>Building work must not provide obstructions to the free passage of stormwater through a property. | AS4<br>Overland flowing stormwater is allowed free passage between the street and any waterway at the rear of the property, in accordance with the provisions of the <b>Building Code of Australia</b> . | <b>PC4 – NOT APPLICABLE</b><br>Proposal is for an Industrial subdivision only, no buildings proposed to be constructed. |  |
|----------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|--|

#### Development that is Code Assessable or Impact Assessable

#### Flooding Risk

|     |     |                                                                        |  |
|-----|-----|------------------------------------------------------------------------|--|
| PC5 | AS5 | <b>PC5 – COMPLIED WITH</b><br>All earthworks within the flood zone are |  |
|-----|-----|------------------------------------------------------------------------|--|



| Performance Criteria                                                                                                                                                                                                                                                                | Acceptable Solutions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | How does the proposal comply with the Acceptable Solution or Performance Criteria?                                                                                                                                        | Internal Use:<br>Has compliance with the Acceptable Solution/<br>Performance Criteria been demonstrated?<br>Is a request for further information required? |
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| Development in flood affected areas must not cause, or have the cumulative potential to cause, real damage, must not increase the level of risk to life, or be to the detriment of flood evacuation procedures.                                                                     | Development does not:<br>a) increase the number of people calculated to be at risk from flooding;<br>b) increase the number of people likely to need evacuation;<br>c) shorten flood warning times;<br>d) impact on the ability of traffic to use evacuation routes, or unreasonably increase traffic volumes on evacuation routes, or as identified within Council's Counter Disaster Plan (flooding);<br>e) place additional burdens on Council's resources or emergency services;<br>f) increase the duration of flooding, unless that increase is part of a Council approved flood mitigation strategy.                                                                                                                                                                              | balanced from a flood storage perspective within the catchment. All proposed lots have in excess of the minimum 500mm freeboard required from the defined flood event (Q100 = RL8.6m) to the proposed finished lot levels |                                                                                                                                                            |
| <b>Flood Storage and Conveyance</b>                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                           |                                                                                                                                                            |
| PC6<br>Development with plans for earthworks in a floodplain on or over a water body or within a flood affected area below the Designated Flood Level must allow for the maintenance of flood storage, and flood conveyance of flood and drainage channels and overland flow paths. | AS6.1<br>Provide flood storage calculations that demonstrate that flood storage volume, over the site below the Designated Flood Level, is maintained or increased.<br><br>AS6.2<br>A certified hydraulic study (and, if necessary, a hydrologic study) is prepared by a suitably qualified and experienced engineer to investigate the hydraulic characteristics of both the undeveloped and developed site and make comparisons between them. Proposed developments in, on or over a water body, or within a flood affected area, must be tested for:<br>a) the 50%, 20%, 10%, 5%, 2% and 1% Annual Exceedance Probability (AEP) for local flood events;<br>b) the 5%, 2%, and 1% AEP floods and the designated flood and design flood AEP (as specified in <b>Table to Acceptable</b> | <b>AS6.1 – COMPLIED WITH</b><br>Provided as part of the submitted SWMP and change to ground level plans<br><br><b>AS6.2 – NOT APPLICABLE</b>                                                                              |                                                                                                                                                            |



| Performance Criteria | Acceptable Solutions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | How does the proposal comply with the Acceptable Solution or Performance Criteria? | Internal Use:<br>Has compliance with the Acceptable Solution/<br>Performance Criteria been demonstrated?<br>Is a request for further information required? |
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|                      | <p><b>Solution AS7.1)</b> for riverine flood events,</p> <p>c) any resultant afflux or increase in flood velocities sufficient to cause real damage to premises. The Assessment Manager may also require the development to be assessed against rarer floods.</p> <p>AS6.3<br/>The Assessment Manager may decide that a hydraulic and/or hydrological study is not necessary if in the Assessment Manager's opinion:</p> <p>a) a relevant study, that is not outdated, demonstrates there are no significant flooding impacts that were not covered in the relevant study; or</p> <p>b) the flooding impact of the approval, in relation to the development, is minor,</p> <p>c) in which event the Assessment Manager must provide a written notice to that effect to the applicant.</p> |                                                                                    |                                                                                                                                                            |

#### Development for Certain Purposes

|                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                      |  |
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| <p>PC7<br/>Development listed in <b>Table to Acceptable Solution AS7.1</b> must allow for flood events and be constructed at a level above most floods.</p> | <p>AS7.1<br/>Development is designed for the Design Flood AEP, as specified in <b>Table to Acceptable Solution AS7.1</b>.</p> <p><b>Note:</b> <i>The designated flood level for residential buildings in general is a 1% flood level except for:</i></p> <p>a) <i>Broadwater – the 1% AEP storm surge level, plus an allowance of 0.27 metres, to account for sea level rise resulting from climate change;</i></p> <p>b) <i>Logan and Albert Rivers – the designated flood is based, in part, on rainfall that occurred during the January 1974 flood and assumptions made regarding the ultimate level of development, in accordance with the relevant local planning</i></p> | <p><b>AS7.1 – COMPLIED WITH</b></p> <p>All lot levels are designed to complied with the Logan and Albert River requirements including a freeboard to the defined flood levels in excess of minimum requirements.</p> |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|



| Performance Criteria                                                                                                                                   | Acceptable Solutions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | How does the proposal comply with the Acceptable Solution or Performance Criteria?                                                                                                                                 | Internal Use:<br>Has compliance with the Acceptable Solution/<br>Performance Criteria been demonstrated?<br>Is a request for further information required? |
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|                                                                                                                                                        | <p><i>instruments; and</i></p> <p>c) <i>Historical flood level is the only information available to be specified designated flood level.</i></p> <p>AS7.2<br/>Development is constructed at or above the Design Flood Reclamation Level, shown in the <b>Table to Acceptable Solution AS7.1</b>, where the Designated Flood is the 1% AEP flood event, except as follows:</p> <p>a) Broadwater: the 1% AEP storm surge level, plus an allowance of 0.27 metres, to account for sea level rise resulting from climate change;</p> <p>b) Logan and Albert Rivers: the designated flood is based, in part, on rainfall that occurred during the January 1974 flood and assumptions made regarding the ultimate level of development, in accordance with the relevant local planning instruments; and</p> <p>c) Coomera River: the designated flood is based on the modelled 1% AEP flood event or historic levels, whichever is the higher.</p> | <p><b>AS7.2 – COMPLIED WITH</b></p> <p>All lot levels are designed to comply with the Logan and Albert River requirements including a freeboard to the defined flood levels in excess of minimum requirements.</p> |                                                                                                                                                            |
| <p>PC8<br/>Development must consider hydrologic and hydraulic impacts of development in flood affected areas with regard to future climate change.</p> | <p>AS8<br/>No acceptable solution provided.<br/><b>Note:</b> <i>As part of a Hydrologic and hydraulic impact assessment, investigation has been undertaken to determine the impacts of future climate change. The findings of the investigation may be used to modify modelling parameters and boundary conditions used in modelling the hydrologic and hydraulic impacts of development in flood affected areas.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <p><b>AS8.0 – COMPLIED WITH</b></p>                                                                                                                                                                                |                                                                                                                                                            |



| Performance Criteria | Acceptable Solutions | How does the proposal comply with the Acceptable Solution or Performance Criteria? | Internal Use:<br>Has compliance with the Acceptable Solution/<br>Performance Criteria been demonstrated?<br>Is a request for further information required? |
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**Table to Acceptable Solution AS7.1**

| Land Use                                                                     | Design Flood                                                                                                                                    |
|------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Disaster management facilities                                               | 0.2% AEP                                                                                                                                        |
| Hospitals                                                                    | 0.2% AEP                                                                                                                                        |
| Major electrical switchyards, power stations, water treatment plants         | 0.2% AEP                                                                                                                                        |
| Fire/police stations                                                         | 0.5% AEP                                                                                                                                        |
| Places of refuge                                                             | 0.5% AEP                                                                                                                                        |
| Electricity substations                                                      | 0.5% AEP                                                                                                                                        |
| Sewage treatment plants                                                      | 0.5% AEP                                                                                                                                        |
| Homes for the aged, hospice                                                  | 0.5% AEP                                                                                                                                        |
| Regional fuel storage                                                        | 0.5% AEP                                                                                                                                        |
| Food storage warehouses                                                      | 0.5% AEP                                                                                                                                        |
| Hotel residential                                                            | Designated flood                                                                                                                                |
| Educational facilities                                                       | Designated flood                                                                                                                                |
| Residential buildings                                                        | Designated flood                                                                                                                                |
| Camping grounds, caravan parks and relocatable homes reclamation levels      | Designated flood                                                                                                                                |
| Commercial                                                                   | Designated flood                                                                                                                                |
| Light industrial/warehousing                                                 | Designated flood                                                                                                                                |
| Theme parks                                                                  | Not specified, but users should not be subjected to any more than high hazard conditions in the designated flood, as specified in <b>AS10.1</b> |
| Clubs/non-habitable buildings associated with enjoyment of public open space | Not specified, but users should not be subjected to any more than high hazard conditions in the designated flood, as specified in <b>AS10.1</b> |
| Car parking below buildings                                                  | Not specified, but users should not be subjected to any more than high hazard conditions in the designated flood, as specified in <b>AS10.1</b> |
| Open space                                                                   | Not specified, but ancillary structures are subject to appropriate hazard conditions in the designated flood, as specified in <b>AS10.1</b>     |
| Rural                                                                        | Not specified                                                                                                                                   |

### Hazard Considerations for Development

|     |     |                          |  |
|-----|-----|--------------------------|--|
| PC9 | AS9 | <b>AS9 – COMPLY WITH</b> |  |
|-----|-----|--------------------------|--|



| Performance Criteria                                                                                                                                      | Acceptable Solutions                                                                                                                                                                                               | How does the proposal comply with the Acceptable Solution or Performance Criteria? | Internal Use:<br>Has compliance with the Acceptable Solution/<br>Performance Criteria been demonstrated?<br>Is a request for further information required? |
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| Development listed in the <b>Table to Acceptable Solution AS9</b> below must be designed and constructed to avoid causing exposure to undue flood hazard. | Development is to be designed and constructed so that users are not exposed to a greater degree of hazard than shown in <b>Table to Acceptable Solution AS9</b> for the range of flows specified in <b>AS7.1</b> . | Refer Bulk Earthworks plans in <b>Appendix E</b> .                                 |                                                                                                                                                            |

**Table to Acceptable Solution AS9**

| Land-Use                                                                     | Appropriate Degree of Hazard |     |        |      |         |
|------------------------------------------------------------------------------|------------------------------|-----|--------|------|---------|
|                                                                              | Nil                          | Low | Medium | High | Extreme |
| Public open space/recreation                                                 | ✓                            | ✓   | ✓      | ✓    | ✓       |
| Theme parks                                                                  | ✓                            | ✓   | ✓      | ✓    |         |
| Clubs/non-habitable buildings associated with enjoyment of public open space | ✓                            | ✓   | ✓      | ✓    |         |
| Commercial/industrial                                                        | ✓                            | ✓   | ✓      |      |         |
| Residential                                                                  | ✓                            | ✓   | ✓      |      |         |
| Public institutions                                                          | ✓                            | ✓   | ✓      |      |         |
| Car parking below buildings                                                  | ✓                            | ✓   | ✓      | ✓    |         |
| Caravan parks                                                                | ✓                            | ✓   | ✓      |      |         |
| Council offices                                                              | ✓                            | ✓   |        |      |         |
| Schools                                                                      | ✓                            | ✓   |        |      |         |
| Homes for the elderly                                                        | ✓                            | ✓   |        |      |         |
| Hospitals                                                                    | ✓                            | ✓   |        |      |         |
| SES                                                                          | ✓                            | ✓   |        |      |         |
| Police/fire stations                                                         | ✓                            | ✓   |        |      |         |
| Museums/libraries/archives/<br>infrastructure plan repositories              | ✓                            |     |        |      |         |
| Telephone exchanges                                                          | ✓                            |     |        |      |         |

**Note:** ✓ Indicates an appropriate land use.

*The above table examines the appropriateness of land use decisions from the aspect of flood hazard only. As such, it does not confer any land use rights or provide any indication that Council will reject or favourably consider various uses in particular areas. Such consideration will be*



| Performance Criteria | Acceptable Solutions | How does the proposal comply with the Acceptable Solution or Performance Criteria? | Internal Use:<br>Has compliance with the Acceptable Solution/<br>Performance Criteria been demonstrated?<br>Is a request for further information required? |
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*dealt with appropriately, in the context of the Planning Scheme, and based upon full consideration of all relevant issues.*

#### Access Criteria with Respect to Hazard

|                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|--|
| <p>PC10<br/>All proposed development must demonstrate that sufficient access or egress will be available to enable evacuation during a range of floods, up to and including the designated flood.</p> | <p>AS10.1<br/>Development, not including underground car parks, must ensure that evacuation opportunities exist in accordance with the minimum levels of exposure outlined in <b>Table to Acceptable Solution AS10.1</b>, where means of access or egress may be:</p> <ul style="list-style-type: none"> <li>a) an access route that is below the level of the designated flood, provided that route is classed as a low hazard, as defined in <b>Table to Acceptable Solution AS10.1</b>; or</li> <li>b) an access route that is not the main access route. However, it must remain effective for the duration of a range of flood events, up to and including the designated flood; or</li> <li>c) a temporary access arrangement, provided that access can be gained without significant preparation time being required;</li> </ul> <p>The access or egress must:</p> <ul style="list-style-type: none"> <li>a) in the event of a designated flood: <ul style="list-style-type: none"> <li>▪ not expose users to undue risk;</li> <li>▪ not cause, or have the cumulative potential to cause, real damage to land and/or premises;</li> <li>▪ not interrupt or materially change the surface water drainage from or onto adjoining land;</li> </ul> </li> <li>b) not create, in the event of a flood, a sudden change in flow distributions, flood level or velocity that could result in: <ul style="list-style-type: none"> <li>▪ the breaking of a levee; or</li> <li>▪ the establishment of blockage of a breakout; or</li> </ul> </li> </ul> | <p><b>AS10 .1 – COMPLIED WITH</b><br/>Refer to Bulk Earthworks Plans in <b>Appendix E</b>.</p> |  |
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| Performance Criteria | Acceptable Solutions                                                                                                              | How does the proposal comply with the Acceptable Solution or Performance Criteria? | Internal Use:<br>Has compliance with the Acceptable Solution/<br>Performance Criteria been demonstrated?<br>Is a request for further information required? |
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|                      | <ul style="list-style-type: none"> <li>excessive scour; or</li> <li>sedimentation; or</li> <li>increased flood hazard.</li> </ul> |                                                                                    |                                                                                                                                                            |

Table to Acceptable Solution AS10.1

| Criteria                                                                                                                                         | Degree of Flood Hazard                                                                                               |                                                                                        |                                                                                                             |                                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|----------------------------------------|
|                                                                                                                                                  | Low                                                                                                                  | Medium                                                                                 | High                                                                                                        | Extreme                                |
| Wading ability                                                                                                                                   | If necessary children and the elderly could wade. (Generally, safe wading velocity depth product is less than 0.25.) | Fit adults can wade. (Generally, safe wading velocity depth product is less than 0.4.) | Fit adults would have difficulty wading. (Generally, where wading velocity depth product is less than 0.6.) | Wading is not an option.               |
| Evacuation distances                                                                                                                             | < 200 metres                                                                                                         | 200 – 400 metres                                                                       | 400 – 600 metres                                                                                            | > 600 metres                           |
| Maximum flood depths                                                                                                                             | < 0.3 metres                                                                                                         | < 0.6 metres                                                                           | < 1.2 metres                                                                                                | > 1.2 metres                           |
| Maximum flood velocity                                                                                                                           | < 0.4 metres per second                                                                                              | < 0.8 metres                                                                           | < 1.5 metres                                                                                                | > 1.5 metres                           |
| Typical means of egress                                                                                                                          | Sedan                                                                                                                | Sedan early, but 4WD or trucks later                                                   | 4WD or trucks only in early stages, boats or helicopters                                                    | Large trucks, boats or helicopters     |
| Timing<br><b>Note: This category cannot be implemented until evacuation times have been established in the Counter Disaster Plan (flooding).</b> | Ample for flood forecasting. Warning and evacuation routes remain passable for twice as long as evacuation time.     | Evacuation routes remain trafficable for 1.5 times as long as the evacuation time.     | Evacuation routes remain trafficable for only up to minimum evacuation time.                                | There is insufficient evacuation time. |

**Note:** The evacuation times for various facilities or areas would (but not necessarily) be included in the Counter Disaster Plan (flooding).

Generally, safe wading conditions assume even walking surfaces with no obstructions, steps, soft underfoot, etc.

### Filling, Excavation and Contouring

|                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                 |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>PC11</b><br>Any change to ground level, by way of filling, excavation or contouring, must not result in real damage, flood hazard or impediment to any Counter Disaster Plan, measure or create unreasonable change in the exposure to flood hazard. | <b>AS11.1.1</b><br>Changes to ground level, by way of filling, excavating or contouring, comply with a hydraulic master plan approved by Council.<br>OR<br><b>AS11.1.2</b><br>A flood study is prepared in accordance with the requirements set out in <b>AS6.1</b> and <b>AS6.2</b> , is approved by Council, and it is established | <b>AS11 1.1- COMPLIES</b><br>Refer to Bulk Earthworks Plans in <b>Appendix E</b> , and Stormwater Management Plan in <b>Appendix F</b> .<br><br><b>AS1.1.2 – NOT APPLICABLE</b> |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|



| Performance Criteria                                                                                                                    | Acceptable Solutions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | How does the proposal comply with the Acceptable Solution or Performance Criteria?                                                                             | Internal Use:<br>Has compliance with the Acceptable Solution/<br>Performance Criteria been demonstrated?<br>Is a request for further information required? |
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|                                                                                                                                         | that the development complies with, or does not impede, any Counter Disaster Plan measure.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                |                                                                                                                                                            |
| PC12<br>Filling, excavation or contouring must not cause sedimentation, erosion or adverse impact on the City's drainage network.       | AS12<br>No acceptable solution provided. For guidance, please refer to <b>Constraint Code 14 – Sediment and Erosion Control</b> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>AS12- COMPLIES</b><br>Please refer to Bulk Earthworks plan in <b>Appendix E</b> .                                                                           |                                                                                                                                                            |
| <b>Landscaping</b>                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                |                                                                                                                                                            |
| PC13<br>Landscaping must not impede a natural watercourse, a flood channel or an overland flow path.                                    | AS13.1.1<br>Landscaping complies with a hydraulics master plan approved by Council.<br>OR<br>AS13.1.2<br>A flood study, allowing for the landscaping, is prepared in accordance with the requirements of <b>AS6.2</b> , and is approved by the Assessment Manager.                                                                                                                                                                                                                                                                                                                                                                              | <b>AS13.1- COMPLIES</b><br>Landscaping has taken into consideration the bulk earthworks and stormwater management plans.<br><br><b>AS13.2 – NOT APPLICABLE</b> |                                                                                                                                                            |
| <b>Building Floor Levels</b>                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                |                                                                                                                                                            |
| PC14<br>Buildings that are to be constructed on flood prone land shall not be inundated by floodwaters during a designated flood event. | AS14.1<br>Development is constructed at or above the Specified Minimum Flood AEP plus the Minimum Design Freeboard, as set out in column 2 of the <b>Table to Acceptable Solution AS14.1</b> .<br>AS14.2<br>Where a proposed land use does not reasonably apply to any land use listed in the <b>Table to Acceptable Solution AS14.1</b> , the applicant is to submit:<br>a) the proposed minimum flood AEP for building floor levels;<br>b) the proposed design freeboard above the specified flood level; and<br>c) a flood hazard and flood risk assessment for the proposed development, assessing the effects on costs, safety, access and | <b>PC14 – NOT APPLICABLE</b><br>Proposal is for an Industrial subdivision only, no buildings proposed to be constructed.                                       |                                                                                                                                                            |



| Performance Criteria | Acceptable Solutions                                                                                                                                                                                                                                                                                                                                                                           | How does the proposal comply with the Acceptable Solution or Performance Criteria? | Internal Use:<br>Has compliance with the Acceptable Solution/<br>Performance Criteria been demonstrated?<br>Is a request for further information required? |
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|                      | <p>potential losses.</p> <p>AS14.3</p> <p>It is noted that <b>PC14</b> does not apply to:</p> <ul style="list-style-type: none"> <li>a) garages below residential buildings;</li> <li>b) garages below commercial premises; and</li> <li>c) garages below industrial premises, provided there are suitable means to restrict motor vehicles being washed away during a flood event.</li> </ul> |                                                                                    |                                                                                                                                                            |

**Table to Acceptable Solution 14.1**

| Land Use                                                                          | Specified Minimum Flood AEP Plus Minimum Design Freeboard                                                    |
|-----------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|
| Disaster management facilities                                                    | 0.2% AEP + 500mm                                                                                             |
| Hospitals                                                                         | 0.2% AEP + 500mm                                                                                             |
| Major electrical switchyards, Power stations, Water treatment plants <sup>1</sup> | 0.2% AEP + 500mm                                                                                             |
| Fire and Police stations <sup>2</sup>                                             | 0.5% AEP + 400mm                                                                                             |
| Places of refuge                                                                  | 0.5% AEP + 400mm                                                                                             |
| Electricity Substations <sup>1</sup>                                              | 0.5% AEP + 400mm                                                                                             |
| Sewage Treatment Plants <sup>3</sup>                                              | 0.5% AEP + 400mm                                                                                             |
| Homes for the aged, Hospice <sup>4</sup>                                          | 0.5% AEP + 400mm                                                                                             |
| Regional fuel storage                                                             | 0.5% AEP + 400mm                                                                                             |
| Food storage warehouses                                                           | 0.5% AEP + 400mm                                                                                             |
| Hotel residential                                                                 | Designated flood + 300mm                                                                                     |
| Educational facilities <sup>5</sup>                                               | Designated flood + 300mm                                                                                     |
| Residential buildings                                                             | Designated flood + 300mm                                                                                     |
| Camping grounds, Caravan parks and Relocatable homes reclamation levels           | Designated flood + 300mm                                                                                     |
| Commercial <sup>6</sup>                                                           | Designated flood                                                                                             |
| Light Industrial / Warehousing <sup>6</sup>                                       | Designated flood                                                                                             |
| Theme Parks                                                                       | Not specified, but ancillary structures are subject to medium hazard considerations at the designated flood. |



| Performance Criteria                                                          | Acceptable Solutions | How does the proposal comply with the Acceptable Solution or Performance Criteria?                                | Internal Use:<br>Has compliance with the Acceptable Solution/<br>Performance Criteria been demonstrated?<br>Is a request for further information required? |
|-------------------------------------------------------------------------------|----------------------|-------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Clubs/ Non-habitable buildings associated with enjoyment of public open space |                      | Not specified, but ancillary structures are subject to medium hazard considerations at the designated flood.      |                                                                                                                                                            |
| Car parking below buildings                                                   |                      | Not specified, but ancillary structures are subject to medium hazard considerations at the designated flood.      |                                                                                                                                                            |
| Open space                                                                    |                      | Not specified, but ancillary structures are subject to appropriate hazard considerations at the designated flood. |                                                                                                                                                            |
| Rural                                                                         |                      | Not specified                                                                                                     |                                                                                                                                                            |

**Note:** AEP is the Annual Accedence Probability

**Notes for Table of AS14.1**

- Applies to switchyard components necessary for the operation of the facility during a flood emergency. This shall be determined by Powerlink.**
- Excludes 'shop front' facilities and those not likely to be utilised during a flood emergency.**
- Specifically, bunds, electrical and mechanical equipment necessary for the continued operation of a sewage treatment plant shall not be at risk of inundation during a flood emergency.**
- The flood immunity specified is to meet the objective of not adding to the burden of flood emergency services.**
- It is not necessary that all rooms within an education facility be above the 1% AEP level. However, there should be sufficient space to accommodate the whole of the school population for the continuation of education, immediately after a flood.**
- Freeboard is not specified, as it is considered that commercial risk provisions should apply. If such land is developed to a flood immunity less than 1% AEP (as may be permitted by any local planning instrument), Council may endorse rates notices accordingly.**



## Part 7 Codes

### Division 3 Constraint Codes

#### Chapter 10 Nature Conservation

##### 1.0 Purpose

The purpose of this code is to ensure that development occurring within the City is consistent with and contributes to the achievement of the City wide conservation objectives defined by the Gold Coast City **Nature Conservation Strategy 1998**. In particular, this code seeks to ensure that development contributes to the protection and enhancement of a viable nature conservation network, thereby ensuring the long term protection and maintenance of the City's species and ecosystem biological diversity, for its environmental, scientific, educational, social, cultural and economic values. This is to be facilitated through the identification and protection of ecologically significant areas within the City.

This code seeks to ensure the conservation of rare or threatened flora and fauna species and of ecosystems which are poorly conserved at the regional level. It also promotes the adoption of land use practices and environmental design measures that support the conservation and enhancement of the City's biological diversity. For example, this code promotes the rehabilitation of degraded natural areas that are an intrinsic component of the nature conservation network.

##### 2.0 Application

This code facilitates requirements and conditions on development that are responsive to the special ecological values of the site. The City's ecological values have been identified and mapped as areas of intrinsic ecological value or areas that function as part of a valued ecological community or network. These special ecological values are classified through the grouping of areas in the Conservation Strategy Plan into the following five categories (note that these categories are not in hierarchical order):

##### 2.1 Large Habitat Systems and Foothill Buffers

The Large Habitat Systems cover extensive areas of relatively intact habitat in the mountainous areas and the coastal marine areas of the City. These areas support a variety of vegetation associations, and provide habitat for diverse fauna populations. Protecting the function of these Large Habitat Systems is crucial to the maintenance of a sustainable conservation strategy.

Foothill Buffers act as a managed interface and buffer between the City's Large Habitat Systems and areas of existing or proposed rural residential development. They are generally located within the southern hinterland, along the foothills and hilltops.

Large Habitat System areas are intended to have the highest form of protection. Their function and integrity is best preserved by retaining large, intact areas and minimising fragmentation during development. Conservation objectives should be paramount, and strongly direct the nature and extent of development in the area. Existing reserves should be protected against impacts from adjacent development. It is intended that, during development in Foothill Buffer areas, the sensitivities of their location adjacent to Large Habitat Systems be recognised by the design and intensity of any proposed development. Accordingly, emphasis is placed on the conservation and retention of existing vegetation, ensuring that development does not impact on adjacent natural reserves and encouraging the rehabilitation of degraded areas.

##### 2.2 Major Linkages (Land and Water Based)

These areas have been identified as a functioning ecological network which provide linkages and corridors between the large habitat systems and key isolated remnants, and between coastal and inland areas. They play an essential role in maintaining connectivity between different ecosystems and landscapes, and provide corridors for fauna movement. Major Linkage (Water Based) areas also contribute to the protection and maintenance of water quality.

It is of critical importance that these ecological connections be sustained in the long term. During development, emphasis will therefore be placed on retaining existing vegetation, rehabilitating degraded areas, and avoiding the construction of barriers to fauna movement.



### 2.3 Significant Remnants and Bushland Mosaics

Significant remnants range from small isolated remnants to large areas of relatively intact bushland. They contribute to ecosystem and species diversity, and provide representative samples of vegetation communities across the landscape.

There are several extensive mosaics of fragmented bushland along the coastal margins and foothills of the City. These bushland mosaics are often large, and may support significant vegetation associations. They also provide habitat for a diversity of fauna, and provide stepping stones for fauna movement between large areas of habitat. They are often located amongst rural residential development.

It is intended that these areas be retained and enhanced, wherever possible, through the use of sympathetic development designs and layouts. Further fragmentation and vegetation loss is to be avoided, and consolidation of fragments will be encouraged during the development. Existing natural reserves should be protected against impacts from adjacent development.

### 2.4 Existing Remnant Vegetation (and Other Natural Areas)

Interspersed throughout the urban matrix are numerous small pockets of native vegetation and other natural systems (eg. wetlands) which often have a high landscape value and provide habitat for small fauna species and for mobile species, especially birds. They may also contain rare and threatened species and ecological communities that are poorly conserved throughout South East Queensland.

It is intended that ecologically significant areas, including individual habitat trees, be retained during development in these areas, and managed for the future. Wherever possible, consideration should be given to habitat creation during development. In addition, existing natural reserves should not be adversely impacted by adjacent development.

### 2.5 Major Areas of Existing Bushland Committed to Development

These areas have generally been identified as being committed for urban, extractive or industrial development, as a result of either current development approvals or of the Gold Coast City Planning Scheme. They tend to occur on the coastal plain, and have a function in the overall conservation strategy for the City.

In considering applications for development within these areas, it will be recognised that some loss of ecological values is likely to occur. It is intended that development in these areas be designed and constructed in a way that contributes to the function of the particular Conservation Strategy Plan category to the greatest extent possible, given existing development commitments.

## 3.0 Application

- 3.1 This code applies to development indicated as self, code, or impact assessable in the Table of Development of the domain or Local Area Plan (LAP) within which the development is proposed.
- 3.2 In particular, this code applies to all development contained within the conservation classification identified in the legend on **Overlay Map OM20 – Conservation Strategy Plan**.
- 3.3 Notwithstanding the statements in 3.1 and 3.2 above, this code does not apply to development that does not exceed 250m<sup>2</sup> Total Use Area and does not result in the clearing of any vegetation.
- 3.4 Performance Criteria PC1-PC16 apply to all code and impact assessable development subject to this code, except that, for development identified as self assessable, only the acceptable solution to Performance Criterion PC1 applies.



#### 4.0 Development Requirements

| Performance Criteria                                                                                                                                                                                                                                                                                                                                          | Acceptable Solutions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | How does the proposal comply with the Acceptable Solution or Performance Criteria?                                                                                                                                 | Internal Use:<br>Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated?<br>Is a request for further information required? |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>For All Areas Identified on Overlay Map OM20</b>                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                    |                                                                                                                                                         |
| <b>Development that is Self Assessable, Code Assessable or Impact Assessable</b>                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                    |                                                                                                                                                         |
| <b>Protecting Ecologically Significant Areas</b>                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                    |                                                                                                                                                         |
| <p>PC1</p> <p>Areas on the site identified as part of the Citywide nature conservation network must be conserved and protected.</p>                                                                                                                                                                                                                           | <p>AS1.1.1</p> <p>Development on the site occurs within existing cleared areas, and does not damage remnant vegetation in areas identified on <b>Overlay Map OM20 – Conservation Strategy Plan</b> as either of the following categories:</p> <p>a) Large Habitat Systems;<br/>b) Major Linkages.</p> <p>OR</p> <p>AS.1.1.2</p> <p>The development is for a detached dwelling, located within a lot that has been created by a residential subdivision approval (ie. the lot is intended to be serviced by sewerage reticulation) and the development complies with the conditions of the subdivision approval.</p> | <p><b>Complies AS1.1.1</b> –The remnant vegetation mapped on site is not shown as within either Large Habitat Systems or Major Linkages on <b>Overlay Map OM20 – Conservation Strategy Plan</b>.</p>               |                                                                                                                                                         |
| <b>Development that is Code Assessable or Impact Assessable</b>                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                    |                                                                                                                                                         |
| <b>Ecological Assessment</b>                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                    |                                                                                                                                                         |
| <p>PC2</p> <p>Prior to commencing the development design:</p> <p>a) the ecological features and functions located on and/or adjacent to the site must be identified and assessed;</p> <p>b) any ecologically significant areas, and degraded areas suitable for rehabilitation to become ecologically significant, located on and/or adjacent to the site</p> | <p>AS2</p> <p>An approved Ecological Site Assessment which is prepared in a manner consistent with <b>Planning Scheme Policy 8 – Guidelines for Ecological Assessments</b> identifies any ecologically significant areas located on and/or adjacent to the site. The development complies fully with the recommendations of that Ecological Site Assessment</p>                                                                                                                                                                                                                                                     | <p><b>Complies AS2</b> – An Ecological Assessment was submitted as part of the preliminary approval MCU201100650 and MCU201701550 (minor change) over Lots 4 on RP6843, Lot 1 on RP6882 and Lot 240 on W31320.</p> |                                                                                                                                                         |



| Performance Criteria                                                                                                                                               | Acceptable Solutions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | How does the proposal comply with the Acceptable Solution or Performance Criteria?                                                                                                                                                                                                                               | Internal Use:<br>Has compliance with the Acceptable Solution/<br>Performance Criteria been demonstrated?<br>Is a request for further information required? |
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| must be identified.                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                            |
| <b>Fauna Conservation</b>                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                            |
| <p>PC3</p> <p>Native fauna and its habitat located on a site identified as being ecologically significant in any ecological site assessment must be conserved.</p> | <p>AS3.1</p> <p>The native fauna habitat located on the site is undamaged and retained.</p> <p>AS3.2</p> <p>Where the native fauna habitat located on the site is to be damaged as a consequence of development, fauna are to be relocated in accordance with an approved Fauna Management Plan, and utilizing the services of a licensed spotter-catcher:</p> <ul style="list-style-type: none"> <li>a) the native fauna is safely relocated to an area of similar habitat;</li> <li>b) fauna relocation occurs immediately prior to habitat disturbance;</li> <li>c) a spotter catcher, licensed by the Queensland Parks and Wildlife Service, is to be present on the site to direct and undertake the removal and relocation of fauna.</li> </ul> <p>AS3.3</p> <p>The sequence of habitat disturbance ensures that fauna is not isolated from adjoining areas of habitat (for example, the roadside of the area is cleared first).</p> | <p><b>Complies AS3.1</b> - A Fauna Management Plan can be conditioned to be completed prior to commencement of vegetation clearing.</p>                                                                                                                                                                          |                                                                                                                                                            |
| <b>Lot Size, Design and Layout</b>                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                            |
| <p>PC4</p> <p>Lot size, design and layout must support the protection of the site's ecologically significant areas.</p>                                            | <p>AS4.1</p> <p>Lot size, design and layout minimises fragmentation of any ecologically significant area.</p> <p>AS4.2</p> <p>Lot size facilitates the implementation of the buffers and ecological corridors identified in the approved Ecological Site Assessment as required to maintain the viability of the site's ecologically significant areas.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <p><b>Complies AS4.2</b> - An Ecological Assessment was submitted as part of the preliminary approval MCU201100650 and MCU201701550 (minor change) over Lots 4 on RP6843, Lot 1 on RP6882 and Lot 240 on W31320.</p> <p>No ecological corridors or buffers were recommended for the area subject to Stage 1.</p> |                                                                                                                                                            |



| Performance Criteria                                                                                                      | Acceptable Solutions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | How does the proposal comply with the Acceptable Solution or Performance Criteria?                                                                                                                                                                                                                             | Internal Use:<br>Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated?<br>Is a request for further information required? |
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| <b>Large Habitat Systems and Foothill Buffers, Major Linkages (Land Based), Significant Remnants and Bushland Mosaics</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                |                                                                                                                                                         |
| <b>Ecologically Significant Areas</b>                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                |                                                                                                                                                         |
| <p><b>PC5</b><br/>Ecologically significant areas must be protected and maintained.</p>                                    | <p><b>AS5.1</b><br/>Development does not occur within an area identified as an ecologically significant area.</p> <p><b>AS5.2</b><br/>The ecologically significant area is not negatively impacted, either directly or indirectly, by activity resulting from the construction and operation of the development.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <p><b>Complies PC5</b> - An Ecological Assessment was submitted as part of the preliminary approval MCU201100650 and MCU201701550 (minor change) over Lots 4 on RP6843, Lot 1 on RP6882 and Lot 240 on W31320.</p> <p>No ecological corridors or buffers were recommended for the area subject to Stage 1.</p> |                                                                                                                                                         |
| <b>Other Remnant Vegetation</b>                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                |                                                                                                                                                         |
| <p><b>PC6</b><br/>The conservation of the site's ecologically significant areas must be supported.</p>                    | <p><b>AS6.1</b><br/>The development occurs wholly or partly within an area designated as a Large Habitat System and is restricted to existing cleared or degraded areas identified in the approved Ecological Site Assessment as not requiring rehabilitation.</p> <p><b>AS6.2</b><br/>The development forms a consolidated and compact node which:</p> <ul style="list-style-type: none"> <li>a) maximises the use of existing cleared and/or degraded areas not requiring rehabilitation;</li> <li>b) maximises the conservation and retention of remnant vegetation;</li> <li>c) minimises the impact of 'edge effects';</li> <li>d) minimises fragmentation of remnant vegetation;</li> <li>e) utilises building envelopes within which all development activity, residential uses and ancillary activities are to be located. Building envelopes are to be specified on site plans for each lot, and located so as</li> </ul> | <p><b>Complies PC6</b> - An Ecological Assessment was submitted as part of the preliminary approval MCU201100650 and MCU201701550 (minor change) over Lots 4 on RP6843, Lot 1 on RP6882 and Lot 240 on W31320.</p> <p>No ecological corridors or buffers were recommended for the area subject to Stage 1.</p> |                                                                                                                                                         |



| Performance Criteria                                                                                                                               | Acceptable Solutions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | How does the proposal comply with the Acceptable Solution or Performance Criteria?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Internal Use:<br>Has compliance with the Acceptable Solution/<br>Performance Criteria been demonstrated?<br>Is a request for further information required? |
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|                                                                                                                                                    | <p>to pose the least threat to ecological values;</p> <p>f) ensures that any recommended bushfire management practices do not compromise the integrity of any ecologically significant habitat identified in any Ecological Site Assessment.</p>                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                            |
| <b>Fauna Conservation</b>                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                            |
| <p>PC7</p> <p>Unimpeded movement of fauna within and through the site and along designated ecological corridors must be facilitated.</p>           | <p>AS7.1</p> <p>The development incorporates viable native fauna movement paths, and creates viable wildlife infrastructure: for example, fauna underpasses under roads and sewage infrastructure, and fauna overpasses over roads, where free movement of fauna along and within ecological corridors is not impeded by activity arising from the development.</p> <p>AS7.2</p> <p>The development utilises fauna proof fencing to separate fauna from hazard, and/or to direct fauna to locations where wildlife infrastructure has been created, to enable wildlife to safely negotiate an intersection of development and ecological corridors.</p> | <p><b>NA</b> - An Ecological Assessment was submitted as part of the preliminary approval MCU201100650 and MCU201701550 (minor change) over Lots 4 on RP6843, Lot 1 on RP6882 and Lot 240 on W31320.</p> <p>No ecological corridors or buffers were recommended for the area subject to Stage 1. The entire area subject to Stage 1 earthworks on Lots 1 on RP6882 and 240 on W31320 will be cleared. On lot 4 on RP6843, some trees will be retained, but all trees within Stage 1 Earthworks and the Vegetation group will be removed. A Fauna Management Plan can be conditioned to be prepared prior to vegetation clearing commencing.</p> |                                                                                                                                                            |
| <b>Buffers</b>                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                            |
| <p>PC8</p> <p>Buffers must be provided to ensure viability of the values and functions of ecologically significant areas and natural reserves.</p> | <p>AS8.1.1</p> <p>Buffer/s of not less than 30 metres width, incorporating vegetated (representative of local native habitat) and degraded areas requiring rehabilitation, are provided between the development and ecologically significant areas located on and/or adjacent to the site.</p> <p>OR</p> <p>AS8.1.2</p> <p>Buffer/s are provided of dimensions and characteristics that protect the long term</p>                                                                                                                                                                                                                                       | <p><b>Complies AS8.1.2</b> An Ecological Assessment was submitted as part of the preliminary approval MCU201100650 and MCU201701550 (minor change) over Lots 4 on RP6843, Lot 1 on RP6882 and Lot 240 on W31320.</p> <p>No ecological corridors or buffers were recommended for the area subject to Stage 1. The entire area subject to Stage 1 earthworks on Lots 1 on RP6882 and</p>                                                                                                                                                                                                                                                          |                                                                                                                                                            |



| Performance Criteria | Acceptable Solutions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | How does the proposal comply with the Acceptable Solution or Performance Criteria?                                                                                                                                                                                          | Internal Use:<br>Has compliance with the Acceptable Solution/<br>Performance Criteria been demonstrated?<br>Is a request for further information required? |
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|                      | <p>viability of the ecologically significant areas located on and/or adjacent to the site from negative impacts associated with development on the site, in accordance with expert ecological advice provided as part of the approved Ecological Site Assessment.</p> <p>AS8.2<br/>The site has been wholly or partly identified on <b>Overlay Map OM11 – Natural Wetland and Waterway Areas</b> as having wetland areas, and the development provides a buffer of an equal or greater width than that specified in <b>Part 7, Division 3 Constraint Codes, Chapter 9 – Natural Wetland Areas and Natural Waterways</b>.</p> | <p>240 on W31320 will be cleared. On lot 4 on RP6843, some trees will be retained, but all trees within Stage 1 Earthworks and the Vegetation group will be removed. A Fauna Management Plan can be conditioned to be prepared prior to vegetation clearing commencing.</p> |                                                                                                                                                            |

### Ecological Corridors

|                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |
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| <p>PC9<br/>To facilitate the effective movement of flora and fauna on the site and surrounds, ecological corridors of sufficient dimensions and characteristics must be provided on-site to effectively link ecologically significant areas and natural reserves located on and/or adjacent to the site.</p> | <p>AS9.1.1<br/>Ecological corridors of not less than 100 metres are provided on-site and link ecologically significant areas either within or adjacent to the site.</p> <p>a) 100 metres for eucalypt forests;<br/>b) 100 metres in koala habitat;<br/>c) 120 metres for ground based wildlife corridors.</p> <p>OR<br/>AS9.1.2<br/>Ecological corridors are provided of dimensions and characteristics that are sufficient to facilitate the movement of flora and fauna between ecologically significant areas located on and/or adjacent to the site, in accordance with expert ecological advice as part of the Ecological Site Assessment.</p> | <p><b>Complies AS9.1.2</b> An Ecological Assessment was submitted as part of the preliminary approval MCU201100650 and MCU201701550 (minor change) over Lots 4 on RP6843, Lot 1 on RP6882 and Lot 240 on W31320.</p> <p>No ecological corridors or buffers were recommended for the area subject to Stage 1. No ecological corridors or buffers were recommended for the area subject to Stage 1. The entire area subject to Stage 1 earthworks on Lots 1 on RP6882 and 240 on W31320 will be cleared. On lot 4 on RP6843, some trees will be retained, but all trees within Stage 1 Earthworks and the Vegetation group will be removed. A Fauna Management Plan can be conditioned to be prepared prior to vegetation clearing commencing.</p> |  |
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| Performance Criteria                                                                                                                                                                                                                                                                                                                  | Acceptable Solutions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | How does the proposal comply with the Acceptable Solution or Performance Criteria?                                                                                                                               | Internal Use:<br>Has compliance with the Acceptable Solution/<br>Performance Criteria been demonstrated?<br>Is a request for further information required? |
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| <b>Management Arrangements</b>                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                  |                                                                                                                                                            |
| <p>PC10</p> <p>Management arrangements must facilitate the conservation and protection of ecologically significant areas, ecological corridors and buffers.</p>                                                                                                                                                                       | <p>AS10.1</p> <p>Ecologically significant areas, buffers and ecological corridors are:</p> <ul style="list-style-type: none"> <li>a) dedicated as Public Open Space where required for public access or for use for some other public purpose, consistent with their ecological values and functions;</li> <li>b) incorporated within Private Open Space and included within a Voluntary Statutory Covenant or a Vegetation Protection Area.</li> </ul> <p>AS10.2</p> <p>An Open Space Management Plan has been prepared in accordance with <b>Part 7, Division 2 Specific Development Codes, Chapter 21 – Landscape Work</b>.</p> | <p><b>NA</b> – All of the subject site is subject to a preliminary approval MCU201100650 and MCU201701550 (minor change). No areas contained with Stage 1 are proposed to be dedicated as Public Open Space.</p> |                                                                                                                                                            |
| <b>Rehabilitation</b>                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                  |                                                                                                                                                            |
| <p>PC11</p> <p>Degraded areas on the site required as a buffer to, or ecological corridor between, ecologically significant areas located on and/or adjacent to the site must be rehabilitated as near as is practical to the naturally occurring composition of plant species, and respond to the habitat requirements of fauna.</p> | <p>AS11</p> <p>The degraded area identified in the Ecological Site Assessment as requiring rehabilitation is rehabilitated in accordance with an approved Rehabilitation Plan, using local endemic species and stock that:</p> <ul style="list-style-type: none"> <li>a) reflect the species composition of native remnant vegetation present on the site or surrounds; consolidate existing habitats on the site;</li> <li>b) do not utilise plant species that will displace native flora species or degrade fauna habitat; and</li> <li>c) support the habitat needs of any rare and threatened species.</li> </ul>             | <p><b>NA</b> – All of the subject site is subject to a preliminary approval MCU201100650 and MCU201701550 (minor change). No areas contained with Stage 1 are proposed to be rehabilitated.</p>                  |                                                                                                                                                            |
| <b>Landscape Work</b>                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                  |                                                                                                                                                            |
| <p>PC12</p> <p>Landscape work must be consistent with and not degrade, the ecological values present on</p>                                                                                                                                                                                                                           | <p>AS12</p> <p>Landscape Work is consistent with <b>Part 7, Division 2 Specific Development Codes,</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <p><b>Complies PC12</b> – A Landscape OPW application has been submitted with this</p>                                                                                                                           |                                                                                                                                                            |



| Performance Criteria        | Acceptable Solutions                                                                                                                                                                                                                                                                                                                                     | How does the proposal comply with the Acceptable Solution or Performance Criteria? | Internal Use:<br>Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated?<br>Is a request for further information required? |
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| the site and its surrounds. | <b>Chapter 21 – Landscape Work</b> and:<br>a) uses species and stock endemic to the local area; reflects the species composition of native remnant vegetation present on the site or surrounds;<br>b) consolidates existing habitats on the site; and<br>c) does not use plant species that will displace native flora species or degrade fauna habitat. | application.                                                                       |                                                                                                                                                         |

### Existing Remnant Vegetation (and Other Natural Areas)

#### Ecologically Significant Areas

|                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |
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| <b>PC13</b><br>Ecologically significant areas must be conserved and protected. | <b>AS13.1.1</b><br>Development does not occur within an area identified as ecologically significant.<br><b>OR</b><br><b>AS13.1.2</b><br>An area identified as ecologically significant is retained, unless an over-riding public safety consideration results in the ecologically significant area being modified or removed.<br><b>AS13.2</b><br>The ecologically significant area is not negatively impacted, either directly or indirectly, by activity resulting from the construction and operation of the development. | <b>Complies PC13</b> - An Ecological Assessment was submitted as part of the preliminary approval MCU201100650 and MCU201701550 (minor change) over Lots 4 on RP6843, Lot 1 on RP6882 and Lot 240 on W31320.<br><br>No ecological corridors or buffers were recommended for the area subject to Stage 1. No ecological corridors or buffers were recommended for the area subject to Stage 1. The entire area subject to Stage 1 earthworks on Lots 1 on RP6882 and 240 on W31320 will be cleared. On lot 4 on RP6843, some trees will be retained, but all trees within Stage 1 Earthworks and the Vegetation group will be removed. |  |
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#### Buffers

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| <b>PC14</b><br>Buffers must be provided to ensure viability of the values and functions of ecologically significant areas and natural reserves. | <b>AS14.1.1</b><br>Buffer/s of not less than 10 metres width, incorporating vegetated and degraded areas requiring rehabilitation, are provided between the development and ecologically significant areas on and/or adjacent to the site. | <b>Complies AS14.1.2</b> An Ecological Assessment was submitted as part of the preliminary approval MCU201100650 and MCU201701550 (minor change) over Lots 4 on RP6843, Lot 1 on RP6882 and Lot 240 on W31320. |  |
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| Performance Criteria | Acceptable Solutions                                                                                                                                                                                                                                                                                                                                                                | How does the proposal comply with the Acceptable Solution or Performance Criteria?                                                                                                                                                                                                                                                                                                                                       | Internal Use:<br>Has compliance with the Acceptable Solution/<br>Performance Criteria been demonstrated?<br>Is a request for further information required? |
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|                      | <p>OR</p> <p>AS14.1.2</p> <p>Buffer/s of dimensions and characteristics that will protect the long term viability of the ecologically significant areas, located on and/or adjacent to the site, from negative impacts associated with development on the site are provided in accordance with expert ecological advice and approved as part of the Ecological Site Assessment.</p> | <p>No ecological corridors or buffers were recommended for the area subject to Stage 1. No ecological corridors or buffers were recommended for the area subject to Stage 1. The entire area subject to Stage 1 earthworks on Lots 1 on RP6882 and 240 on W31320 will be cleared. On lot 4 on RP6843, some trees will be retained, but all trees within Stage 1 Earthworks and the Vegetation group will be removed.</p> |                                                                                                                                                            |

#### Management Arrangements

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| <p>PC15</p> <p>Management arrangements for ecologically significant areas and buffers must enable the ecological values and functions of these areas to be maintained.</p> | <p>AS15.1</p> <p>Ecologically significant areas including buffers, are:</p> <p>a) dedicated as Public Open Space where required for public access or for use for some other public purpose, consistent with their ecological values and functions;</p> <p>b) incorporated within Private Open Space and included within a Voluntary Statutory Covenant or a Vegetation Protection Area.</p> <p>AS15.2</p> <p>An open space management plan has been prepared, in accordance with <b>Part 7, Division 2 Specific Development Codes, Chapter 21 – Landscape Work.</b></p> | <p><b>NA</b> – All of the subject site is subject to a preliminary approval MCU201100650 and MCU201701550 (minor change). No areas contained with Stage 1 are proposed to be dedicated as Public Open Space.</p> |  |
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#### Landscape Work

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| <p>PC16</p> <p>Landscape work must:</p> <p>a) support the ecological values and functions of the ecologically significant areas;</p> <p>b) minimise impacts on the environmental values of the area; and</p> <p>c) contribute to the visual amenity and</p> | <p>AS16</p> <p>No acceptable solution provided.</p> | <p><b>Complies PC16</b> – A Landscape OPW application has been submitted with this application.</p> |  |
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| Performance Criteria                           | Acceptable Solutions | How does the proposal comply with the Acceptable Solution or Performance Criteria? | Internal Use:<br>Has compliance with the Acceptable Solution/<br>Performance Criteria been demonstrated?<br>Is a request for further information required? |
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| character of the site and local neighbourhood. |                      |                                                                                    |                                                                                                                                                            |



## Part 7 Codes

### Division 2 Specific Development Codes

#### Chapter 11 Changes to Ground Level and Creation of New Waterbodies

##### 1.0 Purpose

This code seeks to ensure that changes to existing ground levels, including the creation of new waterbodies, do not adversely affect other properties or the general amenity of the locality in which the works are occurring. Ground level changes must be geotechnically and ecologically sound and, where a flood affected site is proposed to be developed, adequate measures will be taken to ensure that the development achieves no increase in risk of flood damage to life or to property for existing and proposed residential dwellings. The code also seeks to prevent any increase in runoff that might occur from development that would increase the rate of runoff or the magnitude of the flood volume that would run off during a flood emergency.

Best land management development practices, consistent with the principles of ecologically sustainable development, shall be employed.

This code also seeks to regulate development of land containing potential and actual acid sulfate soils so as to minimise the potential for environmental harm that may arise as a result of disturbances to these soils. In turn, this will minimise short and long term damage to corrodible infrastructure and natural ecosystems.

##### 2.0 Application

- 2.1 This code applies to development indicated as code or impact assessable in the Table of Development in the domain or Local Area Plan (LAP) within which the development is proposed.
- 2.2 The provisions of this code apply to the life of any development, as well as to the construction period of the development. All information required to support an application, including engineering analyses, calculations, reports and drawings, shall be in accordance with **Planning Scheme Policy 11 – Land Development Guidelines**.
- 2.3 Performance Criteria PC1-PC20 apply to all code and impact assessable development subject to this code.

##### 3.0 Development Provisions

| Performance Criteria                                                                                      | Acceptable Solutions                                                                                                                                                                                        | How does the proposal comply with the Acceptable Solution or Performance Criteria?                                                                              | Internal Use:<br>Has compliance with the Acceptable Solution/<br>Performance Criteria been demonstrated?<br>Is a request for further information required? |
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| <b>Development that is Code Assessable or Impact Assessable</b>                                           |                                                                                                                                                                                                             |                                                                                                                                                                 |                                                                                                                                                            |
| <b>Acid Sulfate Soils</b>                                                                                 |                                                                                                                                                                                                             |                                                                                                                                                                 |                                                                                                                                                            |
| PC1<br>Development on land containing acid sulfate soils must not result in environmental harm or damage. | AS1.1.1<br>The land is at or below AHD 5 and is assessed for acid sulfate soil, in accordance with <b>Planning Scheme Policy 14 – Management of Activities Located Within Areas of Acid Sulfate Soils</b> . | <b>AS1.1.1 – COMPLIES</b><br>The proposed subdivision is subject to Condition 12 of the Preliminary Approval that has approved an Acid Sulfate Management Plan. |                                                                                                                                                            |



| Performance Criteria                                                                                                                                                                                              | Acceptable Solutions                                                                                                                                                                                                                                                                                                                                                    | How does the proposal comply with the Acceptable Solution or Performance Criteria?                                                                                                                                                                                                                                                                                                        | Internal Use:<br>Has compliance with the Acceptable Solution/<br>Performance Criteria been demonstrated?<br>Is a request for further information required? |
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|                                                                                                                                                                                                                   | <p>AS1.1.2</p> <p>The land is at or below AHD 20 and excavation is proposed to levels below AHD 5 and the development is assessed for acid sulfate soil, in accordance with <b>Planning Scheme Policy 14 – Management of Activities Located Within Areas of Acid Sulfate Soils</b>.</p>                                                                                 | <p><b>AS1.1.2 – COMPLIES</b></p> <p>The proposed subdivision is subject to Condition 12 of the Preliminary Approval that has approved an Acid Sulfate Management Plan.</p>                                                                                                                                                                                                                |                                                                                                                                                            |
| <b>Stormwater Drainage Considerations</b>                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                            |
| <p>PC2</p> <p>Development must not cause adverse stormwater drainage impacts on areas external and internal to the site.</p>                                                                                      | <p>AS2.1</p> <p>The change to ground level maintains flood storage volume over the site for the 20 year ARI storm event.</p> <p>AS2.2</p> <p>The change in ground level does not involve filling below Q100.</p> <p>AS2.3</p> <p>The change in ground level does not impound or divert rainfall runoff.</p>                                                             | <p><b>AS2.1 – COMPLIES</b></p> <p>Flood storage over the site is maintained for the 20 year ARI storm up to 100 year ARI storm event.</p> <p>Filling works are proposed below the Q100 level (AS2.2) but are compensated via cut works within the catchment.</p> <p>Rainfall runoff is not diverted from the site with the same point of discharge utilised pre and post development.</p> |                                                                                                                                                            |
| <b>Geotechnical Site Requirements</b>                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                            |
| <p>PC3</p> <p>All earthworks must be carried out in a location which is not at risk from:</p> <p>a) geotechnical instability at a nearby location; or</p> <p>b) geotechnical instability on the subject site.</p> | <p>AS3.1</p> <p>The site is:</p> <p>a) located in areas free of compressible soils;</p> <p>b) designated as having very low to low slope instability.</p> <p>AS3.2</p> <p>The site is not identified on <b>Overlay Map OM16 – Areas of Unstable Soils and Areas of Potential Land Slip Hazard</b> as an area with moderate, high and very high risk of instability.</p> | <p><b>AS3.1 – COMPLIES</b></p> <p>No earthworks are to be carried out on areas of geotechnical instability land.</p> <p><b>AS3.2 – NOT APPLICABLE</b></p> <p>Subject land is not identified on overlay map OM16.</p>                                                                                                                                                                      |                                                                                                                                                            |
| <p>PC4</p> <p>All earthworks must be geotechnically stable,</p>                                                                                                                                                   | <p>AS4</p> <p>The earthworks are undertaken in a manner</p>                                                                                                                                                                                                                                                                                                             | <p><b>AS4 – COMPLIES</b></p> <p>A geotechnical report has been prepared</p>                                                                                                                                                                                                                                                                                                               |                                                                                                                                                            |



| Performance Criteria                                                                                                                                                                      | Acceptable Solutions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | How does the proposal comply with the Acceptable Solution or Performance Criteria?                                                                                                                                                                                                                                                                                                      | Internal Use:<br>Has compliance with the Acceptable Solution/<br>Performance Criteria been demonstrated?<br>Is a request for further information required? |
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| and must not decrease the geotechnical stability of the subject or adjacent sites.                                                                                                        | which:<br>a) involves a maximum cut and/or fill of less than 1 metre in height;<br>b) involves batters no steeper than one in two.                                                                                                                                                                                                                                                                                                                                                                                                                                                  | by Morrison Geotechnic (contained within the application). This identifies maximum cut batter slopes of 1:1 are acceptable from a geotechnical stability perspective and can be suitably stabilised and maintained through a suitable landscaping treatment.                                                                                                                            |                                                                                                                                                            |
| <b>Local Amenity, Noise and Emissions</b>                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                            |
| PC5<br>All activities carried out for or associated with changes to ground level must be conducted in a manner which ensures minimal disturbance to the amenity of the built environment. | AS5.1<br>The development involves work which has the potential to generate dust, and the following control measures are implemented:<br>a) daily water spraying of exposed areas;<br>b) provision of sealed roads;<br>c) protective covering of exposed areas;<br>d) the installation of wind barriers.<br>AS5.2<br>All earthworks on the property are undertaken only during the hours of 6am to 6pm, Monday to Friday, and 7am to 6pm on Saturday. No work is undertaken on Sunday.                                                                                               | <b>AS5.1 – WILL COMPLY</b><br>The proposed development will ensure that the proposed change to ground level works will be conducted so as not to impact or effect the amenity of the surrounding area.<br><br><b>AS5.2 – WILL COMPLY</b><br>All works will be conducted between the hours of 6am to 6pm, Monday to Friday, and 7am to 6pm on Saturday. No work is undertaken on Sunday. |                                                                                                                                                            |
| PC6<br>All work associated with any development must not create a negative impact upon the amenity of surrounding properties.                                                             | AS6.1<br>The cut and/or fill is retained, and the retaining wall is set back from any boundary at least one quarter of its height, with a minimum distance of 300mm, and:<br>a) the site is located within a residential domain or adjacent to a site in a residential domain, and the retaining wall is stepped 1.5 metres for every 1.5 metres in height, and the terraces are landscaped; or<br>b) the site is located within a non-residential domain, and the retaining wall is stepped 1.5 metres for every three metres in height, and the terraces are landscaped.<br>AS6.2 | <b>AS6.1 – COMPLIES</b><br>Proposed earthworks to be conducted adjacent to the residential development will be in accordance with the Bulk Earthworks plans and Statement of Landscape Plans, refer <b>Appendix E</b> and <b>Appendix I</b> .<br><br><b>AS6.2 –COMPLIES</b><br>Proposed earthworks to be conducted                                                                      |                                                                                                                                                            |



| Performance Criteria                                                                                                                                                           | Acceptable Solutions                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | How does the proposal comply with the Acceptable Solution or Performance Criteria?                                                                                                                                                                                             | Internal Use:<br>Has compliance with the Acceptable Solution/<br>Performance Criteria been demonstrated?<br>Is a request for further information required? |
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|                                                                                                                                                                                | <p>The cut and/or fill is not retained, and the toe of any batter is no closer than 300mm from a boundary, and:</p> <ul style="list-style-type: none"> <li>a) the site is located within a residential domain or adjacent to a site in a residential domain, and batters along boundaries are no steeper than one in four and landscaped; or</li> <li>b) the site is located within a non-residential domain, and batters along boundaries are no steeper than 1 in 2 and landscaped.</li> </ul> | <p>adjacent to the residential development will be in accordance with the Bulk Earthworks plans and Statement of Landscape Plans, refer <b>Appendix E</b> and <b>Appendix I</b>.</p>                                                                                           |                                                                                                                                                            |
| <b>Managing Contamination Risk</b>                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                |                                                                                                                                                            |
| <p>PC7</p> <p>Any filling or excavation must not result in the contamination of land.</p>                                                                                      | <p>AS7</p> <p>The fill material is solid clean earth or clean inert material, free of organic, putrescible or refuse matter.</p>                                                                                                                                                                                                                                                                                                                                                                 | <p><b>AS7 – WILL COMPLY</b></p> <p>All filling will be solid clean earth material.</p>                                                                                                                                                                                         |                                                                                                                                                            |
| <b>Geotechnical Fill Considerations</b>                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                |                                                                                                                                                            |
| <p>PC8</p> <p>Any materials used as fill must be able to adequately support future development of the land.</p>                                                                | <p>AS8</p> <p>The proposed type, composition and source of fill material is geotechnically suitable, and is adequately compacted to support future development, in accordance with the requirements of <b>Planning Scheme Policy 11 – Land Development Guidelines</b>.</p>                                                                                                                                                                                                                       | <p><b>AS89 – WILL COMPLY</b></p> <p>All proposed fill material will be geotechnically suitable, and adequately compacted (98% based on industrial land designation) to support future development, in accordance with the requirements of the Land Development Guidelines.</p> |                                                                                                                                                            |
| <b>Hydraulic Considerations</b>                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                |                                                                                                                                                            |
| <p>PC9</p> <p>Any change to the level of the land must not have an adverse flooding impact on the flooding and drainage characteristics of external sites and/or premises.</p> | <p>AS9</p> <p>As demonstrated by a hydraulic report prepared in accordance with Council's Hydraulic Report Requirements, the filling or excavation does not:</p> <ul style="list-style-type: none"> <li>a) cause ponding on the site or nearby land;</li> <li>b) increase flooding which adversely affects the safety or use of any land upstream and downstream;</li> <li>c) adversely affect the flow of water in any</li> </ul>                                                               | <p><b>AS9 – COMPLIES</b></p> <p>A stormwater management plan has been prepared so there is no worsening effect to adjoining or surrounding lands, refer <b>Appendix F</b>.</p>                                                                                                 |                                                                                                                                                            |



| Performance Criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Acceptable Solutions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | How does the proposal comply with the Acceptable Solution or Performance Criteria?                                                                                                                               | Internal Use:<br>Has compliance with the Acceptable Solution/<br>Performance Criteria been demonstrated?<br>Is a request for further information required? |
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | overland flow path; or otherwise<br>d) contravene the intent of Constraint Code 8 - Flood Affected Areas.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                  |                                                                                                                                                            |
| <p>PC10</p> <p>Development upstream of areas with over floor flooding shall not increase the contribution of floodwater from the catchment. Over floor flooding occurs adjacent to:</p> <ul style="list-style-type: none"> <li>a) Currumbin Creek, downstream of weir near Stackpole Street;</li> <li>b) Tallebudgera Creek, downstream of Benardon Court;</li> <li>c) Mudgeeraba Creek, downstream of Berrigans Road;</li> <li>d) Nerang River, east of the Pacific Motorway;</li> <li>e) Coomera River, east of the Oxenford - Tamborine Road;</li> <li>f) Coombabah Creek, downstream of the Pacific Highway;</li> <li>g) Saltwater Creek, downstream of its crossing by Kopps Road.</li> </ul> | <p>AS10.1</p> <p>Flood storage detention facilities are provided, where possible, on public land, of sufficient capacity to retain runoff such that the total peak runoff rate and volume released during the flood is not greater than would have been the case prior to development.</p> <p>AS10.2</p> <p>A certified hydraulic study (and, if necessary, a hydrologic study) is prepared by a suitably qualified and experienced engineer to investigate the characteristics of both the undeveloped and developed site, and determines to the satisfaction of the Assessment Manager that a detention storage is not required, and a contribution is made by the developer to a Council sponsored community flood detention facility.</p> | <p><b>AS10.1 – COMPLIES</b></p> <p>Please refer to the submitted SWMP and change to ground level plans for details</p> <p><b>AS10.2 – NOT REQUIRED</b></p>                                                       |                                                                                                                                                            |
| <p>PC11</p> <p>All development must ensure that there is no impact to local drainage regimes, such that no real damage is caused to any properties upstream or downstream of the site.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <p>AS11</p> <p>Stormwater drainage is provided in accordance with <b>Planning Scheme Policy 11 – Land Development Guidelines</b>.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <p><b>AS11 – COMPLIES</b></p> <p>A stormwater management plan has been prepared so there is no worsening effect to adjoining or surrounding lands, refer <b>Appendix F</b>.</p>                                  |                                                                                                                                                            |
| <b>Haulage Activity and Amenity</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                  |                                                                                                                                                            |
| <p>PC12</p> <p>All activities carried out for or associated with changes to ground level, including haulage activity, must be conducted in a manner which ensures minimal disturbance to the amenity of the built environment.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <p>AS12.1</p> <p>The development involves the transportation of fill material to and/or from the site, and the following measures are taken:</p> <ul style="list-style-type: none"> <li>a) loads are covered;</li> <li>b) spilled or wheel tracked material is immediately cleaned up from external roads; and</li> <li>c) heavy vehicle traffic is controlled.</li> </ul> <p>AS12.2</p>                                                                                                                                                                                                                                                                                                                                                      | <p><b>AS12.1 – WILL COMPLY</b></p> <p>The proposed development will undertake measures to ensure the transportation of fill material to and/or from the site does not impact on the surrounding environment.</p> |                                                                                                                                                            |



| Performance Criteria                                                                                                                                                 | Acceptable Solutions                                                                                                                                                                                                                                                                                                                                                                                                          | How does the proposal comply with the Acceptable Solution or Performance Criteria?                                                                                                                                                                                                                                                                                                                                                                       | Internal Use:<br>Has compliance with the Acceptable Solution/<br>Performance Criteria been demonstrated?<br>Is a request for further information required? |
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|                                                                                                                                                                      | <p>All waste material, including vegetation, is transported from the site and disposed of in an approved location.</p> <p>AS12.3<br/>All haulage routes are approved by the Department of Transport for declared main roads, and by Council for all other roads.</p> <p>AS12.4<br/>All haulage to and from the site is to be undertaken only during the hours of 6am to 6pm Monday to Friday and 7am to 6pm on Saturdays.</p> | <p><b>AS12.2 – WILL COMPLY</b><br/>All waste will be transported to an appropriate landfill site.</p> <p><b>AS12.3 – WILL COMPLY</b><br/>Transportation activities associated with the change to ground level will comply with the state and Local Government requirements.</p> <p><b>AS12.4 – WILL COMPLY</b><br/>All haulage to and from the site will be carried out during the hours of 6am to 6pm Monday to Friday and 7am to 6pm on Saturdays.</p> |                                                                                                                                                            |
| <b>Treatment of Fill and Retaining Walls</b>                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                            |
| <p>PC13<br/>All work associated with any development must not create a negative impact upon the amenity of surrounding properties.</p>                               | <p>AS13.1<br/>Filling material is placed on the development site and is maintained within the subject property, unless alternative arrangements are agreed by the affected neighbouring property owner.</p> <p>AS13.2<br/>Any retaining walls which present to the street or adjoining land, have a finish that is compatible with surrounding development.</p>                                                               | <p><b>AS13.1 – WILL COMPLY</b></p> <p><b>AS13.2 – WILL COMPLY</b></p>                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                            |
| <b>Water Quality</b>                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                            |
| <p>PC14<br/>Development must not have an adverse impact upon the City's ground water, waterways and wetlands.</p>                                                    | <p>AS14<br/>Sediment and erosion control measures are implemented with the filling/excavation work.</p>                                                                                                                                                                                                                                                                                                                       | <p><b>AS14 – COMPLIES</b><br/>A sediment and erosion control plan forms part of the bulk earthworks plans, refer <b>Appendix E</b>.</p>                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                            |
| <p>PC15<br/>The natural hydrological regimes of the site, including natural water quality, quantity and groundwater conditions, must be maintained and enhanced.</p> | <p>AS15.1<br/>Sediment and erosion control measures are implemented with the filling/excavation work, in accordance with an approved Erosion and Sedimentation Control Program.</p>                                                                                                                                                                                                                                           | <p><b>AS15.1 – COMPLIES</b><br/>A sediment and erosion control plan forms part of the bulk earthworks plans, refer <b>Appendix E</b>.</p>                                                                                                                                                                                                                                                                                                                |                                                                                                                                                            |



| Performance Criteria                                                                                                                                                      | Acceptable Solutions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | How does the proposal comply with the Acceptable Solution or Performance Criteria?                                                                                                                                                                                            | Internal Use:<br>Has compliance with the Acceptable Solution/<br>Performance Criteria been demonstrated?<br>Is a request for further information required? |
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|                                                                                                                                                                           | <p>AS15.2<br/>The methods of stormwater run-off control and the design of the stormwater system does not create a point source discharge to waterbodies.</p> <p>AS15.3<br/>A Stormwater Management Intent is prepared for the site which demonstrates that:</p> <ul style="list-style-type: none"> <li>a) stormwater is treated prior to discharge into any waterways;</li> <li>b) the velocity and quality of stormwater to be discharged into the waterways does not degrade the environmental values of the adjoining site.</li> </ul> | <p><b>AS15.2 – COMPLIES</b><br/>A stormwater management plan has been prepared, refer <b>Appendix F</b>.</p> <p><b>AS15.3- COMPLIES</b><br/>A stormwater management plan has been prepared, refer <b>Appendix F</b>.</p>                                                      |                                                                                                                                                            |
| <b>Finished Surface Levels</b>                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                               |                                                                                                                                                            |
| <p>PC16<br/>All development must have a finished surface level which is free draining and free from flooding.</p>                                                         | <p>AS16.1.1<br/>The development is free draining and the surface gradient of the fill and/or excavated area is within the range 0.5% to 1.5%.</p> <p>OR</p> <p>AS16.1.2<br/>The development includes steep surface gradients, which achieve integration with the surrounding topography, and the finished profile does not interrupt or materially change the surface water drainage, from or onto adjoining land.</p>                                                                                                                    | <p><b>AS16.1.1- COMPLIES</b><br/>All lots are designed as free draining towards the proposed public road reserve at a minimum 1:150 grade.</p> <p><b>AS16.2 – COMPLIES</b><br/>Please refer to the submitted change to ground level drawings which demonstrate compliance</p> |                                                                                                                                                            |
| <b>Construction of New Waterbodies</b>                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                               |                                                                                                                                                            |
| <p>PC17<br/>The new waterbodies must be suitable for their intended uses, and must maintain and enhance the water quality of existing waterbodies connecting to them.</p> | <p>AS17.1<br/>A Water Quality Management Plan, which is prepared by a competent person, demonstrates that:</p> <ul style="list-style-type: none"> <li>a) the water quality of the new waterbodies is of the same or higher standard as the existing water quality;</li> <li>b) long term maintenance of the desired water quality is achieved;</li> </ul>                                                                                                                                                                                 | <p><b>AS17.1 to AS17.4 – NOT APPLICABLE</b><br/>No waterbodies are proposed as part of this application.</p>                                                                                                                                                                  |                                                                                                                                                            |



| Performance Criteria                                                                                                                                                                                                                        | Acceptable Solutions                                                                                                                                                                                                                                                                                                                                                                                                                                  | How does the proposal comply with the Acceptable Solution or Performance Criteria?              | Internal Use:<br>Has compliance with the Acceptable Solution/<br>Performance Criteria been demonstrated?<br>Is a request for further information required? |
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|                                                                                                                                                                                                                                             | <p>c) breeding potential of biting insects is minimised.</p> <p>AS17.2<br/>The water body does not have deep, isolated holes that stratify and increase the possibility of algal blooms occurring, if that stratification breaks down.</p> <p>AS17.3<br/>Pumping for the purposes of maintaining water quality is avoided.</p> <p>AS17.4<br/>The water body is designed with a suitable outlet to ensure that flushing, if required, is possible.</p> |                                                                                                 |                                                                                                                                                            |
| <p>PC18<br/>Operational work must not cause geotechnical bank instability, erosion, bed scour or revetment wall collapse to adjacent waterbodies or to newly constructed waterbodies.</p>                                                   | <p>AS18<br/>Edge treatment to the embankments of the waterbodies is in place during and after construction, in a manner certified by a competent person.</p>                                                                                                                                                                                                                                                                                          | <p><b>AS18– NOT APPLICABLE</b><br/>No waterbodies are proposed as part of this application.</p> |                                                                                                                                                            |
| <p>PC19<br/>New waterbodies to be transferred to public ownership must have regard to public safety.</p>                                                                                                                                    | <p>AS19<br/>The water body includes:<br/>a) warning signs;<br/>b) fencing of areas where access is restricted, such as steep sided embankments or large drops.</p>                                                                                                                                                                                                                                                                                    | <p><b>AS19– NOT APPLICABLE</b><br/>No waterbodies are proposed as part of this application.</p> |                                                                                                                                                            |
| <b>Access to New Waterbodies</b>                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                 |                                                                                                                                                            |
| <p>PC20<br/>Development incorporating new waterbodies must be designed to provide suitable access for maintenance of revetment walls and cleaning of the water body, including the removal of rubbish, reeds and surplus aquatic flora.</p> | <p>AS20<br/>Access is provided to the owner/s of the waterbodies, by:<br/>a) dedication of land to the Crown, for this purpose; or<br/>b) existing access arrangements.</p>                                                                                                                                                                                                                                                                           | <p><b>AS20– NOT APPLICABLE</b><br/>No waterbodies are proposed as part of this application.</p> |                                                                                                                                                            |



## Part 7 Codes

### Division 3 Constraint Codes

#### Chapter 14 Sediment and Erosion Control

##### 1.0 Purpose

This code seeks to minimise environmental harm caused by the effects of erosion and sedimentation, associated with the development of land. This code also seeks to ensure that ecologically sustainable management practices are undertaken during and following the development of land by:

- requiring the conservation of existing vegetation, including ground cover, on the land or, if cleaning is essential, replanting of vegetation and grass;
- ensuring that soil and other debris (whether transported by water or wind) do not leave the development site;
- minimising water flow paths and water volumes which traverse development sites, and avoiding where possible sediments leaving the site;
- ensuring the prompt and effective stabilisation and restoration of disturbed lands;
- requiring, when appropriate, an Erosion and Sedimentation Control Program;
- minimising the area and exposure time of disturbed land;
- minimising stormwater runoff events from disturbed areas;
- requiring the monitoring of impacts on receiving water bodies, as a measure of the effectiveness of the control devices.

##### 2.0 Application

- 2.1 This code applies to development that is indicated as code or impact assessable by the Table of Development of the domain or Local Area Plan (LAP) within which the development is proposed.
- 2.2 Performance Criteria PC1-PC3 apply to all development referred to in this code.

##### 3.0 Development Requirements

| Performance Criteria                                                                | Acceptable Solutions                                                                                                                                                                                                    | How does the proposal comply with the Acceptable Solution or Performance Criteria?                                                                  | Internal Use:<br>Has compliance with the Acceptable Solution/<br>Performance Criteria been demonstrated?<br>Is a request for further information required? |
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| <b>Development that is Code Assessable or Impact Assessable</b>                     |                                                                                                                                                                                                                         |                                                                                                                                                     |                                                                                                                                                            |
| <b>Erosion Risk</b>                                                                 |                                                                                                                                                                                                                         |                                                                                                                                                     |                                                                                                                                                            |
| PC1<br>All development must not cause erosion or allow sediments to leave the site. | AS1<br>An Erosion and Sedimentation Hazard Assessment has been undertaken in accordance with the criteria listed in <b>Table 14-1 – Erosion Hazard Assessment Form</b> , and the total score does not exceed 11 points. | <b>AS1 – COMPLIES</b><br>A sediment and erosion control plan has been prepared and submitted as part of this application, refer <b>Appendix E</b> . |                                                                                                                                                            |



## Part 7 Codes

### Division 2 Specific Development Codes

#### Chapter 28 Reconfiguring a Lot

##### 1.0 Purpose

To provide that any new lots, created by Reconfiguring a Lot, are suitable for their intended purpose and are appropriate to the topography and landscape features of the land. This code seeks to ensure that any reconfiguration of lots results in:

- good urban design outcomes that are consistent with the intended character for a particular area, as expressed through the domain provisions or Local Area Plans (LAPs);
- compatible relationships between land uses;
- an efficient use of land resources and protection of natural resources, such as good quality agricultural land, extractive material, water and ecologically significant areas;
- protection from natural hazards;
- urban areas that are well defined, energy efficient and legible, with a high degree of connectivity;
- provision for convenient and safe movement of people between areas and facilities by walking, cycling and public transport use;
- an effective and efficient road network;
- effective and efficient provision of relevant services;
- promotion of social interaction and community activity;
- a choice of affordable housing types;
- provision of an accessible and useable network of open space for local communities; and
- protection and enhancement of ecologically significant areas and environmental values.

##### 2.0 Application of this Code

- 2.1 This code applies to Reconfiguring a Lot applications indicated as being code or impact assessable in the Table of Development in the domain or Local Area Plan (LAP) within which the development is proposed.
- 2.2 Where a domain or LAP Place Code contains Reconfiguring a Lot requirements that differ from this code, the domain or LAP requirements take precedence. Performance Criteria PC1-PC25 apply to all development subject to this code.



### 3.0 Development Requirements

| Performance Criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Acceptable Solutions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | How does the proposal comply with the Acceptable Solution or Performance Criteria?                                                                               | Internal Use:<br>Has compliance with the Acceptable Solution/<br>Performance Criteria been demonstrated?<br>Is a request for further information required? |
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| <b>Development that is Code Assessable or Impact Assessable</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                  |                                                                                                                                                            |
| <b>Lot Size</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                  |                                                                                                                                                            |
| <p><b>PC1</b><br/>Lots must have the appropriate area and dimensions to enable:</p> <ul style="list-style-type: none"> <li>a) density of land uses to be consistent with the intended character of the local area or neighbourhood, as expressed through the relevant domain or LAP;</li> <li>b) siting and construction of buildings to minimise risk of soil erosion, flooding and bushfire;</li> <li>c) siting and construction of buildings to minimise detriment from effluent disposal and</li> <li>d) water quality impacts;</li> <li>e) retention of ecologically significant areas and other remnant vegetation;</li> <li>f) retention of cultural features and views;</li> <li>g) minimisation of earthworks and/or retaining walls associated with building construction on steep sites;</li> <li>h) provision of private outdoor space and on-site landscaping;</li> <li>i) convenient vehicle access and on-site parking.</li> </ul> | <p><b>AS1.1.1</b><br/>The minimum lot area, minimum lot frontage, minimum width of any access strip or easement, and the maximum ratio of lot depth to average width are consistent with the provisions of the Table to this Acceptable Solution, unless varied by the minimum lot size and density requirements indicated on <b>Overlay Map OM5 – Minimum Lot Size</b>.</p> <p>OR</p> <p><b>AS1.1.2</b><br/>Allotments created on steep slopes in the Village, Detached Dwelling, or Residential Choice domains that are intended to be used for residential purposes provide a minimum private outdoor area of 30m<sup>2</sup>, with the following criteria:</p> <ul style="list-style-type: none"> <li>a) ratio 2:1 (length to width) maximum;</li> <li>b) gradient less than 5%;</li> <li>c) adjoining proposed building envelope;</li> <li>d) flood free for the 1 in 5 ARI.</li> </ul> <p>OR</p> <p><b>AS1.1.3</b><br/>The site is located in the Park Living Domain and the average lot size is not less than 8000m<sup>2</sup>, excluding areas of public open space dedication.</p> <p>OR</p> <p><b>AS1.1.4</b><br/>The lot has a minimum area less than that provided in the <b>Table to Acceptable Solution AS1.1.1</b> and a Hinterland Subdivision is achieved, consistent with <b>AS3.1</b> to <b>AS3.9</b></p> | <p><b>PC1 – COMPLIES</b><br/>The proposed lots comply with the Generation Park Industrial Place Code lot requirements, pursuant to the Preliminary Approval.</p> |                                                                                                                                                            |



| Performance Criteria | Acceptable Solutions                                                                                                                                                                                                                            | How does the proposal comply with the Acceptable Solution or Performance Criteria? | Internal Use:<br>Has compliance with the Acceptable Solution/<br>Performance Criteria been demonstrated?<br>Is a request for further information required? |
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|                      | inclusive.<br>OR<br>AS1.1.5<br>The lot has a minimum area less than that provided in the <b>Table to Acceptable Solution AS1.1.1</b> , and it is for a non-residential purpose and intended to be used for public utilities, eg. road widening. |                                                                                    |                                                                                                                                                            |

**Table to Acceptable Solutions AS1.1.1**

| Domain                  | Minimum Area<br># Corner Lot<br>^ Rear Lot<br>(m <sup>2</sup> ) | Minimum Frontage/ Minimum<br>Average Width for Irregularly<br>Shaped Allotments (metres) | Minimum Width of Access Strip or<br>Easement<br>(metres) | Maximum Ratio of Average Depth<br>to Width |
|-------------------------|-----------------------------------------------------------------|------------------------------------------------------------------------------------------|----------------------------------------------------------|--------------------------------------------|
| Rural*                  | 20 ha                                                           | 200                                                                                      | 10                                                       | 3:1                                        |
| Park Living             | α4,000                                                          | 50                                                                                       | 6<br>(for rear allotments)                               | 3:1                                        |
| Village                 | 600<br># 600<br>^ 600                                           | 17<br>20                                                                                 | 4.5<br>(for rear allotments)                             | 2.5:1                                      |
| Detached Dwelling       | 600<br># 600<br>^ 600                                           | 17<br>20                                                                                 | 4.5<br>(for rear allotments)                             | 2.5:1                                      |
| Residential Choice      | 400                                                             | √20                                                                                      | 4.5                                                      | 2:1                                        |
| Tourist and Residential | 1,000                                                           | 25                                                                                       | 6.0                                                      | 2:1                                        |
| Integrated Business     | 1,000                                                           | 18                                                                                       | 4.5                                                      | 4:1                                        |
| Local Business          | 1,000                                                           | 18                                                                                       | 4.5                                                      | 4:1                                        |
| Fringe Business         | 1,000                                                           | 25                                                                                       | 8                                                        | 4:1                                        |
| Industry 1              | 2,000<br>^3,000                                                 | 25                                                                                       | 8                                                        | 4:1                                        |
| Industry 2              | 1,000<br>^2,000                                                 | 25                                                                                       | 8                                                        | 4:1                                        |
| Extractive Industry     | 200,000                                                         | 200                                                                                      | 10                                                       | 3:1                                        |



| Domain               | Minimum Area<br># Corner Lot<br>^ Rear Lot<br>(m <sup>2</sup> )                              | Minimum Frontage/ Minimum<br>Average Width for Irregularly<br>Shaped Allotments (metres) | Minimum Width of Access Strip or<br>Easement<br>(metres) | Maximum Ratio of Average Depth<br>to Width |
|----------------------|----------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|----------------------------------------------------------|--------------------------------------------|
| Marine Industry      | 1,000<br>^2,000                                                                              | 25                                                                                       | 8                                                        | 4:1                                        |
| Community Purposes   | 1,000                                                                                        | 20                                                                                       | 4.5                                                      | 3:1                                        |
| Private Open Space   | 4,000                                                                                        | 25                                                                                       | 4.5                                                      | n/a                                        |
| Public Open Space    | 100,000                                                                                      | 100                                                                                      | 15                                                       | n/a                                        |
| Emerging Communities | As indicated in relevant structure plan or as established in an approved plan of development |                                                                                          |                                                          |                                            |

**Key:**

- \* The Rural Domain allows smaller lot sizes in specific circumstances.
- # Corner allotment.
- ^ Rear allotment and does not include area of access strip or easement.
- ▽ The minimum frontage requirement is 15 metres where the lot is created for the use of a detached dwelling or an attached dwelling (containing two units only).
- α In a single subdivision proposal in the Park Living Domain, the average lot size must not be less than 8,000m<sup>2</sup> (excluding areas of public open space dedication).

**Note 1:** The relevant domain controls may place further restrictions on minimum lot size. For example, in the Detached Dwelling Domain, the large minimum lot size overlay control may require a larger lot size than that shown in this table.

**Note 2:** The relevant domain controls may place restrictions on the total yield or density that can be achieved. This would limit the number of lots that can be created at the minimum size.

**Note 3:** The minimum lot size shown here refers to land only, whether it is fee simple land or community title land. It does not apply to the subdivision of apartment buildings into residential units, the subdivision of commercial buildings into separate tenancies or to the creation of separate building unit titles within a community title development. These last mentioned developments are subject to the density and use controls that apply in the relevant domains or LAPs.

| Performance Criteria | Acceptable Solutions | How does the proposal comply with the<br>Acceptable Solution or Performance Criteria? | Internal Use:<br>Has compliance with the Acceptable Solution/<br>Performance Criteria been demonstrated?<br>Is a request for further information required? |
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**Protection of Good Quality Agricultural Land**

|                                                                                                                                                                                   |                                                                                                                                                                           |                                                                 |  |
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| PC2<br>Lots created for residential purposes in the vicinity of and identified on <b>Overlay Map OM2 – Good Quality Agricultural Land</b> must ensure that potential impacts from | AS2<br>Lot layout is consistent with <b>State Planning Policy 1/92: Development and Conservation of Agricultural Land</b> and its supporting <b>Planning Guidelines –</b> | <b>PC2 – NOT APPLICABLE</b><br>Proposal is for industrial lots. |  |
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| Performance Criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Acceptable Solutions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | How does the proposal comply with the Acceptable Solution or Performance Criteria?                    | Internal Use:<br>Has compliance with the Acceptable Solution/<br>Performance Criteria been demonstrated?<br>Is a request for further information required? |
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| agricultural activities do not adversely affect community health, safety, amenity and the continuing use of the agricultural land resource.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>Separating Agricultural and Residential Land Uses.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                       |                                                                                                                                                            |
| <b>Hinterland Protection</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                       |                                                                                                                                                            |
| <p>PC3</p> <p>Ecologically significant areas located on sites identified on <b>Overlay Map OM1 – Rural Subdivision</b> must be protected. To determine ecologically significant areas, consideration will be given, but not limited, to:</p> <ul style="list-style-type: none"> <li>a) <b>Part 2, Division 1, Chapter 2 – Ecological Processes;</b></li> <li>b) <b>Part 3, Division 2, Chapter 1 – Nature Conservation;</b></li> <li>c) <b>Part 3, Division 3, Chapter 2 – Open Space Nature Conservation and Chapter 3 – Rural/Nature Conservation;</b></li> <li>d) <b>Part 7, Division 3, Chapter 11 – Nature Conservation Constraint Code;</b></li> <li>e) Council's organisational objectives for conserving natural assets;</li> <li>f) <b>Planning Scheme Policy 8 – Guidelines for Ecological Assessments.</b></li> </ul> | <p>AS3.1</p> <p>The most appropriate subdivision layout on the site, indicating ecologically significant areas to be protected or contributed to Council as public open space, complies with the criteria in PC3, and is demonstrated by a site analysis prepared in accordance with <b>Planning Scheme Policy 17 – Site Analysis.</b></p> <p>AS3.2</p> <p>Where the ecologically significant area to be dedicated for public open space or otherwise protected exceeds 15% of the total site area which may be developed, but does not exceed 25%, the maximum lot yield of the balance developable area is in accordance with the provisions of <b>Overlay Map OM1 – Rural Subdivision</b>, using the total land area as the basis for calculation.</p> <p>AS3.3</p> <p>Where the ecologically significant area to be dedicated for public open space or otherwise protected exceeds 25% of the total site area which may be developed, but does not exceed 30%, the maximum lot yield of the balance developable area is in accordance with the provisions of <b>Overlay Map OM1 – Rural Subdivision</b>, increased by no more than 15%, and using the total land area as the basis for calculation.</p> <p>AS3.4</p> <p>Where the ecologically significant area to be dedicated for public open space or otherwise protected exceeds 30% of the total site area</p> | <p><b>PC3 – NOT APPLICABLE</b></p> <p>Subject site not within Rural Subdivision overlay map area.</p> |                                                                                                                                                            |



| Performance Criteria | Acceptable Solutions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | How does the proposal comply with the Acceptable Solution or Performance Criteria? | Internal Use:<br>Has compliance with the Acceptable Solution/<br>Performance Criteria been demonstrated?<br>Is a request for further information required? |
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|                      | <p>which may be developed, but does not exceed 50%, the maximum lot yield of the balance developable area is in accordance with the provisions of <b>Overlay Map OM1 – Rural Subdivision</b>, increased by no more than 25% , and using the total land area as the basis for calculation.</p> <p>AS3.5<br/>Where the ecologically significant area to be dedicated for public open space or otherwise protected exceeds 50% of the total site area which may be developed, the maximum lot yield of the balance developable area is in accordance with the provisions of <b>Overlay Map OM1 - Rural Subdivision</b>, increased by no more than 30%, and using the total land area as the basis for calculation.</p> <p>AS3.6<br/>Where the area of land to be protected for conservation purposes is retained in private ownership (rather than being transferred to Council's ownership as public open space), that land is properly maintained and secured for the future by a suitable mechanism ensuring its long-term protection. Suitable mechanisms may include a Vegetation Protection Order (VPO) under <b>Local Law No 6 – Vegetation Management</b> or a registrable planning covenant.</p> <p>AS3.7<br/>The minimum size of any lot in a hinterland subdivision, established in accordance with the Acceptable Solutions to <b>PC3</b>, is not less than 4,000m<sup>2</sup>.</p> <p>AS3.8<br/>Lot layout is consistent with <b>State Planning Policy 1/92: Development and Conservation of Agricultural Land</b> and its supporting <b>Planning Guidelines – Separating Agricultural and Residential Land Uses</b>.</p> |                                                                                    |                                                                                                                                                            |



| Performance Criteria                                                                                                                                             | Acceptable Solutions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | How does the proposal comply with the Acceptable Solution or Performance Criteria?                                                                                                                                                                                                                              | Internal Use:<br>Has compliance with the Acceptable Solution/<br>Performance Criteria been demonstrated?<br>Is a request for further information required? |
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|                                                                                                                                                                  | AS3.9<br>Lot layout is informed by a site analysis that is prepared consistent with <b>Planning Scheme Policy 17 – Site Analysis</b> .                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                            |
| <b>Safe Access</b>                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                            |
| PC4<br>Safe and efficient access for vehicles and pedestrians must be provided.                                                                                  | AS4.1<br>All lots and building sites are accessible by legal road access, in compliance <b>Planning Scheme Policy 11 – Land Development Guidelines</b> .<br>AS4.2<br>Driveways internal to the property are not steeper than 25% (1V:4H) for a distance not greater than 50 metres.                                                                                                                                                                                                                                | <b>AS4.1 – COMPLIES</b><br>The proposed subdivision provides legal road access for all proposed lots.<br><br><b>AS4.2 – NOT APPLICABLE</b><br>No driveways are proposed.                                                                                                                                        |                                                                                                                                                            |
| PC5<br>Reconfiguration of land with frontage to a service road along the Pacific Motorway must minimise the demand for new vehicle accesses to the service road. | AS5.1<br>Each new lot has the necessary access easements in place to ensure that no additional accesses are created as a result of the reconfiguration.<br>AS5.2<br>Notwithstanding the requirements set out in <b>AS1.1.1</b> , lots have a depth-to-frontage ratio less than 1:1.<br>AS5.3<br>Lot frontage to the service road is at least 40 metres at future nodal fringes and interchange centres, or 80 metres at future links identified on <b>Overlay Map OM15 – Pacific Motorway Service Road Types</b> . | <b>AS5.1 – NOT APPLICABLE</b><br>Subject site does not have a road frontage with the Pacific Motorway service road.<br><br><b>AS5.2 – COMPLIES</b><br>Proposed lots comply with stipulated depth to frontage ratio.<br><br><b>AS5.3 – NOT APPLICABLE</b><br>Subject site not identified on overlay map OM-15-1. |                                                                                                                                                            |
| <b>Neighbourhood Design and Character</b>                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                            |
| PC6<br>Subdivision of land must provide for a neighbourhood with a strong and positive identity, through:<br>a) clearly readable street and open space networks; | AS6.1<br>The development is guided by a plan of development based on a site analysis consistent <b>Planning Scheme Policy 17 – Site Analysis</b> , with:<br>a) proposed street network;                                                                                                                                                                                                                                                                                                                            | <b>AS6.1 – COMPLIES</b><br>The proposal has been guided by the site analysis plan and Preliminary Approval decision notice and conditions.                                                                                                                                                                      |                                                                                                                                                            |



| Performance Criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Acceptable Solutions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | How does the proposal comply with the Acceptable Solution or Performance Criteria?                                                                                                                                                                                                                              | Internal Use:<br>Has compliance with the Acceptable Solution/<br>Performance Criteria been demonstrated?<br>Is a request for further information required? |
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| <ul style="list-style-type: none"> <li>b) appropriate response to site characteristics and setting (including landmarks and views);</li> <li>c) integration with the surrounding urban environment;</li> <li>d) location of community, retail and commercial facilities at focal points, within convenient walking distance for residents;</li> <li>e) shared use of public facilities by adjoining communities (where relevant);</li> <li>f) enhancement of personal safety and minimisation of potential for crime, vandalism and fear by maximising opportunities for casual surveillance of public spaces;</li> <li>g) achieving a sense of place.</li> </ul> | <ul style="list-style-type: none"> <li>b) proposed access arrangements;</li> <li>c) proposed uses of individual lots;</li> <li>d) proposed locations of buildings on each lot;</li> <li>e) proposed open space;</li> <li>f) proposed landscape work theme.</li> </ul> <p><b>AS6.2</b><br/>The design and layout of the subdivision is consistent with any relevant LAP or structure plan under the Emerging Communities Domain.</p> <p><b>AS6.3</b><br/>Lots are arranged to front streets and public open space.</p> <p><b>AS6.4.1</b><br/>Battle-axe lots are not created.</p> <p>OR</p> <p><b>AS6.4.2</b><br/>Battle-axe lots are created that provide an outlook over public open space.</p> | <p><b>AS6.2 – COMPLIES</b><br/>The proposed subdivision has taken into consideration the Preliminary Approval that was based on the Yatala Enterprise Area LAP.</p> <p><b>AS6.3 – COMPLIES</b><br/>All lots has suitable road frontage.</p> <p><b>AS6.4 – COMPLIES</b><br/>No battle axe lots are proposed.</p> |                                                                                                                                                            |
| <p><b>PC7</b><br/>The residential subdivision design must promote the variety in residential streetscapes, rather than rows of uniform dwellings and/or garages.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <p><b>AS7.1</b><br/>A variety of building setback requirements on adjacent lots is provided.</p> <p><b>AS7.2</b><br/>A variety of lot sizes and shapes are provided within the subdivision.</p> <p><b>AS7.3</b><br/>A variety of road carriageway width is provided in the subdivision, in accordance with <b>Planning Scheme Policy 11 – Land Development Guidelines</b>.</p> <p><b>AS7.4</b><br/>There is a coordinated design of fencing requirements incorporated with the landscape works for the subdivision.</p>                                                                                                                                                                          | <p><b>PC7 – NOT APPLICABLE</b><br/>Proposed subdivision is for industrial lots and no residential.</p>                                                                                                                                                                                                          |                                                                                                                                                            |

## Circulation and Access Design



| Performance Criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Acceptable Solutions                                                                                                                                                                                      | How does the proposal comply with the Acceptable Solution or Performance Criteria?                                                                                         | Internal Use:<br>Has compliance with the Acceptable Solution/<br>Performance Criteria been demonstrated?<br>Is a request for further information required? |
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| <p>PC8</p> <p>An overall street network must be provided which:</p> <ul style="list-style-type: none"> <li>a) has design features which convey the primary function of each type of street and encourage driver behaviour, speeds and traffic volumes that are appropriate to that function;</li> <li>b) provides a high level of internal accessibility and appropriate external connections for vehicles, pedestrian and cycle movements;</li> <li>c) deters through traffic from residential areas and creates safe conditions for local road users, pedestrians and cyclists;</li> <li>d) incorporates street junctions and accesses to lots that are located and spaced to facilitate safe and convenient vehicle movements;</li> <li>e) provides for street widths and lengths that optimise the cost effectiveness of the network and the provision of public utilities;</li> <li>f) allows for efficient and unimpeded movement of buses, without facilitating high traffic speeds on streets that are identified bus routes.</li> </ul> | <p>AS8</p> <p>Where involving the construction of a new road, the development conforms to <b>Planning Scheme Policy 11 – Land Development Guidelines</b>.</p>                                             | <p><b>PC8 – COMPLIES</b></p> <p>The road network has been designed in accordance with Councils standards and requirements pursuant to the Land Development Guidelines.</p> |                                                                                                                                                            |
| <p>PC9</p> <p>The street network in urban areas caters for the extension of existing or future public transport routes to provide services that are convenient and accessible to the community (not applicable in Rural or Park Living areas and their equivalents in LAPs).</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <p>AS9</p> <p>At least 90% of dwellings are within 400 metres radial distance from an existing or potential bus route (not applicable in Rural or Park Living Domains and their equivalents in LAPs).</p> | <p><b>PC9 – NOT APPLICABLE</b></p> <p>Proposal is for an industrial subdivision of land and not residential.</p>                                                           |                                                                                                                                                            |
| <p>PC10</p> <p>The subdivision design must achieve enhanced vehicular permeability and legibility</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <p>AS10.1</p> <p>There are multiple connections and intersections for all roads and streets within</p>                                                                                                    | <p><b>AS10.1 – COMPLIES</b></p> <p>The proposed subdivision provides for road connectivity both internally and externally.</p>                                             |                                                                                                                                                            |



| Performance Criteria                                                                                              | Acceptable Solutions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | How does the proposal comply with the Acceptable Solution or Performance Criteria?                                                                                                                                                                                                                | Internal Use:<br>Has compliance with the Acceptable Solution/<br>Performance Criteria been demonstrated?<br>Is a request for further information required? |
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| in the location and layout of roads and streets.                                                                  | <p>the subdivision.</p> <p>AS10.2<br/>The length of a <i>cul-de-sac</i> does not exceed 120 metres.</p> <p>AS10.3<br/>Where <i>culs-de-sac</i> are used, their design and location allows for future connectivity to adjoining roads or streets.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <p><b>AS10.2 – NOT APPLICABLE</b><br/>No permanent cul-de-sac's are proposed.</p> <p><b>AS10.3 – NOT APPLICABLE</b><br/>Temporary cul-de-sacs are proposed to allow for 'turn around areas' for vehicles and will be removed upon the construction of the adjoining and through road network.</p> |                                                                                                                                                            |
| <p>PC11<br/>The subdivision layout must encourage walking and cycling and a safe environment for pedestrians.</p> | <p>AS11.1<br/>Pedestrian routes are located along or visible from all streets.</p> <p>AS11.2<br/>The subdivision layout provides a safe environment for walking and cycling routes.</p> <p>AS11.3<br/>Street and road design, including road width, is a traffic calming measure to encourage lower traffic speeds.</p> <p>AS11.4<br/>There are increased residential densities in proximity to public transport services and transit mode change points.</p> <p>AS11.5<br/>Pedestrian routes provide clear, comfortable and direct access to commercial areas and transit stops.</p> <p>AS11.6<br/>All primary pedestrian routes are bordered by residential frontages, public parks, plazas or commercial uses.</p> <p>AS11.7<br/>Pedestrian paths provide connections between residential and retail areas, where street connections are not feasible.</p> <p>AS11.8</p> | <p><b>PC11 – COMPLIES</b><br/>All internal roads will have 23m wide road reserves that will accommodate footpaths and shared car parking and bicycle paths, and provided suitable connectivity, and safe environment for pedestrians.</p>                                                         |                                                                                                                                                            |



| Performance Criteria                                                                                                                                                                                                | Acceptable Solutions                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | How does the proposal comply with the Acceptable Solution or Performance Criteria?                                                                                                                                                 | Internal Use:<br>Has compliance with the Acceptable Solution/<br>Performance Criteria been demonstrated?<br>Is a request for further information required? |
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|                                                                                                                                                                                                                     | Pedestrian routes through parking lots or at the rear of residential developments are avoided.                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                    |                                                                                                                                                            |
| <p>PC12</p> <p>The subdivision layout must be designed to facilitate integration with adjoining sites and the overall framework for development of the local area.</p>                                              | <p>AS12.1.1</p> <p>All road, street, cycle way and pedestrian path connections are consistent with any relevant adopted concept plan, outline development plan, master plan, structure plan, or LAP.</p> <p>OR</p> <p>AS12.1.2</p> <p>Where there is no relevant existing master plan, concept plan, outline development plan, structure plan or LAP, sufficient scope has been provided for possible future road, street, cycleway and pedestrian path connections to adjoining sites.</p> | <p><b>AS12.1.1 – COMPLIES</b></p> <p>The proposed road network has provided for connectivity with the surrounding area generally in accordance with the Preliminary Approval and conditions of approval, Plans and Place Code.</p> |                                                                                                                                                            |
| <b>Retail and Community Services</b>                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                    |                                                                                                                                                            |
| <p>PC13</p> <p>All subdivisions with more than 250 lots are to include appropriate sites for the location of convenience shops and/or community facilities.</p>                                                     | <p>AS13.1</p> <p>A site is allocated to accommodate a convenience shop or an alternative community facility in a subdivision catchment of more than 250 lots.</p> <p>AS13.2</p> <p>Any lots identified as suitable for convenience shops or community facilities are in reasonable walking distance (400 metres or ten minutes) of at least 60% of all lots within the subdivision.</p>                                                                                                     | <p><b>AS13 1 – NOT APPLICABLE</b></p> <p>Proposal creates 38 industrial lots.</p> <p><b>AS13 2 – NOT APPLICABLE</b></p> <p>Proposal creates 38 industrial lots.</p>                                                                |                                                                                                                                                            |
| <b>Energy Efficient Design</b>                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                    |                                                                                                                                                            |
| <p>PC14</p> <p>The street and lot orientation must facilitate the construction of energy efficient buildings that respond to the local climate conditions by:</p> <p>a) maximising solar access to the north in</p> | <p>AS14</p> <p>No acceptable solution provided.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                         | <p><b>PC14 – COMPLIES</b></p> <p>The allotment layout has been dictated by the connectivity to the existing road network and local surrounding environment, however, the majority of the lots have a north-south alignments.</p>   |                                                                                                                                                            |



| Performance Criteria                                                                                                                                                                      | Acceptable Solutions                                                                                                                                                                                                                                                                                                                                                | How does the proposal comply with the Acceptable Solution or Performance Criteria?                                                                                      | Internal Use:<br>Has compliance with the Acceptable Solution/<br>Performance Criteria been demonstrated?<br>Is a request for further information required? |
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| winter;<br>b) minimising solar access to the east and west in the summer;<br>c) maximising access to any prevailing summer breezes;<br>d) minimising exposure to prevailing winter winds. |                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                         |                                                                                                                                                            |
| PC15<br>Lots are to provide favourable solar access and to allow potential dwellings to take advantage of breezes and other positive natural attributes.                                  | AS15.1<br>The design and shape of lots on the north and south sides of roads is controlled in response to solar access opportunities.<br>AS15.2.1<br>Building envelopes or house plans are provided, prior to release of lots smaller than 600m <sup>2</sup> .<br>OR<br>AS15.2.2<br>Zero lot line design is applied to maximise efficient and flexible use of land. | <b>PC15 – COMPLIES</b><br>The majority of the lots have north-south frontages.<br><br><b>AS15.2 – NOT APPLICABLE</b><br>Proposal is for an industrial subdivision only. |                                                                                                                                                            |

#### Filling and Drainage of Lots

|                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                             |  |
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| PC16<br>All lots created have sufficient area that is flood free to safely and adequately accommodate their intended use and development. | AS16.1<br>Every lot must be adequately filled and drained, without adverse environmental impact, so that it can be used for its intended purpose. The minimum area available, above the planning flood level for each lot, is in accordance with this Table to Acceptable Solutions.<br>AS16.2<br>Any filling to be undertaken to provide the minimum area above the planning flood level required by <b>AS16.1</b> is in accordance with <b>Specific Development Code 11 – Changes to Ground Level and Creation of New Waterbodies</b> and <b>Constraint Code 9 – Flood Affected Areas</b> and <b>Constraint Code 10 – Natural Wetland Areas and Natural</b> | <b>AS16.1 – COMPLIES</b><br>All lots have been designed taking into consideration the existing environmental conditions and future topography providing flood free access and lots.<br><br><b>AS16.2 – COMPLIES</b><br>The proposed subdivision has been designed cognisant of Councils guidelines, standards and policies. |  |
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| Performance Criteria | Acceptable Solutions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | How does the proposal comply with the Acceptable Solution or Performance Criteria?                                                                                                                                                                                                                                 | Internal Use:<br>Has compliance with the Acceptable Solution/<br>Performance Criteria been demonstrated?<br>Is a request for further information required? |
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|                      | <p><b>Waterways.</b></p> <p><b>AS16.3</b><br/>Residential lots contain a rectangle above the planning flood level measuring nine metres by 15 metres and clear of all statutory boundary setbacks.</p> <p><b>AS16.4</b><br/>Residential lots with an area less than 300m<sup>2</sup> are square or rectilinear in shape.</p> <p><b>AS16.5</b><br/>The flood free area provided in accordance with <b>AS16.1</b> has access to a road frontage that is flood free.</p> <p><b>AS16.6</b><br/>Flood modelling, if required, assumes that 100% of the lots are filled to a level above the 1 in 100 year flood line in the <b>Village, Detached Dwelling, Residential Choice, Residential and Tourist, Integrated Business, Local Business and Fringe Business Domains</b> and their LAP precinct equivalents.</p> | <p><b>AS16.3 – NOT APPLICABLE</b><br/>No residential lots proposed.</p> <p><b>AS16.4 – NOT APPLICABLE</b><br/>No residential lots proposed.</p> <p><b>AS16.5 – COMPLIES</b><br/>Flood free road access has been provided.</p> <p><b>AS16.6 – NOT APPLICABLE</b><br/>Subject site not within domain identified.</p> |                                                                                                                                                            |

**Table to Acceptable Solutions AS16.1**

| Domain                  | Minimum Area that is Flood Free                                         |
|-------------------------|-------------------------------------------------------------------------|
| Rural                   | 1,000m <sup>2</sup> plus additional area required for effluent disposal |
| Park Living             | 1,000m <sup>2</sup> plus additional area required for effluent disposal |
| Village                 | 450m <sup>2</sup>                                                       |
| Detached Dwelling       | 450m <sup>2</sup>                                                       |
| Residential Choice      | 100% of allotment                                                       |
| Residential and Tourist | 800m <sup>2</sup>                                                       |
| Integrated Business     | 800m <sup>2</sup>                                                       |



| Domain               | Minimum Area that is Flood Free                                                                                   |
|----------------------|-------------------------------------------------------------------------------------------------------------------|
| Local Business       | 800m <sup>2</sup>                                                                                                 |
| Fringe Business      | 800m <sup>2</sup>                                                                                                 |
| Industry 1           | 1,000m <sup>2</sup>                                                                                               |
| Industry 2           | 800m <sup>2</sup>                                                                                                 |
| Extractive Industry  | n/a                                                                                                               |
| Marine Industry      | 800m <sup>2</sup>                                                                                                 |
| Community Purposes   | 450m <sup>2</sup>                                                                                                 |
| Conservation         | n/a                                                                                                               |
| Private Open Space   | n/a                                                                                                               |
| Public Open Space    | 1,000m <sup>2</sup> or 10% of the total site area, whichever is the greater.                                      |
| Emerging Communities | 450m <sup>2</sup> , except where an adopted structure plan provides for a greater flood free area to be provided. |

| Performance Criteria                                                                                                                                                                                                                                                                                                                                                                                                       | Acceptable Solutions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | How does the proposal comply with the Acceptable Solution or Performance Criteria?                                                                            | Internal Use:<br>Has compliance with the Acceptable Solution/<br>Performance Criteria been demonstrated?<br>Is a request for further information required? |
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| <p><b>PC17</b><br/>The development must not cause an adverse impact from changes in quality and/or quantity of stormwater discharges during the construction or operational phases of the development. Stormwater runoff within land to be subdivided and on adjacent properties must be managed so as not to cause any adverse impact on the built or natural environment, either upstream or downstream of the site.</p> | <p><b>AS17.1</b><br/>A Stormwater Management Plan is prepared.</p> <p><b>AS17.2</b><br/>A Stormwater Intent Plan is provided for:</p> <ul style="list-style-type: none"> <li>a) a staged subdivision involving more than five stages, or</li> <li>b) a subdivision resulting in more than 50 lots, or</li> <li>c) a subdivision impacting on three or more sub catchments.</li> </ul> <p><b>AS17.3</b><br/>Stormwater treatment devices are provided in accordance with <b>Planning Scheme Policy 11 – Land Development Guidelines</b>.</p> | <p><b>PC17 – COMPLIES</b><br/>A stormwater management plan has been prepared in accordance with Councils guideline and standards refer <b>Appendix F</b>.</p> |                                                                                                                                                            |

## Recreation and Sporting Parkland Provision



| Performance Criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Acceptable Solutions                                                                                                                                                                                                                                                                                                                                       | How does the proposal comply with the Acceptable Solution or Performance Criteria?                                                                       | Internal Use:<br>Has compliance with the Acceptable Solution/<br>Performance Criteria been demonstrated?<br>Is a request for further information required? |
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| <p>PC18</p> <p>The development must provide a Recreation Facilities contribution in accordance with the Priority Infrastructure Plan.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <p>AS18</p> <p>The development provides a Recreation Facilities contribution taking one of the forms of contribution specified in the <b>Priority Infrastructure Plan, Recreation Facilities Infrastructure Charges Schedule</b>.</p>                                                                                                                      | <p><b>PC18 – COMPLIES</b></p> <p>The proposed subdivision will be subject to council current ICN charges and policy.</p>                                 |                                                                                                                                                            |
| <p>PC19</p> <p>A public open space network must be provided which:</p> <ul style="list-style-type: none"> <li>a) provides or incorporates a range of recreation settings and can accommodate adequate facilities to meet the needs of the community;</li> <li>b) provides well distributed public open space that contribute to the legibility, accessibility and character of the development;</li> <li>c) creates attractive urban environment settings and focal points;</li> <li>d) establishes a clear relationship between public open space and adjoining land uses;</li> <li>e) facilitates appropriate measures for stormwater and flood management and care of valuable environmental resources;</li> <li>f) enables the retention of significant vegetation, wetlands, waterways, and other habitat areas, their associated buffer and linkages/corridors and natural and cultural features; and</li> <li>g) is cost effective to maintain.</li> </ul> | <p>AS19.1.1</p> <p>Recreation and Sporting Parklands are designed in accordance with the <b>Priority Infrastructure Plan, Recreation Facilities Design Guideline</b> and approved Council Master Plans.</p> <p>OR</p> <p>AS19.1.2</p> <p>Public open space is provided in accordance with an already approved open space strategy or development plan.</p> | <p><b>PC19 – NOT APPLICABLE</b></p> <p>No public open space is proposed as part of the stage on development or required by the Preliminary Approval.</p> |                                                                                                                                                            |
| <p>PC20</p> <p>The design and location of open space (parkland) must result in high quality parkland and open space areas which provide a range of safe and easily accessible, passive recreational opportunities for the community.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <p>AS20.1</p> <p>A park has direct road frontages of:</p> <ul style="list-style-type: none"> <li>a) a minimum of 75% of the total allotment boundary of the park to provide physical access and visibility; or</li> <li>b) a minimum of 15% of the total allotment boundary of the park, where the proposed park is required for</li> </ul>                | <p><b>PC20 – NOT APPLICABLE</b></p> <p>No public open space is proposed as part of the stage on development or required by the Preliminary Approval.</p> |                                                                                                                                                            |



| Performance Criteria                                                                                                                                    | Acceptable Solutions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | How does the proposal comply with the Acceptable Solution or Performance Criteria?                                                                    | Internal Use:<br>Has compliance with the Acceptable Solution/<br>Performance Criteria been demonstrated?<br>Is a request for further information required? |
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|                                                                                                                                                         | <p>conservation purposes; or</p> <p>c) a greater amount of the boundary of the park, where the proposed park is an extension of an existing park with limited road frontage.</p> <p>AS20.2<br/>Recreational components within a dedicated open space are set back a minimum of 30 metres from the top of the bank of a waterway.</p> <p>AS20.3<br/>Land intended for public open space complements existing adjacent and surrounding open space provision, and provides linkages to other open space areas.</p> <p>AS20.4<br/>The design and location of open space areas, access ways and infrastructure provides for a safe recreational opportunity for the community.</p> <p>AS20.5<br/>Open space is provided adjacent to waterways, with roads servicing the linear parkland and lots located on the opposite side of the road to the waterway.</p> |                                                                                                                                                       |                                                                                                                                                            |
| <p>PC21<br/>Land intended for public open space must be of a physical standard and condition that permits use of the land for its intended purpose.</p> | <p>AS21.1<br/>Areas of public open space are provided, exclusive of any land affected by unacceptable hazards such as contaminated land under the <b>Contaminated Land Act 1991</b> or land subject to geotechnical hazard.</p> <p>AS21.2<br/>Adequate areas of public open space for recreation purposes are provided, exclusive of:</p> <p>a) land affect by stormwater or overland flow discharge from adjacent allotments;</p> <p>b) drainage reserves and detention basins</p>                                                                                                                                                                                                                                                                                                                                                                       | <p><b>PC21 – NOT APPLICABLE</b><br/>No public open space is proposed as part of the stage on development or required by the Preliminary Approval.</p> |                                                                                                                                                            |



| Performance Criteria | Acceptable Solutions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | How does the proposal comply with the Acceptable Solution or Performance Criteria? | Internal Use:<br>Has compliance with the Acceptable Solution/<br>Performance Criteria been demonstrated?<br>Is a request for further information required? |
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|                      | <p>which cannot be shown to safely and effectively contribute to the network of parks and open space areas;</p> <p>c) land subject to cut and fill, with a batter slope that exceeds a grade of more than 1 in 6;</p> <p>d) areas of land less than 15 metres wide, such as access and service easements;</p> <p>e) land required to serve primarily as a buffer to any existing development or major transport corridor; and easements.</p> <p>OR</p> <p>AS21.3</p> <p>At least 10% of the total open space provision is exclusive of flood inundation of below the 1 in 100 ARI level (or Q100) or the highest recorded flood level, whichever is the greatest.</p> |                                                                                    |                                                                                                                                                            |

### Open Space Safety and Design

|                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                          |  |
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| <p>PC22</p> <p>Open space areas must be designed and managed to promote user safety.</p> | <p>AS22.1</p> <p>Areas intended for use during times of darkness are lit in accordance with Council's Land Development Guidelines.</p> <p>AS22.2</p> <p>Landscaping is designed to minimise interference with sightlines.</p> <p>AS22.3</p> <p>Casual surveillance is achieved through:</p> <p>The edge of parks and open space being overlooked by housing, commercial or other development as well as passing pedestrian and motor traffic that can provide effective informal surveillance.</p> <p>AS22.4</p> <p>Interpretive signage is provided to enable clear understanding of points of interest such as the location of public toilets, telephones,</p> | <p><b>PC22 – NOT APPLICABLE</b></p> <p>No public open space is proposed as part of the stage on development or required by the Preliminary Approval.</p> |  |
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| Performance Criteria | Acceptable Solutions                                                                                                                                                                                                                                                                                                                                                                                                                                       | How does the proposal comply with the Acceptable Solution or Performance Criteria? | Internal Use:<br>Has compliance with the Acceptable Solution/<br>Performance Criteria been demonstrated?<br>Is a request for further information required? |
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|                      | <p>environmental or heritage features, routes and park activities where relevant.</p> <p>AS22.5.1<br/>Fencing adjoining a park is to be 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 from both sides of the fence.</p> <p>OR</p> <p>AS22.5.2<br/>Fencing adjoining a park is to be no more than 1.2m in height.</p> |                                                                                    |                                                                                                                                                            |

#### Environmental Open Space, Habitat and Landscape Protection

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                  |                                                                                                                                                              |  |
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| <p>PC23<br/>An environmental open space network must be protected to:</p> <ul style="list-style-type: none"> <li>a) ensure the retention of significant vegetation, wetlands, waterways, and other habitat areas, their associated buffer and linkages/corridors and natural and cultural features; and</li> <li>b) facilitate appropriate measures for stormwater and flood management and care of valuable environmental resources;</li> <li>c) be cost effective to maintain.</li> </ul> | <p>AS23<br/>No acceptable solution provided.</p> | <p><b>PC23 – NOT APPLICABLE</b><br/>No environmental open space is proposed as part of the stage on development or required by the Preliminary Approval.</p> |  |
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#### Infrastructure Connections

|                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                             |  |
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| <p>PC24<br/>The design and provision of public utilities, including sewerage, water, electricity, street lighting and communication services, must:</p> <ul style="list-style-type: none"> <li>a) meet the needs of users;</li> <li>b) ensure the health, safety and convenience of the community;</li> <li>c) be cost effective over their life cycle;</li> <li>d) minimise adverse impacts to the</li> </ul> | <p>AS24.1<br/>All lots are connected to electricity supply and telecommunications services.</p> <p>A24.2<br/>Electricity supply and telecommunications infrastructure are provided underground, where the development involves the creation of more than five lots.</p> | <p><b>AS24.1 – COMPLIES</b><br/>All lots will be provided with connection to electricity supply and telecommunications services.</p> <p><b>AS24.2 – COMPLIES</b><br/>All lots will have electricity supply and telecommunications services underground.</p> |  |
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| Performance Criteria                                                                                                                                                                                                                     | Acceptable Solutions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | How does the proposal comply with the Acceptable Solution or Performance Criteria?                                                                                                                                                                                                                                                                                                                                 | Internal Use:<br>Has compliance with the Acceptable Solution/<br>Performance Criteria been demonstrated?<br>Is a request for further information required? |
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| environment (including the amenity of the local area) in the short and long term.                                                                                                                                                        | <p>AS24.3<br/>Reticulated water supply and street lighting is provided in accordance with <b>Planning Scheme Policy 11 – Land Development Guidelines</b>, except in the <b>Extractive Industry, Rural, Conservation or Village Domains</b>.</p> <p>AS24.4<br/>Reticulated sewerage is provided in accordance with <b>Planning Scheme Policy 11 – Land Development Guidelines</b>, except in the <b>Extractive Industry, Rural, Conservation, Village</b> or the <b>Park Living Domains</b>.</p> <p>AS24.5<br/>On-site water supply is provided, in accordance with <b>Planning Scheme Policy 11 – Land Development Guidelines</b> for properties in the <b>Extractive Industry, Rural, Conservation</b> and <b>Village Domains</b>.</p> <p>AS24.6<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 properties in the <b>Extractive Industry, Rural, Conservation, Village</b> and <b>Park Living Domains</b>.</p> | <p><b>AS24.3 – COMPLIES</b><br/>All lots will be connected to reticulated water supply and street lighting provided.</p> <p><b>AS24.4 – COMPLIES</b><br/>All lots will be connected to reticulated sewerage.</p> <p><b>AS24.5 – NOT APPLICABLE</b><br/>Subject site not located within the Domain identified.</p> <p><b>AS24.6 – NOT APPLICABLE</b><br/>Subject site not located within the Domain identified.</p> |                                                                                                                                                            |
| <b>Volumetric Subdivision</b>                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                            |
| <p>PC25<br/>Volumetric subdivision (of the space above or below land) facilitates efficient development, in accordance with the objectives and DEOs of this Planning Scheme, its planning strategies and the relevant domain or LAP.</p> | <p>AS25<br/>No acceptable solution provided.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <p><b>PC25 – NOT APPLICABLE</b><br/>Proposal does not involve a volumetric subdivision.</p>                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                            |





| Performance Criteria                                                                           | Acceptable Solutions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | How does the proposal comply with the Acceptable Solution or Performance Criteria?                                                                            | Internal Use:<br>Has compliance with the Acceptable Solution/<br>Performance Criteria been demonstrated?<br>Is a request for further information required? |
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| <b>Erosion Control</b>                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                               |                                                                                                                                                            |
| <p>PC2</p> <p>All development must not cause erosion or allow sediments to leave the site.</p> | <p>AS2</p> <p>An Erosion and Sedimentation Control Program has been prepared by a competent person, in accordance with Soil Erosion and Sediment Control Engineering Guidelines for Queensland Construction Sites, and demonstrates that:</p> <ul style="list-style-type: none"> <li>a) the environmental effects of sedimentation and erosion are controlled by best practice management measures;</li> <li>b) sediments resulting from the development are contained within the site; and</li> <li>c) development adjacent to the bank or the bed of a stream or watercourse, addresses environmental impact on waterbodies.</li> </ul> | <p><b>AS2 – COMPLIES</b></p> <p>A sediment and erosion control plan has been prepared and submitted as part of this application, refer <b>Appendix E</b>.</p> |                                                                                                                                                            |
| <b>Upslope Runoff</b>                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                               |                                                                                                                                                            |
| <p>PC3</p> <p>All up-slope runoff must be diverted around areas to be disturbed.</p>           | <p>AS3.1.1</p> <p>Catch drains are utilised to divert the upstream runoff to a legal point of discharge.</p> <p>OR</p> <p>AS3.1.2</p> <p>Alternative methods are used to divert upstream water from exposed or disturbed land.</p>                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                               |                                                                                                                                                            |

**Table 14-1 – Erosion Hazard Assessment Form**

| Controlling Factors                                                                                                                                                                                                              | Points                              | Score | Checking |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-------|----------|
| <p><b>Average slope of the whole site, prior to building works:</b></p> <ul style="list-style-type: none"> <li>▪ Slope &lt; 3%</li> <li>▪ 3% Slope &lt; 5%</li> <li>▪ 5% Slope &lt; 10%</li> <li>▪ 10% Slope &lt; 15%</li> </ul> | <p>0</p> <p>1</p> <p>2</p> <p>4</p> |       |          |



| Controlling Factors                                                                                                                                                                                                                                                                                                                                                                                                        | Points           | Score | Checking |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|-------|----------|
| <ul style="list-style-type: none"> <li>Slope is greater than 15%</li> </ul>                                                                                                                                                                                                                                                                                                                                                | 5                |       |          |
| <b>Soil type<sup>1</sup>:</b> <ul style="list-style-type: none"> <li>Sandy soil/gravel</li> <li>Sandy loam</li> <li>Clay loam</li> <li>Clay soil</li> </ul>                                                                                                                                                                                                                                                                | 0<br>1<br>2<br>2 |       |          |
| <b>Anticipated duration of site disturbance<sup>2 3</sup>:</b> <ul style="list-style-type: none"> <li>Duration &lt; 2 weeks</li> <li>2 weeks Duration &lt; 3 months</li> <li>3 months Duration &lt; 6 months</li> <li>Duration &gt; 6 months</li> </ul>                                                                                                                                                                    | 0<br>2<br>4<br>5 |       |          |
| <b>Month that works are undertaken:</b> <ul style="list-style-type: none"> <li>August, September</li> <li>April, May, June, July, November, October</li> <li>March, December</li> <li>January, February</li> </ul>                                                                                                                                                                                                         | 0<br>1<br>2<br>3 |       |          |
| <b>Offsite sediment control (ie. down slope of the soil disturbance):</b> <ul style="list-style-type: none"> <li>Score 1 point if there is no purpose built, operational and well maintained sediment trap (eg. sediment basin, gross pollutant trap or purpose built wetland) to catch sediment before it enters a waterbody with environmental values (eg. creek, natural wetland, river or bay)<sup>4</sup>.</li> </ul> | 1                |       |          |
| <b>Runoff entering the site:</b> <ul style="list-style-type: none"> <li>Score 1 point if stormwater runoff entering the site is not diverted away from the soil disturbance.</li> </ul>                                                                                                                                                                                                                                    | 1                |       |          |
| <b>Extent of site disturbance:</b> <ul style="list-style-type: none"> <li>Score 2 points if building work requires reshaping of the ground surface (eg. 'cut and fill' works)<sup>5</sup>;</li> <li>Score 5 points if the area to be disturbed is greater than 600m<sup>2</sup>;</li> </ul>                                                                                                                                | 2<br>5           |       |          |
| <b>Works within environmentally sensitive areas:</b> <ul style="list-style-type: none"> <li>Score 11 points if the disturbance is within the banks of a watercourse<sup>6</sup>;</li> <li>Score 5 points if the disturbance is within 50 metres of the top of bank of a watercourse;</li> <li>Score 2 points if the disturbance is between 50 and 100 metres of the top of bank of a watercourse.</li> </ul>               | 11<br>5<br>2     |       |          |
| <b>Total Score<sup>6 7</sup></b>                                                                                                                                                                                                                                                                                                                                                                                           |                  |       |          |

**Notes:**



1. *Where there is more than one type of soil on the site, select the category with the highest point value;*
2. *The time from when the building site will first become vulnerable to erosion to the time the soil will be fully stabilised (eg. grassing);*
3. *If this time span covers more than one category, select the category with the highest point value. Note that if there is no grass/vegetation cover on the site before building work has started, the time span starts from the time this form is completed;*
4. *If you are not sure, score 1 point;*
5. *For the purpose of this form, 'cut and fill' works are those that will result in a steep batter or retaining wall above and/or below the building slab, greater than 1 metre in height. If the building slab has already been fully cut and stabilised (eg. grassed) during the subdivision stage, score 0 points;*
6. *For a high risk site, the total score is  $\geq$  critical score;*
7. *For a low risk site, the total score is  $<$  critical score;*
8. *Watercourse means any clearly identifiable creek, stream or river, whether flowing permanently or intermittently.*



## Part 7 Codes

### Division 2 Specific Development Codes

#### Chapter 36 Vegetation Management

##### 1.0 Purpose

This code seeks to provide for the protection and management of vegetation which is located on freehold land within the City, to facilitate the sustainable development of the City and to ensure the protection of the City's biodiversity and ecological values, landscape character and amenity.

##### 2.0 Application

- 2.1 This code applies to development indicated as self assessable, code assessable or impact assessable in the Table of Development of the domain or Local Area Plan (LAP) precinct within which the development is proposed. Specifically, it applies to operational work constituting vegetation clearing.
- 2.2 For the purposes of this code, 'structure' means any fixed structure that requires a building approval or any retaining wall greater than 1.2 metres in height, property boundary fence, stockyard, pool and pool safety fence.
- 2.3 For the purposes of this code, 'regular and ongoing maintenance program' means a maintenance program over a maximum 7 year cycle that provides for the continued productive use of land for agricultural or animal husbandry purposes.
- 2.4 Performance Criteria PC1-PC4 apply to all code and impact assessable development subject to this code. For development identified as self assessable, only the acceptable solutions to Performance Criteria PC1 and PC2 apply.

##### 3.0 Development Requirements

| Performance Criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Acceptable Solutions                                                                                                                                                                                                                                                                            | How does the proposal comply with the Acceptable Solution or Performance Criteria?                                                                                                                                                                                                                                                                                              | Internal Use:<br>Has compliance with the Acceptable Solution/<br>Performance Criteria been demonstrated?<br>Is a request for further information required? |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Development that is Self Assessable, Code Assessable or Impact Assessable</b>                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                            |
| <b>Vegetation Protection</b>                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                            |
| <b>PC1</b><br>Vegetation must be protected to ensure that: <ol style="list-style-type: none"> <li>a) habitats are provided for rare and threatened flora and fauna as defined by the <b>Nature Conservation Act 1992</b> and <b>Nature Conservation (Wildlife) Regulations 1994</b>;</li> <li>b) vegetation of historical, cultural or visual significance is retained;</li> <li>c) vegetation is retained for erosion prevention and slope stabilisation;</li> </ol> | <b>AS1.1</b><br>The vegetation is not damaged.<br>OR<br><b>AS1.1.2</b><br>The vegetation damage is in accordance with a previously approved and existing Vegetation Management Plan.<br>OR<br><b>AS1.1.3</b><br>The vegetation damage is essential for carrying out work authorised or required | <b>Complies PC1</b> - All of the subject site is subject to a preliminary approval MCU201100650 and MCU201701550 (minor change).<br><br>The entire area subject to Stage 1 earthworks on Lots 1 on RP6882 and 240 on W31320 will be cleared. On lot 4 on RP6843, some trees will be retained, but all trees within Stage 1 Earthworks and the Vegetation group will be removed. |                                                                                                                                                            |



| Performance Criteria                                                                                                        | Acceptable Solutions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | How does the proposal comply with the Acceptable Solution or Performance Criteria?  | Internal Use:<br>Has compliance with the Acceptable Solution/<br>Performance Criteria been demonstrated?<br>Is a request for further information required? |
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| <p>d) the character of the local area is maintained;</p> <p>e) the conservation of the City's biodiversity is assisted.</p> | <p>under another Act.<br/>OR<br/>AS1.1.4<br/>The vegetation damage occurs within the path of, or within three metres of the path of, an essential road, water supply, sewage or drainage works.<br/>OR<br/>AS1.1.5<br/>The vegetation damage is within three metres (as measured from the centre of the diameter of the tree's trunk, at ground level, to the nearest edge of the foundations) of the foundations of an existing building or structure, or the site of a proposed property boundary fence, for which all necessary development approvals have been obtained. The fence is to be constructed within 21 days.<br/>OR<br/>AS1.1.6<br/>The site is within the Rural Domain and/or is greater than 8,000m<sup>2</sup> in area, and the vegetation damage is within ten metres (as measured from the centre of the diameter of the tree's trunk, at ground level, to the nearest edge of the foundations) of the foundations of an existing building or structure, or the site of a proposed property boundary fence, for which all necessary development approvals have been obtained, The fence is to be constructed within 21 days.<br/>OR<br/>AS1.1.7<br/>The vegetation damage is authorised by Council and is considered as one or more of the following:</p> <p>a) actually or potentially dangerous as a result of being dead, dying or diseased, structurally unsound, or having a growth form or habit which is hazardous;</p> | <p>A vegetation management plan has been submitted to support this application.</p> |                                                                                                                                                            |



| Performance Criteria | Acceptable Solutions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | How does the proposal comply with the Acceptable Solution or Performance Criteria? | Internal Use:<br>Has compliance with the Acceptable Solution/<br>Performance Criteria been demonstrated?<br>Is a request for further information required? |
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|                      | <p>b) a threat to the safety of persons or property or the environment integrity;</p> <p>c) restricting the habitability of the dwelling on the site.</p> <p>OR</p> <p>AS1.1.8<br/>The vegetation damage is essential for the survey of the property boundary by a licensed cadastral surveyor.</p> <p>OR</p> <p>AS1.1.9<br/>The vegetation is damaged to:</p> <p>a) maintain an existing fire break;</p> <p>b) undertake works in order to implement an approved fire management plan; or</p> <p>c) establish a fire break during a fire event or to contain fire in some other way during a fire event.</p> <p>OR</p> <p>AS1.1.10<br/>The vegetation is damaged to reduce bushfire hazard, by means of fuel reduction, around a dwelling house located in a Medium or High Potential Bushfire Hazard Area as identified on the <b>Overlay Map OM10 – Potential Bushfire Hazard Areas</b> in a bushfire prone area, as defined in <b>Part 7, Division 2 – Bushfire Management Areas</b>, consistent with the following:</p> <p>a) removal of protected vegetation within ten metres of a dwelling house (inner zone);</p> <p>b) selective removal of protected vegetation in order to thin the canopy or remove understorey vegetation (including any branches less than two metres above ground level) for a further ten metres (outer zone);</p> <p>c) where the dwelling house is situated on a</p> |                                                                                    |                                                                                                                                                            |



| Performance Criteria | Acceptable Solutions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | How does the proposal comply with the Acceptable Solution or Performance Criteria? | Internal Use:<br>Has compliance with the Acceptable Solution/<br>Performance Criteria been demonstrated?<br>Is a request for further information required? |
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|                      | <p>sloping site, a further increase in the outer zone:</p> <ul style="list-style-type: none"> <li>to a maximum of one metre for every degree of slope, down slope of the dwelling house;</li> <li>to a maximum of half a metre for every degree of slope, upslope of the dwelling house (refer <b>Figure 36-1</b>).</li> </ul> <p>OR</p> <p>AS1.1.11</p> <p>The vegetation is damaged, and is harvested for bona fide and sustainable milling purposes or is essential for use in connection with existing lawful agricultural or animal husbandry operations conducted on the land on which the protected vegetation is situated, and is not located:</p> <ol style="list-style-type: none"> <li>within 30 metres of the high bank of a waterway; or</li> <li>on land that has a slope in excess of 25%.</li> </ol> <p><b>Note:</b> <i>Where no definable high bank is present, the buffer width is measured from the Highest Astronomical Tide (HAT) of tidal waterways or the normal water level of freshwater waterways.</i></p> <p>OR</p> <p>AS1.1.12</p> <p>The vegetation is damaged as the result of pruning essential to promote regeneration or for ornamental shaping, or to prevent interference to overhead service cabling.</p> <p>OR</p> <p>AS1.1.13</p> <p>The vegetation is damaged as the result of sustainable timber harvesting, where the vegetation is subject to a scheme or plan providing for its management and exploitation</p> |                                                                                    |                                                                                                                                                            |



| Performance Criteria                                                                                                                                                                                                              | Acceptable Solutions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | How does the proposal comply with the Acceptable Solution or Performance Criteria?                                                                                                                                                                                                                                                                                                                                                                                         | Internal Use:<br>Has compliance with the Acceptable Solution/<br>Performance Criteria been demonstrated?<br>Is a request for further information required? |
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|                                                                                                                                                                                                                                   | <p>as a sustainable resource:</p> <p>a) approved by the local government and in accordance with a plan developed by a suitably qualified and competent person in keeping with the guidelines for ecological site assessment; or</p> <p>b) authorised or approved under another law.</p> <p>OR</p> <p>AS1.1.14</p> <p>The vegetation is damaged and the damage arises on a rural property as the result of a regular and ongoing maintenance program for the management of immature regrowth and woody weeds in connection with an existing lawful, agricultural or animal husbandry operation conducted on the land.</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                            |
| <p>PC2</p> <p>Vegetation cleared from the site is disposed of in a manner that does not result in smoke being released into an urban or rural residential area which would likely cause an impact on human health and safety.</p> | <p>AS2.1.1</p> <p>Vegetation is disposed of in an on-site pitburner, approved under the <b>Environmental Protection Act 1994</b>, and operated in accordance with that approval.</p> <p>OR</p> <p>AS2.1.2</p> <p>Vegetation is transported off-site for disposal in an approved green waste disposal facility.</p> <p>OR</p> <p>AS2.1.3</p> <p>Vegetation is reused and/or recycled, eg. as firewood, landscaping or commercial timber products.</p> <p>OR</p> <p>AS2.1.4</p> <p>Vegetation is disposed of using domestic refuse disposal services or facilities.</p> <p>OR</p> <p>AS2.1.5</p>                           | <p><b>Complies PC2</b> - All of the subject site is subject to a preliminary approval MCU201100650 and MCU201701550 (minor change).</p> <p>The entire area subject to Stage 1 earthworks on Lots 1 on RP6882 and 240 on W31320 will be cleared. On lot 4 on RP6843, some trees will be retained, but all trees within Stage 1 Earthworks and the Vegetation group will be removed.</p> <p>A vegetation management plan has been submitted to support this application.</p> |                                                                                                                                                            |



| Performance Criteria | Acceptable Solutions                                                                                                                                                                      | How does the proposal comply with the Acceptable Solution or Performance Criteria? | Internal Use:<br>Has compliance with the Acceptable Solution/<br>Performance Criteria been demonstrated?<br>Is a request for further information required? |
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|                      | Vegetation is disposed of on-site by above ground burning, where the burning utilises fire management techniques that will minimise smoke nuisance, approved by an appropriate authority. |                                                                                    |                                                                                                                                                            |

### Development that is Code Assessable or Impact Assessable

#### Vegetation Protection

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <p>PC3<br/>Vegetation must be protected to ensure that:</p> <ul style="list-style-type: none"> <li>a) habitats are provided for rare and threatened flora and fauna as defined by the <b>Nature Conservation Act 1992</b> and <b>Nature Conservation (Wildlife) Regulations 1994</b>;</li> <li>b) vegetation of historical, cultural or visual significance is retained;</li> <li>c) vegetation is retained for erosion prevention and slope stabilisation;</li> <li>d) the character of the local area is maintained;</li> <li>e) the conservation of the City's biodiversity is assisted.</li> </ul> | <p>AS3.1.1<br/>The vegetation is not damaged.<br/>OR<br/>AS3.1.2<br/>The vegetation is damaged in accordance with an approved Vegetation Management Plan that includes, but is not limited to:</p> <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 protected vegetation to which the damage is proposed, and reasonable particulars of its vegetation type, including species, height and girth;</li> <li>d) a statement of the reasons for the damage and any relevant factors associated with the purpose of the proposed damage;</li> <li>e) particulars of how the vegetation is to be damaged and, if relevant, how the damaged material is to be removed or disposed of;</li> <li>f) a landscape plan that is prepared in accordance with <b>Specific Development Code 21 – Landscape Work</b>;</li> <li>g) a plan indicating the location, size and species of replacement vegetation to compensate for the loss of damaged</li> </ul> | <p><b>Complies PC3</b> - All of the subject site is subject to a preliminary approval MCU201100650 and MCU201701550 (minor change).</p> <p>The entire area subject to Stage 1 earthworks on Lots 1 on RP6882 and 240 on W31320 will be cleared. On lot 4 on RP6843, some trees will be retained, but all trees within Stage 1 Earthworks and the Vegetation group will be removed.</p> <p>A vegetation management plan has been submitted to support this application.</p> |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|



| Performance Criteria                                                                                                                                                                                              | Acceptable Solutions                         | How does the proposal comply with the Acceptable Solution or Performance Criteria? | Internal Use:<br>Has compliance with the Acceptable Solution/<br>Performance Criteria been demonstrated?<br>Is a request for further information required? |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                   | vegetation.                                  |                                                                                    |                                                                                                                                                            |
| <b>Vegetation Protection Orders</b>                                                                                                                                                                               |                                              |                                                                                    |                                                                                                                                                            |
| <b>PC4</b><br>A Vegetation Protection Order has been made by Council over the vegetation, and the vegetation must not be damaged, so as to protect the values and functions of recognised significant vegetation. | <b>AS4</b><br>The vegetation is not damaged. | <b>NA –</b> There are no Vegetation Protection Orders over the subject site.       |                                                                                                                                                            |



## Part 7 Codes

### Division 2 Specific Development Codes

#### Chapter 39 Works for Infrastructure

##### 1.0 Purpose

This code seeks to ensure that all works for infrastructure, including roads, stormwater drainage and the provision of public utilities and services including sewerage reticulation, water supply reticulation, electricity and street lighting, reticulated gas and ancillary works are provided with best management land development practices in accordance with **Planning Scheme Policy 11 – Land Development Guidelines**.

This code also seeks to promote development that is more sustainable. This is to be facilitated through the design and provision of water and sewerage infrastructure to and within allotments that:

- reduces consumption of potable water by implementing measures that enable the sustainable use of recyclable water for non-potable uses;
- is cost effective over its life cycle; and
- minimises the potential for stormwater and ground water to enter the City's wastewater system.

##### 2.0 Application

- 2.1 This code applies to development indicated as code assessable by the Table of Development in the domain or Local Area Plan (LAP), within which the development is proposed.
- 2.2 The provisions of this code apply to the life of any development, as well as to the construction period of the development. All information required to support an application, including engineering analyses, calculations, reports and drawings, shall be in accordance with **Planning Scheme Policy 11 – Land Development Guidelines**.
- 2.3 Performance Criteria PC1-PC11 apply to all code and impact assessable development subject to this code.

##### 3.0 Development Requirements

| Performance Criteria                                                                                                                                                               | Acceptable Solutions                                                                                                                                 | How does the proposal comply with the Acceptable Solution or Performance Criteria?                                                        | Internal Use:<br>Has compliance with the Acceptable Solution/<br>Performance Criteria been demonstrated?<br>Is a request for further information required? |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Development that is Code Assessable or Impact Assessable</b>                                                                                                                    |                                                                                                                                                      |                                                                                                                                           |                                                                                                                                                            |
| <b>Road Design and Construction</b>                                                                                                                                                |                                                                                                                                                      |                                                                                                                                           |                                                                                                                                                            |
| PC1<br>All roads must be designed and constructed to address connectivity, functionality, safety and serviceability of the road network and to ensure a functional road hierarchy. | AS1<br>The road is designed and constructed in accordance with relevant sections of <b>Planning Scheme Policy 11 – Land Development Guidelines</b> . | <b>AS1.1 – COMPLIES</b><br>The road network has been designed and will be constructed in accordance with the Land Development Guidelines. |                                                                                                                                                            |



| Performance Criteria                                                                                                                                                                                                                                                                                                                               | Acceptable Solutions                                                                                                                                                                                                                                                          | How does the proposal comply with the Acceptable Solution or Performance Criteria?                                                                                                                                                     | Internal Use:<br>Has compliance with the Acceptable Solution/<br>Performance Criteria been demonstrated?<br>Is a request for further information required? |
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| <b>Stormwater Drainage Design and Management</b>                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                        |                                                                                                                                                            |
| <p>PC2</p> <p>Stormwater drainage design and construction must:</p> <ul style="list-style-type: none"> <li>a) integrate hydrologic and hydraulic elements;</li> <li>b) demonstrate a feasible and functional drainage system; and</li> <li>c) not cause adverse stormwater drainage impacts on areas external and internal to the site.</li> </ul> | <p>AS2.1</p> <p>Stormwater drainage system is designed and constructed in accordance with relevant sections of <b>Planning Scheme Policy 11 – Land Development Guidelines</b>.</p> <p>AS2.2</p> <p>The stormwater drainage system connects to a legal point of discharge.</p> | <p><b>AS2.1 – COMPLIES</b></p> <p>Stormwater management has been designed in accordance with the Land Development Guidelines.</p> <p><b>AS2.2 – COMPLIES</b></p> <p>Stormwater will be connected to the lawful point of discharge.</p> |                                                                                                                                                            |
| <b>Street Lighting</b>                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                        |                                                                                                                                                            |
| <p>PC3</p> <p>Street lighting must be provided to enhance safety and amenity of pedestrians and to improve traffic operations at intersections and hazardous locations.</p>                                                                                                                                                                        | <p>AS3</p> <p>Street lighting is designed and located in accordance with relevant sections of <b>Planning Scheme Policy 11 – Land Development Guidelines</b>.</p>                                                                                                             | <p><b>AS3 – COMPLIES</b></p> <p>Street lighting will be designed and located in accordance with the Land Development Guidelines.</p>                                                                                                   |                                                                                                                                                            |
| <b>Water Supply Reticulation Design</b>                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                        |                                                                                                                                                            |
| <p>PC4</p> <p>Water supply reticulation must be provided to convey potable water to all properties with adequate quality, pressure and volume of flow for household and fire fighting purposes. (Except properties in the <b>Rural and Conservation Domain</b>).</p>                                                                               | <p>AS4</p> <p>Water supply reticulation is designed and constructed in accordance with relevant sections of <b>Planning Scheme Policy 11 – Land Development Guidelines</b>.</p>                                                                                               | <p><b>AS4 – COMPLIES</b></p> <p>Water reticulation will be designed and constructed in accordance with Councils Land Development Guidelines.</p>                                                                                       |                                                                                                                                                            |
| <b>Sewerage Reticulation Design</b>                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                        |                                                                                                                                                            |
| <p>PC5</p> <p>Sewerage reticulation must be provided to ensure adequate quality, having regard to health and environmental issues relating to the provision of sewer infrastructure.</p>                                                                                                                                                           | <p>AS5</p> <p>Sewerage reticulation is designed and constructed in accordance with relevant sections of <b>Planning Scheme Policy 11 – Land Development Guidelines</b>.</p>                                                                                                   | <p><b>AS5 – COMPLIES</b></p> <p>Sewerage reticulation will be designed and constructed in accordance with Councils Land Development Guidelines.</p>                                                                                    |                                                                                                                                                            |
| <b>Open Space Design</b>                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                        |                                                                                                                                                            |
| <p>PC6</p> <p>Open space areas must be designed to an</p>                                                                                                                                                                                                                                                                                          | <p>AS6</p> <p>Open space areas are designed and</p>                                                                                                                                                                                                                           | <p><b>AS6 – NOT APPLICABLE</b></p> <p>No open space areas are proposed as</p>                                                                                                                                                          |                                                                                                                                                            |



| Performance Criteria                                                                                                                                                                                                                                                                                                                             | Acceptable Solutions                                                                                                                                                                                                                                                                                                                    | How does the proposal comply with the Acceptable Solution or Performance Criteria?                                                                                     | Internal Use:<br>Has compliance with the Acceptable Solution/<br>Performance Criteria been demonstrated?<br>Is a request for further information required? |
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| appropriate standard, having regard to their intended recreational and environmental values                                                                                                                                                                                                                                                      | embellished in accordance with relevant sections of <b>Planning Scheme Policy 11 – Land Development Guidelines</b> .                                                                                                                                                                                                                    | part of this stage of development.                                                                                                                                     |                                                                                                                                                            |
| <b>Off Street Vehicle Parking</b>                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                        |                                                                                                                                                            |
| PC7<br>Car parking areas must be located and designed to encourage their use in preference to on street parking, having regard to relative walking distances and visibility from the road.                                                                                                                                                       | AS7<br>Car parking areas area located and designed in accordance with relevant sections of <b>Planning Scheme Policy 11 – Land Development Guidelines</b> .                                                                                                                                                                             | <b>AS7 – COMPLIES</b><br>The road reserves will accommodate on-street car parking with dedicated lanes.                                                                |                                                                                                                                                            |
| <b>Driveways</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                        |                                                                                                                                                            |
| PC8<br>Driveways must be designed to ensure convenient access of vehicle to road, including manoeuvring of heavy vehicles and service vehicles.                                                                                                                                                                                                  | AS8<br>Driveways are designed and constructed in accordance with relevant sections of <b>Planning Scheme Policy 11 – Land Development Guidelines</b> .                                                                                                                                                                                  | <b>AS8 – NOT APPLICABLE</b><br>No driveways are proposed with this subdivision and will be subject to later Council approvals upon final building designs.             |                                                                                                                                                            |
| <b>Developer Infrastructure Contributions</b>                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                        |                                                                                                                                                            |
| PC9<br>Infrastructure developer contributions must be provided in accordance with the Priority Infrastructure Plan.                                                                                                                                                                                                                              | AS9<br>No Acceptable Solution provided.                                                                                                                                                                                                                                                                                                 | <b>AS9 – WILL COMPLY</b><br>ICN charges will be paid at the appropriate time of development as required.                                                               |                                                                                                                                                            |
| PC10<br>For premises identified on <b>Overlay Map OM25 – Future Water Innovations</b> as being within the Pimpama-Coomera Water Future Master Plan Area, a dual water reticulation system must be provided to enable future conveyance to the development of recycled water for non-potable uses in addition to the conveyance of potable water. | AS10.1<br>A dual water reticulation system is designed and constructed in accordance with relevant sections of <b>Planning Scheme Policy 11 – Land Development Guidelines</b> .<br>AS10.2<br>The development is connected to Council's potable water and recycled water supply reticulation systems at any points nominated by Council. | <b>AS10.1 – NOT APPLICABLE</b><br>No longer a mandatory requirement of Council.<br><br><b>AS10.2 – NOT APPLICABLE</b><br>No longer a mandatory requirement of Council. |                                                                                                                                                            |
| PC11<br>For premises identified on <b>Overlay Map OM25 – Future Water Innovations</b> as being                                                                                                                                                                                                                                                   | AS11<br>Reduced infiltration gravity sewers are designed and constructed in accordance with                                                                                                                                                                                                                                             | <b>AS11 – NOT APPLICABLE</b><br>Subject site not identified on Overlay Map OM25.                                                                                       |                                                                                                                                                            |



| Performance Criteria                                                                                                                    | Acceptable Solutions                                                                      | How does the proposal comply with the Acceptable Solution or Performance Criteria? | Internal Use:<br>Has compliance with the Acceptable Solution/<br>Performance Criteria been demonstrated?<br>Is a request for further information required? |
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| within the Pimpama-Coomera Water Future Master Plan Area, sewerage infrastructure must be designed to minimise inflow and infiltration. | the relevant sections of <b>Planning Scheme Policy 11 – Land Development Guidelines</b> . |                                                                                    |                                                                                                                                                            |

# State code 8: Coastal development and tidal works

Table 8.2.1: All development

| Development in the erosion prone area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                      |                                                                                                                                                  |
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| PO1 Development does not occur in the erosion prone area unless the development:<br>is one of the following types of development:<br>coastal-dependent development; or<br>temporary, readily relocatable or able to be abandoned; or<br>essential community infrastructure; or<br>redevelopment of an existing permanent building or structure that cannot be relocated or abandoned; and<br>cannot feasibly be located elsewhere.                                                                                                                                                                                                                                                   | No acceptable outcome is prescribed. | PO1 – COMPLIED WITH<br>Development has been kept outside of the mapped area as demonstrated in the attached engineering drawings.                |
| PO2 Development other than coastal protection work:<br>avoids impacting on coastal processes; and<br>ensures that the protective function of landforms and vegetation is maintained.<br><br>Note: In considering reconfiguring a lot applications, the state may require land in the erosion prone area to be surrendered to the State for coastal management purposes under the <i>Coastal Protection and Management Act 1995</i> .<br><br>Where the planning chief executive receives a copy of a land surrender requirement or proposed land surrender notice under the <i>Coastal Protection and Management Act 1995</i> , this must be considered in assessing the application. | No acceptable outcome is prescribed. | PO2 – COMPLIED WITH<br>Development has been kept outside of the mapped area as demonstrated in the attached engineering drawings.                |
| PO3 Development is located, designed and constructed to minimise the impacts from coastal erosion by:<br>locating the development as far landward as practicable; or<br>where it is demonstrated that 1 is not feasible, mitigate or otherwise accommodate the risks posed by coastal erosion.                                                                                                                                                                                                                                                                                                                                                                                       | No acceptable outcome is prescribed. | PO3 – COMPLIED WITH<br>Development has been kept outside of the mapped area as demonstrated in the attached engineering drawings.                |
| PO4 Development does not significantly increase the risk or impacts to people and property from coastal erosion.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | No acceptable outcome is prescribed. | PO4 – COMPLIED WITH<br>The proposed development will not significantly increase the risk or impacts to people and property from coastal erosion. |
| PO5 Development other than coastal protection work avoids directly or indirectly increasing the severity of coastal erosion either on or off the site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | No acceptable outcome is prescribed. | PO5 – COMPLIED WITH<br>Development has been kept outside of the mapped area as demonstrated in the attached engineering drawings.                |
| PO6 In areas where a coastal building line is present, building work is located landward of the coastal building line                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | No acceptable outcome is prescribed. | PO6 – NOT APPLICABLE<br>No building work proposed.                                                                                               |

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|                                                                                                                                                                                                                                                                                                                                                                                                                               |                                      |                                                                                                               |
| unless coastal protection work has been constructed to protect the development.                                                                                                                                                                                                                                                                                                                                               |                                      |                                                                                                               |
| <b>Artificial waterways</b>                                                                                                                                                                                                                                                                                                                                                                                                   |                                      |                                                                                                               |
| PO7 Development of artificial waterways, canals and dry-land marinas minimises impacts on coastal resources by: maintaining the tidal prism volume of the natural waterway to which it is connected demonstrating a whole-of-life strategy for the disposal of dredged material.                                                                                                                                              | No acceptable outcome is prescribed. | PO7 – NOT APPLICABLE<br>There is no development of artificial waterways, canals and dry-land marina proposed. |
| <b>Coastal protection work</b>                                                                                                                                                                                                                                                                                                                                                                                                |                                      |                                                                                                               |
| PO8 Works for beach nourishment minimise adverse impacts on coastal processes and avoid any increase in the severity of erosion on adjacent land by: sourcing sand from an area that does not adversely impact on the active beach system ensuring imported sand is compatible with natural beach sediments and coastal processes of the receiving beach.                                                                     | No acceptable outcome is prescribed. | PO8 – NOT APPLICABLE<br>Proposal does not impact on active beach systems.                                     |
| PO9 Erosion control structures are only constructed where there is an imminent threat to buildings or infrastructure of value, and there is no feasible option for either: beach nourishment; or relocation or abandonment of structures.<br><br>Note: The monetary value of buildings or infrastructure should be more than the cost of associated erosion control structures.                                               | No acceptable outcome is prescribed. | PO9 – NOT APPLICABLE<br>No erosion control structures proposed.                                               |
| PO10 Erosion control structures minimise interference with coastal processes, or any increase to the severity of erosion on adjacent land by: locating the erosion control structure as far landward as practicable and directly adjacent to the structure it is intended to protect where required and feasible, importing sand to the site to mitigate any increase in the severity of erosion the design of the structure. | No acceptable outcome is prescribed. | PO10 – NOT APPLICABLE<br>No erosion control structures proposed.                                              |
| <b>Water quality</b>                                                                                                                                                                                                                                                                                                                                                                                                          |                                      |                                                                                                               |
| PO11 Development: maintains or enhances environmental values of receiving waters achieves the water quality objectives of Queensland waters avoids the release of prescribed water contaminants to tidal waters.                                                                                                                                                                                                              | No acceptable outcome is prescribed. | PO11 – COMPLIED WITH<br>No release of water contaminants will occur to tidal waters.                          |

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| Note: See Environmental Protection (Water) Policy 2009 for the relevant water quality objectives.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                      |                                                                                                                                                                                                                                                               |
| Category C and R areas of vegetation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                      |                                                                                                                                                                                                                                                               |
| PO12 Development:<br>avoids impacts on category C areas of vegetation and category R areas of vegetation; or<br>minimises and mitigates impacts on category C areas of vegetation and category R areas of vegetation after demonstrating avoidance is not reasonably possible.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | No acceptable outcome is prescribed. | PO12 – NOT APPLICABLE<br>No loss of Category c or R areas of vegetation is proposed.                                                                                                                                                                          |
| Public use of and access to state coastal land                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                      |                                                                                                                                                                                                                                                               |
| PO13 Development maintains or enhances public use of and access to and along state coastal land (except where this is contrary to the protection of coastal resources or public safety).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | No acceptable outcome is prescribed. | PO13 – NOT APPLICABLE                                                                                                                                                                                                                                         |
| PO14 Private marine development ensures that works:<br>are used for marine access purposes only<br>minimise the use of state coastal land<br>do not interfere with access between navigable waterways and adjacent properties.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | No acceptable outcome is prescribed. | PO14 – NOT APPLICABLE<br>No private marine work proposed.                                                                                                                                                                                                     |
| PO15 Development ensures erosion control structures are located within the premises they are intended to protect unless there is no feasible alternative.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | No acceptable outcome is prescribed. | PO15 -NOT APPLICABLE<br>No erosion control structures proposed to impede public access to state coastal land.                                                                                                                                                 |
| Matters of state environmental significance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                      |                                                                                                                                                                                                                                                               |
| PO16 Development:<br>avoids impacts on matters of state environmental significance; or<br>minimises and mitigates impacts on matters of state environmental significance after demonstrating avoidance is not reasonably possible; and<br>provides an offset if, after demonstrating all reasonable avoidance, minimisation and mitigation measures are undertaken, the development results in an acceptable significant residual impact on a matter of state environmental significance.<br><br>Statutory note: For Brisbane core port land, an offset may only be applied to development on land identified as E1 Conservation/Buffer, E2 Open Space or Buffer/Investigation in the Brisbane Port LUP precinct plan. For the Brisbane Port LUP, see <a href="http://www.portbris.com.au">www.portbris.com.au</a> .<br><br>Note: Guidance for determining if the development will have a significant residual impact on the matter of state | No acceptable outcome is prescribed. | PO16 – COMPLIED WITH<br>The Department of Natural Resources and Mines were a referral concurrency agency during the Preliminary Approval process that reviewed, endorsed and conditioned the proposed development in regard to matters of state significance. |

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| environmental significance is provided in the Significant Residual Impact Guideline, Department of State Development, Infrastructure and Planning, 2014. Where the significant residual impact is considered an acceptable impact on the matter of state environmental significance and an offset is considered appropriate, the offset should be delivered in accordance with the <i>Environmental Offsets Act 2004</i> . |  |  |
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Table 8.2.2: All operational work

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| Private marine development                                                                                                                                                                                                                                                                                                                                                                                                                              |                                      |                                                                  |
| PO17 Private marine development does not require the construction of coastal protection work, shoreline or riverbank hardening or dredging for marine access purposes.                                                                                                                                                                                                                                                                                  | No acceptable outcome is prescribed. | PO17 – NOT APPLICABLE<br>No private marine development proposed. |
| Disposal of solid waste or dredged material from artificial waterways                                                                                                                                                                                                                                                                                                                                                                                   |                                      |                                                                  |
| PO18 Solid waste from land and dredged material from artificial waterways is not disposed of in tidal water unless it is for beneficial reuse.                                                                                                                                                                                                                                                                                                          | No acceptable outcome is prescribed. | PO18 – NOT APPLICABLE<br>No dredging proposed.                   |
| Disposal of dredged material other than from artificial waterways                                                                                                                                                                                                                                                                                                                                                                                       |                                      |                                                                  |
| PO19 Dredged material is returned to tidal water where this is needed to maintain coastal processes and sediment volume.                                                                                                                                                                                                                                                                                                                                | No acceptable outcome is prescribed. | PO19 – NOT APPLICABLE<br>No dredging proposed.                   |
| PO20 Where it is not needed to maintain coastal processes and sediment volume, the quantity of dredged material disposed to tidal water is minimised through beneficial reuse or disposal on land.                                                                                                                                                                                                                                                      | No acceptable outcome is prescribed. | PO20 – NOT APPLICABLE<br>No dredging proposed.                   |
| All dredging and any disposal of dredged material in tidal water                                                                                                                                                                                                                                                                                                                                                                                        |                                      |                                                                  |
| PO21 All dredging and any disposal of dredged material in tidal water is:<br><br>demonstrated to be safe with regard to protection of the marine environment and by meeting the National Assessment Guidelines for Dredging 2009, Department of Environment and Energy, 2009, or later version; and<br><br>supported by a monitoring and management plan that protects the marine environment and that complies with the National Assessment Guidelines | No acceptable outcome is prescribed. | PO21 – NOT APPLICABLE<br>No dredging proposed.                   |

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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                      |                                                          |
| for Dredging 2009, Department of Environment and Energy, 2009, or later version.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                      |                                                          |
| Reclamation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                      |                                                          |
| PO22 Development does not involve reclamation of land below tidal water, other than for the purposes of:<br><br>coastal-dependent development, public marine development or community infrastructure; or<br><br>strategic ports, priority ports, boat harbours or strategic airports and aviation facilities, in accordance with a statutory land use plan or master plan, where there is a demonstrated net benefit for the state or region and no feasible alternative exists; or<br><br>coastal protection work or work necessary to protect coastal resources or coastal processes. | No acceptable outcome is prescribed. | PO22 – COMPLIED WITH<br>No reclamation of land proposed. |

Table 8.2.3: Operational work which is not assessed by local government

|                                                                                                                                |                                                                                                                                                                                          |                                                  |
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|                                                                                                                                |                                                                                                                                                                                          |                                                  |
| PO23 Works are located and designed such that they continue to operate safely during and following a defined storm tide event. | AO23.1 Tidal work is designed and located in accordance with the Guideline: Building and engineering standards for tidal works, Department of Environment and Heritage Protection, 2017. | PO23 – NOT APPLICABLE<br>No tidal work proposed. |

# State code 18: Constructing or raising waterway barrier works in fish habitats

Table 18.2.2: Operational work

| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Acceptable outcomes                                                                                                                                                                                                                                                                    | Response                                                                                                                            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| All development                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                        |                                                                                                                                     |
| PO1 There is a demonstrated need for the development and alternatives (locations and designs) which do not involve constructing or raising waterway barrier works are not viable.                                                                                                                                                                                                                                                                                                          | No acceptable outcome is prescribed.                                                                                                                                                                                                                                                   | PO1 – COMPLIED WITH<br>Development has been kept outside of the mapped area as demonstrated in the attached engineering drawings.   |
| PO2 Development has a functional requirement to be located within a waterway. Ancillary elements of development occur outside the waterway.<br><br>Note: Bed and banks of the waterway and any associated wetlands and riparian areas within the development site should be accurately identified on plans provided with the application, together with the location of highest astronomical tide, mean high water spring and mean low water spring tide heights if the waterway is tidal. | No acceptable outcome is prescribed.                                                                                                                                                                                                                                                   | PO2 – COMPLIED WITH<br>Development has been kept outside of the mapped area as demonstrated in the attached engineering drawings.   |
| PO3 The number and extent of waterway barrier works and the spatial and temporal extent of their impacts on waterways providing for fish passage are minimised.                                                                                                                                                                                                                                                                                                                            | No acceptable outcome is prescribed.                                                                                                                                                                                                                                                   | PO3 – COMPLIED WITH<br>Development has been kept outside of the mapped area as demonstrated in the attached engineering drawings.   |
| PO4 For the life of the barrier, adequate fish passage must be provided and maintained at all waterway barrier works through:<br><br>fish way(s) that adequately provide for the movement of fish; or<br>the movement of fish is adequately provided for in another way.                                                                                                                                                                                                                   | For all crossings:<br><br>AO4.1 Hydraulic conditions (depth, velocities and turbulence) from the downstream to the upstream limit of the structure allow for fish passage of all fish attempting to move through the crossing at all flows up to the drownout of the structure.<br>AND | AO4.1 - COMPLIED WITH<br>Development has been kept outside of the mapped area as demonstrated in the attached engineering drawings. |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | AO4.2 For the life of the crossing, the relative levels of:<br>a bed level crossing or a culvert invert<br>bed erosion protection<br>apron scour protection; and<br>the stream bed are maintained to avoid drops in elevation at their joins.<br>AND                                   | AO4.2 – COMPLIED WITH<br>Development has been kept outside of the mapped area as demonstrated in the attached engineering drawings. |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | AO4.3 The crossing and associated erosion protection structures are installed at no steeper gradient than the                                                                                                                                                                          | AO4.3 – COMPLIED WITH<br>Development has been kept outside of the mapped area as demonstrated in the attached engineering drawings. |

| Performance outcomes | Acceptable outcomes                                                                                                                                                                                                    | Response                                                                                                                             |
|----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|
|                      | <b>waterway</b> bed gradient.<br>AND                                                                                                                                                                                   |                                                                                                                                      |
|                      | AO4.4 The crossing and associated erosion protection structures are roughened throughout to approximately simulate natural bed conditions.<br>AND                                                                      | AO4.4– COMPLIED WITH<br>Development has been kept outside of the mapped area as demonstrated in the attached engineering drawings.   |
|                      | AO4.5 Design and maintenance measures are in place for the life of the crossing to keep crossings clear of blockages through a regular inspection program in order to retain fish passage through the crossing.<br>AND | AO4.5 – COMPLIED WITH<br>Development has been kept outside of the mapped area as demonstrated in the attached engineering drawings.  |
|                      | For waterway crossings other than bridges and culverts:<br><br>AO4.6 The crossing is built at or below bed level so that the surface of the crossing is no higher than the stream bed at the site.<br>AND              | AO4.6 – COMPLIED WITH<br>Development has been kept outside of the mapped area as demonstrated in the attached engineering drawings.  |
|                      | AO4.7 The lowest point of the crossing is installed at the level of the lowest point of the natural stream bed (pre-construction), within the footprint of the proposed crossing.<br>AND                               | AO4.7 – COMPLIED WITH<br>Development has been kept outside of the mapped area as demonstrated in the attached engineering drawings.  |
|                      | AO4.8 There is a height difference between the lowest point of the crossing and the edges of the low flow section of the crossing so that water is channelled into the low flow section of the crossing.<br>AND        | AO4.8 – COMPLIED WITH<br>Development has been kept outside of the mapped area as demonstrated in the attached engineering drawings.  |
|                      | AO4.9 The level of the remainder of the crossing is no higher than the lowest point of the natural stream bed outside of the low flow channel.<br>AND                                                                  | AO4.9 - COMPLIED WITH<br>Development has been kept outside of the mapped area as demonstrated in the attached engineering drawings.  |
|                      | For bridges:<br><br>AO4.10 Bridge support piles are not constructed within the low-flow channel and do not constrict the edges of the low-flow channel, and the number of piles in-stream are minimised.<br>AND        | AO4.10 - COMPLIED WITH<br>Development has been kept outside of the mapped area as demonstrated in the attached engineering drawings. |
|                      | AO4.11 Bridge abutments and bank revetment works do not extend into the <b>waterway</b> beyond the toes of the banks.<br>AND                                                                                           | AO4.11 - COMPLIED WITH<br>Development has been kept outside of the mapped area as demonstrated in the attached engineering drawings. |
|                      | AO4.12 Suitable fish habitats are maintained within the low-flow channel.                                                                                                                                              | AO4.12 - COMPLIED WITH<br>Development has been kept outside of the mapped area as                                                    |

| Performance outcomes | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Response                                                                                                                             |
|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|
|                      | AND                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | demonstrated in the attached engineering drawings.                                                                                   |
|                      | For culverts:<br><br>AO4.13 Culverts are only installed where the site conditions do not allow for a bridge.<br>AND                                                                                                                                                                                                                                                                                                                                                   | AO4.13 - COMPLIED WITH<br>Development has been kept outside of the mapped area as demonstrated in the attached engineering drawings. |
|                      | AO4.14 The combined width of the culvert cell apertures are equal to 100 percent of the <b>main channel</b> width.<br>AND                                                                                                                                                                                                                                                                                                                                             | AO4.14 - COMPLIED WITH<br>Development has been kept outside of the mapped area as demonstrated in the attached engineering drawings. |
|                      | AO4.15 The base of the culvert incorporates a low flow channel consistent with the natural low flow channel and:<br>(1) is buried a minimum of 300 millimetres to allow bed material to deposit and reform the natural bed on top of the culvert base; or<br>(2) the base of the culvert is the stream bed; or<br>(3) the base of the culvert cell and any instream scour protection is roughened throughout to approximately simulate natural bed conditions.<br>AND | AO4.15 - COMPLIED WITH<br>Development has been kept outside of the mapped area as demonstrated in the attached engineering drawings. |
|                      | AO4.16 The outermost culvert cells incorporate roughening elements such as baffles on their bankside sidewalls.<br>AND                                                                                                                                                                                                                                                                                                                                                | AO4.16 - COMPLIED WITH<br>Development has been kept outside of the mapped area as demonstrated in the attached engineering drawings. |
|                      | AO4.17 Roughening elements are installed on the upstream wingwalls on both banks to the height of the upstream obvert or the full height of the wingwall.<br>AND                                                                                                                                                                                                                                                                                                      | AO4.17 - COMPLIED WITH<br>Development has been kept outside of the mapped area as demonstrated in the attached engineering drawings. |
|                      | AO4.18 Roughening elements provide a contiguous lower velocity zone (no greater than 0.3 metres/second) for at least 100 millimetres width from the wall through the length of the culvert and wingwalls.<br>AND                                                                                                                                                                                                                                                      | AO4.18 - COMPLIED WITH<br>Development has been kept outside of the mapped area as demonstrated in the attached engineering drawings. |
|                      | AO4.19 Culvert alignment to the stream flow minimises water turbulence.<br>AND                                                                                                                                                                                                                                                                                                                                                                                        | AO4.19 - COMPLIED WITH<br>Development has been kept outside of the mapped area as demonstrated in the attached engineering drawings. |
|                      | AO4.20 There is sufficient light at the entrance to and through the culvert so that <b>fish</b> are not discouraged by a sudden darkness.<br>AND                                                                                                                                                                                                                                                                                                                      | AO4.20 - COMPLIED WITH<br>Development has been kept outside of the mapped area as demonstrated in the attached engineering drawings. |

| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Acceptable outcomes                                                                                                                                                        | Response                                                                                                                             |
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | AO4.21 The depth of cover above the culvert is as low as structurally possible, except where culverts have an average recurrence interval (ARI) greater than 50 years. AND | AO4.21 - COMPLIED WITH<br>Development has been kept outside of the mapped area as demonstrated in the attached engineering drawings. |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | AO4.22 For culvert crossings designed with a flood immunity ARI greater than 50 years, <b>fish</b> passage is provided up to culvert capacity.                             | AO4- 22 COMPLIED WITH<br>Development has been kept outside of the mapped area as demonstrated in the attached engineering drawings.  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | For all other development no acceptable outcome is prescribed.                                                                                                             |                                                                                                                                      |
| <p>PO5 <b>Waterway barrier works</b> are designed, constructed, operated and maintained to provide lateral and longitudinal <b>fish</b> passage for all members of the fish community, regardless of size, species, life-stage or swimming ability, and accommodating future and seasonal increases in fish biomass.</p> <p>Note: In order to demonstrate compliance with this performance outcome, the seasonal and flow related biomass of the fish community at the location of the proposed waterway barrier works will need to be surveyed and addressed in the design of the fish way by a person suitably qualified and experienced in fish passage biology. In addition, any future increases in fish biomass should be quantified and catered for.</p> <p>Longitudinal fish passage refers to the movement into both permanent and temporary offstream systems, including wetlands, lagoons, floodplain etc. Fragmentation of connectivity into and out of these systems must be mitigated via adequate fish passage.</p> | No acceptable outcome is prescribed.                                                                                                                                       | PO5 - COMPLIED WITH<br>Development has been kept outside of the mapped area as demonstrated in the attached engineering drawings.    |
| <p>PO6 Development is designed and operated so that all components of <b>waterway</b> barrier works (for example scour protection, intake and outlet structures, spillway, stilling basin, apron and dissipation structures) and all pathways of potential fish movement provide safe <b>fish</b> passage.</p> <p>Stepped spillways (including sheet pile weirs) are not acceptable.</p> <p>Note: Stepped spillway (including sheet pile weirs) have been associated with high mortalities and injuries to fish.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | No acceptable outcome is prescribed.                                                                                                                                       | PO6 - COMPLIED WITH<br>Development has been kept outside of the mapped area as demonstrated in the attached engineering drawings.    |

| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Acceptable outcomes                  | Response                                                                                                                                     |
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| Assessment of this performance outcome will include consideration of adequate tailwater depth at the toe of the spillway (for example: stilling basin) at commencement to spill (for example: 30 percent of the head difference).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                      |                                                                                                                                              |
| <p>PO7 The drownout characteristics of the waterway barrier works and the frequency, timing and duration of drownout conditions will provide adequate fish passage for the fish community and biomass moving past the barrier.</p> <p>Note: Determining adequacy of fish passage will involve consideration of passage achieved during drownout and during other hydraulic conditions and the relative frequencies of these conditions among other things.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | No acceptable outcome is prescribed. | <p>P07 - COMPLIED WITH</p> <p>Development has been kept outside of the mapped area as demonstrated in the attached engineering drawings.</p> |
| <p>PO8 Development does not increase the risk of mortality, disease or injury, or compromise the health, productivity, marketability or suitability for human consumption of fisheries resources, having regard to (but not limited to):</p> <ul style="list-style-type: none"> <li>biotic and abiotic conditions, such as water and sediment quality</li> <li>substances that are toxic to plants or toxic to or cumulative within fish</li> <li>design of structures</li> <li>impacts on reproductive success</li> <li>effect on fish energy reserves</li> <li>whether fish may be physically damaged, injured, killed, trapped or stranded</li> <li>fish passage and access to habitat generally; and</li> <li>the impacts of pest fish and other relevant pest species.</li> </ul> <p>Note: A fish salvage plan may be required to demonstrate compliance with the performance outcome and may form a condition of any approval.</p> <p>Permits or other authorities may be required under the <i>Fisheries Act 1994</i> for the use of regulated fishing apparatus and to possess fisheries resources.</p> | No acceptable outcome is prescribed. | <p>P08 - COMPLIED WITH</p> <p>Development has been kept outside of the mapped area as demonstrated in the attached engineering drawings.</p> |
| <p>PO9 Development:</p> <ul style="list-style-type: none"> <li>avoids non-essential hardening or unnatural</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | No acceptable outcome is prescribed. | <p>P09 - COMPLIED WITH</p> <p>Development has been kept outside of the mapped area as demonstrated in the attached engineering drawings.</p> |

| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Acceptable outcomes                  | Response                                                                                                                           |
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| modification of the main channel of the waterway retains natural fish habitat and features such as rock outcrops and boulders, wherever possible avoids channelisation (i.e. straightening) of meandering <b>waterways</b> or where channels need to be significantly modified, simulates natural watercourses and habitat features (for example, by including meanders, pools, riffles, shaded and open sections, deep and shallow sections and different types of substrata); and avoids construction during times of elevated flows. |                                      |                                                                                                                                    |
| PO10 Where waterway barrier works will modify water levels or flow characteristics of the waterway, existing up and downstream structures are upgraded to provide adequate fish passage in accordance with the new levels or flow characteristics.                                                                                                                                                                                                                                                                                      | No acceptable outcome is prescribed. | PO10 - COMPLIED WITH<br>Development has been kept outside of the mapped area as demonstrated in the attached engineering drawings. |
| PO11 Sufficient water exchange and flow is maintained and provided to sustain and where necessary restore, water quality and the health and condition of fisheries resources, ecological functions and fish passage.                                                                                                                                                                                                                                                                                                                    | No acceptable outcome is prescribed. | PO11 - COMPLIED WITH<br>Development has been kept outside of the mapped area as demonstrated in the attached engineering drawings. |
| PO12 Development likely to cause drainage or disturbance to acid sulfate soils, prevents the release of contaminants and impacts on fisheries resources and fish habitats.<br><br>Note: Management of acid sulfate soil is consistent with the current Queensland acid sulfate soil technical manual: Soil Management Guidelines V4.0, Department of Science, Information Technology, Innovation and the Arts, 2014.                                                                                                                    | No acceptable outcome is prescribed. | PO12 - COMPLIED WITH<br>Development has been kept outside of the mapped area as demonstrated in the attached engineering drawings. |
| PO13 Construction avoids direct and indirect disturbance, or where avoidance is not possible, minimises direct and indirect disturbance to beds, banks and vegetation adjacent to the permanent development footprint.                                                                                                                                                                                                                                                                                                                  | No acceptable outcome is prescribed. | PO13 - COMPLIED WITH<br>Development has been kept outside of the mapped area as demonstrated in the attached engineering drawings. |
| PO14 After completion of in-stream works, disturbed areas of the bed and banks of the waterway outside the permanent development footprint are returned to their original profile and stabilised to promote regeneration of natural <b>fish habitats</b> .<br><br>Note: Monitoring of the success of fish habitat regeneration, within and adjacent to the work site, is likely to be                                                                                                                                                   | No acceptable outcome is prescribed. | PO14 - COMPLIED WITH<br>Development has been kept outside of the mapped area as demonstrated in the attached engineering drawings. |

| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Acceptable outcomes                                                                                                                                                                                                          | Response                                                                                                                           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|
| conditioned as part of any development approval.                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                              |                                                                                                                                    |
| PO15 The natural substrate of the <b>waterway</b> bed is retained or reconstructed so that the post-construction substrate is comparable to the natural substrate; for example in terms of size and consistency.                                                                                                                                                                                                                                                                       | No acceptable outcome is prescribed.                                                                                                                                                                                         | PO15 - COMPLIED WITH<br>Development has been kept outside of the mapped area as demonstrated in the attached engineering drawings. |
| PO16 Development does not adversely impact on community access to tidal land and waterways.                                                                                                                                                                                                                                                                                                                                                                                            | No acceptable outcome is prescribed.                                                                                                                                                                                         | PO16 - COMPLIED WITH<br>Development has been kept outside of the mapped area as demonstrated in the attached engineering drawings. |
| PO17 Development does not adversely impact on community access to fisheries resources and fish habitats including recreational and indigenous fishing access.<br><br>Note: In some cases, compensation for impact on fisheries access, operations and/or productivity may be necessary. The Guideline on fisheries adjustment provides advice for proponents on relevant fisheries adjustment processes and is available by request from the Department of Agriculture and Fisheries.  | No acceptable outcome is prescribed.                                                                                                                                                                                         | PO17 - COMPLIED WITH<br>Development has been kept outside of the mapped area as demonstrated in the attached engineering drawings. |
| PO18 Development does not adversely impact on commercial fishing access and linkages between a commercial fishery and infrastructure, services and facilities.<br><br>Note: In some cases, compensation for impact on fisheries access, operations and/or productivity may be necessary. The Guideline on fisheries adjustment provides advice for proponents on relevant fisheries adjustment processes and is available by request from the Department of Agriculture and Fisheries. | No acceptable outcome is prescribed.                                                                                                                                                                                         | PO18 - COMPLIED WITH<br>Development has been kept outside of the mapped area as demonstrated in the attached engineering drawings. |
| Development involving fish ways                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                              |                                                                                                                                    |
| PO19 Having regard to the hydrology of the site and fish movement characteristics, the fish way is capable of operating, and will operate:<br>for as long as the waterway barrier work is in position; and whenever there are inflows into the impoundment or waterway, release out of the impoundment and during overtopping events; and when the impoundment is above dead storage level.                                                                                            | AO19.1 For the life of the waterway barrier works, the lower operational range of the fish way is at least:<br>0.5 metres below minimum headwater drawdown level; and 0.5 metres below minimum tail water level at the site. | AO19 – NOT APPLICABLE<br>Proposed development does not involve fish ways.                                                          |
| PO20 For the life of the waterway barrier works, the hydrology of the development allows for adequate fish movement.                                                                                                                                                                                                                                                                                                                                                                   | AO20.1 The lower operational range of the fish way is at least:<br>0.5 metres below minimum headwater drawdown level; and 0.5 metres below minimum tail water level at the site.                                             | AO20 - NOT APPLICABLE<br>Proposed development does not involve fish ways.                                                          |
| PO21 Fish way maximises fish movement by providing:                                                                                                                                                                                                                                                                                                                                                                                                                                    | No acceptable outcome is prescribed.                                                                                                                                                                                         | PO21 - NOT APPLICABLE                                                                                                              |

| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Acceptable outcomes                  | Response                                                                             |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|--------------------------------------------------------------------------------------|
| <p>continuous attraction flows at the fish way entrance under all flow conditions within the fish way's operating range</p> <p>additional means of fish attraction are included in the fish way design if appropriate</p> <p>attraction flow velocities are sufficient and variable to attract the whole fish community, and expected future and seasonal biomass</p> <p>adequate holding chamber capacity for the expected fish biomass in any lock, lift, trap and transfer type fish ways</p> <p>adequate exit conditions for downstream fish passage; and</p> <p>for future adjustments in capacity or operation that may be needed once in place.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                      | Proposed development does not involve fish ways.                                     |
| <p>PO22 Fish ways are designed so that:</p> <p>water intakes, outlets, screens and other structures do not cause entrainment, injury or mortality to fish</p> <p>appropriate light levels are maintained at entrances, exits and throughout the fish way to ensure successful use by fish</p> <p>fish attracted to the spillway or outlet flows are able to access the fish way without having to swim back downstream</p> <p>fish are able to exit upstream and downstream fish ways at a water levels over the full range of tailwater and headwater levels</p> <p>exits are located to avoid fish being washed back over the spillway during overtopping</p> <p>adequate hydraulic conditions and minimum water depth for fish passage is maintained throughout the fish way</p> <p>predation on fish using the fish way is avoided</p> <p>rubbish and debris do not impede fish passage or cause blockages or damage the fish way</p> <p>delays in fish movement are avoided when fish are undertaking upstream spawning migrations; and</p> <p>delays in fish movement are avoided immediately after</p> | No acceptable outcome is prescribed. | <p>PO22 - NOT APPLICABLE</p> <p>Proposed development does not involve fish ways.</p> |

| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Acceptable outcomes                  | Response                                                                  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|---------------------------------------------------------------------------|
| times when there have been flows in the system but no fish passage in the rising hydrograph.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                      |                                                                           |
| PO23 All water releases are directed through the <b>fish way</b> as a priority over the outlet works.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | No acceptable outcome is prescribed. | PO23 - NOT APPLICABLE<br>Proposed development does not involve fish ways. |
| PO24 All flows and releases initiate and terminate adjacent to the fish way or are directed parallel to the fish way entrance and all flows are transferred to the fish way as soon as possible during a flow recession.<br><br>Note: Flows and releases include but are not limited to spillway overtopping and outlet flows. Such flows must not compete with fish way attraction flows or reduce the operation of a fish way.                                                                                                                                                                                | No acceptable outcome is prescribed. | PO24 - NOT APPLICABLE<br>Proposed development does not involve fish ways. |
| PO25 Mechanisms are in place to ensure that operational issues in <b>fish ways</b> are promptly rectified for the life of the <b>fish way including but not limited to:</b><br>all components are designed to be durable, reliable and adequately protected from damage during high flow and flood events<br>all components can be replaced; and<br>a contingency plan ensures provision of alternate adequate fish passage during the fish way re-instatement process.<br><br>Note: Fish way downtime greater than 14 consecutive calendar days is likely to have a significant impact to fisheries resources. | No acceptable outcome is prescribed. | PO25 - NOT APPLICABLE<br>Proposed development does not involve fish ways. |
| PO26 Development provides for:<br><br>installation of monitoring equipment (such as traps and lifting equipment); and<br><br>access for monitoring, maintenance and operational purposes.                                                                                                                                                                                                                                                                                                                                                                                                                       | No acceptable outcome is prescribed. | PO26 - NOT APPLICABLE<br>Proposed development does not involve fish ways. |
| PO27 Water supply for the fish ways and attraction flows are sourced from surface quality water or equivalent water quality.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | No acceptable outcome is prescribed. | PO27 - NOT APPLICABLE<br>Proposed development does not involve fish ways. |
| PO28 Tailwater control structures such as a gauging weir, rock bar or stream crossings are fitted with a <b>fish way</b> or designed to provide <b>fish</b> passage.                                                                                                                                                                                                                                                                                                                                                                                                                                            | No acceptable outcome is prescribed. | PO28 - NOT APPLICABLE<br>Proposed development does not involve fish ways. |
| Development involving floodgates                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                      |                                                                           |
| PO29 Floodgates are designed and operated:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | No acceptable outcome is prescribed. | PO29 – NOT APPLICABLE                                                     |

| Performance outcomes                                                                                                                                                                                 | Acceptable outcomes                                                                                                                                                                     | Response                                                                                                                                     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| to provide hydraulic conditions adequate for fish passage over an adequate duration of the tidal cycle; and<br>as tidally activated, automatic floodgates.                                           |                                                                                                                                                                                         | Development does not involve floodgates.                                                                                                     |
| PO30 The invert of the floodgate is at bed level.                                                                                                                                                    | No acceptable outcome is prescribed.                                                                                                                                                    | PO30 – NOT APPLICABLE<br>Development does not involve floodgates.                                                                            |
| PO31 The operation of the floodgate will not result in adverse impacts on water quality that may harm <b>fish</b> or <b>fish habitat</b> .                                                           | No acceptable outcome is prescribed.                                                                                                                                                    | PO31 – NOT APPLICABLE<br>Development does not involve floodgates.                                                                            |
| Temporary waterway barrier works                                                                                                                                                                     |                                                                                                                                                                                         |                                                                                                                                              |
| PO32 The temporary <b>waterway barrier works</b> will exist only for a specified temporary period and provide for adequate <b>fish</b> movement.                                                     | AO32.1 The temporary waterway barrier work: is a partial barrier, or does not constrict the area or flows of a low flow channel.<br>AND one of the following acceptable outcomes apply: | AO32.1 – NOT APPLICABLE<br>Development does not involve temporary waterway barrier works.                                                    |
|                                                                                                                                                                                                      | AO32.2 The temporary structure is only in place outside of known fish spawning or migration periods.<br>OR                                                                              | AO32.2 – NOT APPLICABLE<br>Development does not involve temporary waterway barrier works.                                                    |
|                                                                                                                                                                                                      | AO32.3 The barrier is opened periodically every five days for at least 48 hours to allow <b>fish</b> movement and water exchange.<br>OR                                                 | AO32.3 – NOT APPLICABLE<br>Development does not involve temporary waterway barrier works.                                                    |
|                                                                                                                                                                                                      | <b>AO32.4 Fish</b> movement is provided for via a stream diversion.                                                                                                                     | AO32.4 – NOT APPLICABLE<br>Development does not involve temporary waterway barrier works.                                                    |
| PO33 Temporary barriers are removed at the end of their design life, so that full movement for <b>fish</b> is reinstated and the bed and banks are returned to their original profile and stability. | No acceptable outcome is prescribed.                                                                                                                                                    | PO33 – NOT APPLICABLE<br>Development does not involve temporary waterway barrier works.                                                      |
| PO34 Where there are species, at the site of the temporary waterway barrier works that require downstream movement during works, provisions are made to allow those species to move downstream.      | No acceptable outcome is prescribed.                                                                                                                                                    | PO34 – NOT APPLICABLE<br>Development does not involve temporary waterway barrier works.                                                      |
| PO35 The condition and value of aquatic macrophytes and other fish habitats is maintained.                                                                                                           | No acceptable outcome is prescribed.                                                                                                                                                    | AO32.1 – NOT APPLICABLE<br>Development does not involve temporary waterway barrier works.                                                    |
| Matters of state environmental significance                                                                                                                                                          |                                                                                                                                                                                         |                                                                                                                                              |
| PO36 Development: avoids impacts on matters of state environmental significance; or                                                                                                                  | No acceptable outcome is prescribed.                                                                                                                                                    | PO36 – NOT APPLICABLE<br>Subject site does not include marine plants, or provide a waterway that provides for fish passage, or is a declared |

| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Acceptable outcomes | Response           |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|--------------------|
| <p>minimises and mitigates impacts on matters of state environmental significance after demonstrating avoidance is not reasonably possible; and provides an offset if, after demonstrating all reasonable avoidance, minimisation and mitigation measures are undertaken, the development results in an acceptable significant residual impact on a matter of state environmental significance.</p> <p>Statutory note: For Brisbane core port land, an offset may only be applied to development on land identified as E1 Conservation/Buffer, E2 Open Space or Buffer/Investigation in the Brisbane Port LUP precinct plan. For the Brisbane Port LUP, see <a href="http://www.portbris.com.au">www.portbris.com.au</a>.</p> <p>Note: For the purpose of this code, the matters of state environmental significance assessed are marine plants, waterways that provide for fish passage and declared fish habitat areas.</p> <p>Guidance for determining if the development will have a significant residual impact on the matter of state environmental significance is provided in the Significant Residual Impact Guideline, Department of State Development, Infrastructure and Planning, 2014. Where the significant residual impact is considered an acceptable impact on the matter of state environmental significance under the Environmental Offsets framework and an offset is considered appropriate, the offset should be delivered in accordance with the <i>Environmental Offsets Act 2014</i>.</p> |                     | fish habitat area. |

# GENERATIONS INDUSTRIAL PARK PLACE CODE

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

**ADDRESS:**

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

**PREPARED FOR:**

PATRICIA AND WILLIAM HESTER

JANUARY 2018



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

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

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## 1.0 GENERATIONS INDUSTRIAL PARK PLACE CODE INTENT

### 1.1 PLACE CODE INTENT

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

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

- *Precinct A (Low Impact and Service Industry):* The land-uses promoted within this precinct are generally low impact industrial style uses responsive to the established nature of residential uses located nearby. Whilst more intensive levels of industry are not generally envisaged, they may be suitable subject to appropriate acoustic attenuation measures, strategies and operational measures being implemented to minimise potential detrimental impacts. The allotment sizes envisaged within this precinct are reflective of those that are promoted within Precinct 1 of the YEA LAP.

Strict building and operational restrictions, including building design, building construction and hours of operation and delivery and collection activities, apply to development within Precinct A. The 10metre wide landscaped buffer to be established along the western property boundary of Precinct A shall be established to minimise the potential detrimental impacts of development within Precinct A on the adjoining residential development.

- *Precinct B (General Impact Business and Industry):* The majority of the land-uses promoted in this precinct, which covers the bulk of the developed site, are consistent with those itemised within the Precinct 1 land use designation of the YEA LAP. Those that are not, are industrially related and benefit the future development prospects of the site and the YEA LAP generally. The ultimate intent of this precinct is to promote the land uses and allotment sizes that would ordinarily be located within Precinct 1 land located within the YEA LAP. It is also noted that the proposed subdivision lot-size parameters from Precinct 1 of the YEA LAP have been adopted within this precinct.
- *Precinct C (Limited General Impact Business and Industry):* The land-uses promoted in this precinct are similar to that of Precinct B and Precinct 1 of the YEA LAP. This precinct is however responsive to established nearby heavy industrial uses and mindful of likely odour impacts and therefore food industry and related uses are not envisaged within this precinct.

Development within Precinct C shall not occur until all other development within the remaining area off the Generations Industrial Park is exhausted.

- *Precinct D (Open Space/Reserve):* This precinct is reflective of the land-uses that would otherwise be promoted within the Precinct 6 – Open Space land-use designation of the YEA LAP. All areas within the site that are highlighted as Precinct D are intended to serve as an

area of environmental conservation and natural landscape relief compatible with the retention and rehabilitation of vegetation and habitat landscape and/or buffer values. Open space corridors linking adjacent open space areas will be established. Land may be in public or private ownership.

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

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

## **1.2 BACKGROUND**

- 1.2.1 Strategic Considerations:** The Generations Industrial Park Place Code seeks to activate the industrial land-use potential of ‘future industry’ land that is included within the YEA LAP. The site is strategically located within/near a cluster of developed industrial uses that are situated within both the ‘future industry’ and ‘general business and industry’ precincts of the YEA LAP. Accordingly, the preliminary approval effectively brings forward several preferred land-uses of the site, consistent with surrounding development and the ultimate intent of the YEA LAP.
- 1.2.2 The Site Context:** The site is suitably located within the YEA LAP and shall enable the logical growth of industrial development in the area. This Generations Industrial Park Place Code recognises the site’s strategic position along major roads servicing the Yatala Enterprise Area, namely Stapylton Jacobs-Well Road. The plan provides for appropriate transport connectivity to the north and south, as intended under the YEA LAP. Optimal ecological linkages are also supplied within this Place Code to ensure the ecological priorities of the YEA LAP are also met.
- 1.2.3 The Land Use Classification Plan:** Please refer to the attached plan no. **5738 P 001 Rev A** (Schedule 1) specifying the part of the site that is affected by the Generations Industrial Park Place Code. It communicates the area of the site that will be developed after taking into account relevant amenity, ecological, stormwater, connectivity and constraint issues. This approach shall also provide an understanding that the purpose of the development is to enable an extension to the Yatala Enterprise Area rather than a land use area in conflict with the ultimate land uses intended for the local area plan.

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## 2.0 APPLICATION OF THE GENERATIONS INDUSTRIAL PARK PLACE CODE

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### 2.1 APPLICATION

- 2.1.1** The Generations Industrial Park Place Code applies to all proposed development located within the Place Code area, as indicated in the **Generations Industrial Park Land Use Classification Plan, Plan No.5738 P 001 Rev A**.
- 2.1.2** The Table of Development indicated in **Clause 4.0** identifies the levels of assessment for development occurring within this development area. These tables override all applicable material change of use overlay provisions as contained within the Gold Coast Planning Scheme 2003, as amended.
- 2.1.3** The codes that may be relevant to the assessment of development in this Place Code area are listed in **Clause 5.0**.
- 2.1.4** It should be noted that self assessable development is deemed to be development that is consistent with the intent of this Place Code, and therefore need only comply with the self assessable acceptable solutions of the **Generations Industrial Park Place Code** contained in **Clause 6.0** and any other acceptable solutions identified in the relevant codes explicitly referred to in **Subclauses 5.1.1 – 5.1.7**.
- 2.1.5.** The definitions of all relevant terms and land uses contained within this Place Code are to be found within **Part 4, Division 1, Chapters 1-3 of the Gold Coast City Planning Scheme 2003, as amended** except as separately defined within **Clause 3.0** of this document.
- 2.1.6.** The operation of this Place Code is guided, where necessary, by the protocols of **Part 6, Division 1, Chapters 2 of the Gold Coast City Planning Scheme 2003, as amended**.
- 2.1.7.** This Generations Industrial Park Place Code only applies to the specific forms of development outlined within the Table of Development in **Clause 4.0**. All other forms of development are subject to the relevant planning provisions of the Gold Coast City Council, which is currently the Gold Coast Planning Scheme 2003, as amended.

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## 3.0 DICTIONARY

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### 3.1 APPLICATION OF DEFINITIONS

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

### 3.2 USE OR DEVELOPMENT DEFINITIONS

#### **Food industry**

Premises used for the manufacturing, producing, processing, storing or distributing of food or food related products for human consumption.

#### **Low impact industry**

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

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

#### **Service industry**

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

#### **Industry**

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

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### 3.3 SPECIFIC USE OR DEVELOPMENT DEFINITIONS EXAMPLES

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

| Column 1<br><b>Use</b> | Column 2<br><b>Examples include</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Column 3<br><b>Does not<br/>Include the<br/>following<br/>examples</b>                                                              |
|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Low impact industry    | <ul style="list-style-type: none"> <li>- Repairing and servicing motor vehicles, including mechanical components, radiators, electrical components, wheel alignments, exhausts, tyres, suspension or air conditioning, not including spray painting;</li> <li>- Repairing and servicing lawn mowers and outboard engines;</li> <li>- Fitting and turning workshop;</li> <li>- Assembling or fabricating products from sheet metal or welding steel, producing less than 10 tonnes a year and not including spray painting;</li> <li>- Assembling wood products not involving cutting, routing, sanding or spray painting;</li> <li>- Dismantling automotive or mechanical equipment, not including debonding brake or clutch components;</li> </ul> | Panel beating, spray painting or surface coating, tyre recycling, drum re-conditioning, wooden and laminated product manufacturing. |
| Service industry       | Audio visual equipment repair, film processing, bicycle repairs, clock and watch repairs, computer repairs, dry cleaning, hand engraving, jewellery making, laundromat, locksmith, picture framing, shoe repairs, tailor                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Small engineer mechanical repair workshop, cabinet making, shop fitting, sign writing, tyre depot                                   |

## 4.0 GENERATIONS INDUSTRIAL PARK PLACE CODE – TABLE OF DEVELOPMENT

### 4.1 TABLE OF DEVELOPMENT

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

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

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

| <b>MATERIAL CHANGE OF USE incorporating or not incorporating BUILDING WORK</b><br>Any use not listed in Table A Material Change of Use Table of Development, should be considered undesirable or inappropriate in the Precinct to which the Table of Development applies. Any Material Change of Use not individually listed in the relevant Table of Development will be treated as an Impact Assessable development. |                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                        |                                                                                                                   |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
| Exempt                                                                                                                                                                                                                                                                                                                                                                                                                 | Self Assessable                                                                                                                                                                                                       | Code Assessable                                                                                                                                                                                                                                        | Impact Assessable                                                                                                 |
| <b>Precinct A (Low Impact and Service Industry)</b>                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                        |                                                                                                                   |
| <b>Agriculture</b><br><b>Animal Husbandry</b><br><b>Conservation</b> (natural area management)<br><b>Low-Impact Telecommunications Facility</b><br><b>Minor Change</b> in the scale or intensity of an existing lawful use<br><b>Park</b><br><b>Public Utility</b>                                                                                                                                                     | <b>Café</b><br><b>Car Park</b><br><b>Convenience Shop</b><br><b>Low Impact Industry</b><br><b>Milk Depot</b><br><b>Service Industry</b><br><b>Take-Away Food Premises</b><br><b>Temporary Use</b><br><b>Warehouse</b> | <b>Bulk Garden Supplies</b><br><b>Caretakers Residence</b><br><b>Estate Sales Office</b><br><b>Food Industry</b><br><b>Industry</b><br><b>Manufacturer's Shop</b><br><b>Outdoor Storage Area</b><br><b>Rural Industry</b><br><b>Telecommunications</b> | <b>Motor Vehicle Repairs n.e.i.</b><br><b>Salvage Yard</b><br><b>Service Station</b><br><b>Transport Terminal</b> |

| <b>MATERIAL CHANGE OF USE incorporating or not incorporating BUILDING WORK</b>                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                         |                                                                                      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| Any use not listed in Table A Material Change of Use Table of Development, should be considered undesirable or inappropriate in the Precinct to which the Table of Development applies. Any Material Change of Use not individually listed in the relevant Table of Development will be treated as an Impact Assessable development. |                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                         |                                                                                      |
|                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                           | <b>Facilities n.e.i.</b>                                                                                                                                                                |                                                                                      |
| <b>Precinct B (General Impact Business and Industry)</b>                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                         |                                                                                      |
| <b>Agriculture</b><br><b>Animal Husbandry</b><br><b>Conservation</b> (natural area management)<br><b>Low-Impact Telecommunications Facility</b><br><b>Minor Change</b> in the scale or intensity of an existing lawful use<br><b>Park</b><br><b>Public Utility</b>                                                                   | <b>Café</b><br><b>Car Park</b><br><b>Convenience Shop</b><br><b>Industry</b><br><b>Low Impact Industry</b><br><b>Manufacturer's Shop</b><br><b>Milk Depot</b><br><b>Outdoor Storage Area</b><br><br><b>Service Industry</b><br><b>Take-Away Food Premises</b><br><b>Temporary Use</b><br><b>Warehouse</b> | <b>Bulk Garden Supplies</b><br><b>Caretakers Residence</b><br><b>Food Industry</b><br><b>Rural Industry</b><br><b>Telecommunications Facilities n.e.i.</b><br><b>Transport Terminal</b> | <b>Motor Vehicle Repairs n.e.i.</b><br><b>Salvage Yard</b><br><b>Service Station</b> |
| <b>Precinct C (Limited General Impact Business and Industry)</b>                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                         |                                                                                      |
| <b>Agriculture</b><br><b>Animal Husbandry</b><br><b>Conservation</b> (natural area management)<br><b>Low-Impact Telecommunications Facility</b><br><b>Minor Change</b> in the scale or intensity of an existing lawful use<br><b>Park</b><br><b>Public Utility</b>                                                                   | <b>Car Park</b><br><b>Industry</b><br><b>Low Impact Industry</b><br><b>Manufacturer's Shop</b><br><b>Outdoor Storage Area</b><br><br><b>Service Industry</b><br><b>Temporary Use</b><br><b>Warehouse</b>                                                                                                  | <b>Bulk Garden Supplies</b><br><br><b>Rural Industry</b><br><b>Telecommunications Facilities n.e.i.</b><br><b>Transport Terminal</b>                                                    | <b>Motor Vehicle Repairs n.e.i.</b><br><b>Salvage Yard</b>                           |
| <b>Precinct D (Open Space/Reserve)</b>                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                         |                                                                                      |
| <b>Conservation</b> (natural area management)<br><b>Low-Impact Telecommunications Facility</b>                                                                                                                                                                                                                                       | <b>Temporary Use</b>                                                                                                                                                                                                                                                                                      | <b>Telecommunications Facility n.e.i.</b>                                                                                                                                               | <b>Agriculture</b>                                                                   |

| <b>MATERIAL CHANGE OF USE incorporating or not incorporating BUILDING WORK</b>                                                                                                                                                                                                                                                       |  |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|
| Any use not listed in Table A Material Change of Use Table of Development, should be considered undesirable or inappropriate in the Precinct to which the Table of Development applies. Any Material Change of Use not individually listed in the relevant Table of Development will be treated as an Impact Assessable development. |  |  |  |
| <b>Minor Change</b> in the scale or intensity of an existing lawful use                                                                                                                                                                                                                                                              |  |  |  |
| <b>Park</b>                                                                                                                                                                                                                                                                                                                          |  |  |  |
| <b>Public Utility</b>                                                                                                                                                                                                                                                                                                                |  |  |  |

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

| <b>OPERATIONAL WORK – CHANGES TO GROUND LEVEL</b>                          |                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                          |
|----------------------------------------------------------------------------|------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|
| <b>Exempt</b>                                                              | <b>Self Assessable</b> | <b>Code Assessable</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>Impact Assessable</b> |
| <b>Operational Work that involves extraction, excavation or fill that:</b> |                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                          |
|                                                                            |                        | <p>exceeds a volume of 100 cubic metres of fill or excavation, or is closer than 20 metres from the allotment boundary and is within or adjoins an allotment containing places, sites, or landscapes of indigenous cultural heritage significance listed on the <b>Queensland Heritage Register – Cultural Records (Landscapes Queensland and Queensland Estate) Act 1987;</b></p> <p>OR</p> <p>is located on land which is the subject of a native title claim;</p> <p>OR</p> <p>is located on land that is known to the owner and/or the developer to be of indigenous cultural heritage value</p> |                          |

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

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

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

| <b>OPERATIONAL WORK – INFRASTRUCTURE AND LANDSCAPE WORK</b> |                        |                                                                        |                          |
|-------------------------------------------------------------|------------------------|------------------------------------------------------------------------|--------------------------|
| <b>Exempt</b>                                               | <b>Self Assessable</b> | <b>Code Assessable</b>                                                 | <b>Impact Assessable</b> |
| <b>Minor Landscape Work</b>                                 |                        | <b>Landscape Work</b><br>n.e.i.<br><br><b>Works for Infrastructure</b> |                          |

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

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

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

| <b>RECONFIGURING A LOT</b>                                                                         |                        |                                                                 |                          |
|----------------------------------------------------------------------------------------------------|------------------------|-----------------------------------------------------------------|--------------------------|
| <b>Exempt</b>                                                                                      | <b>Self Assessable</b> | <b>Code Assessable</b>                                          | <b>Impact Assessable</b> |
| <b>Precincts A &amp; B (Low Impact and Service Industry, General Impact Business and Industry)</b> |                        |                                                                 |                          |
|                                                                                                    |                        | Results in no lots with an area less than 2,000m <sup>2</sup> ; |                          |

| RECONFIGURING A LOT                                                                                |                 |                                                                                                                                                                                                                                                                                |                                                                |
|----------------------------------------------------------------------------------------------------|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------|
| Exempt                                                                                             | Self Assessable | Code Assessable                                                                                                                                                                                                                                                                | Impact Assessable                                              |
| <b>Precincts A &amp; B (Low Impact and Service Industry, General Impact Business and Industry)</b> |                 |                                                                                                                                                                                                                                                                                |                                                                |
|                                                                                                    |                 | OR<br>Entails only a Community Title Subdivision (including Standard Format Plans and/or Volumetric Lots), or a Volumetric Lot within a building, or a leasehold subdivision of an existing approved development                                                               |                                                                |
| <b>Precinct C (Limited General Impact and Business and Industry)</b>                               |                 |                                                                                                                                                                                                                                                                                |                                                                |
|                                                                                                    |                 | Results in no lots with an area less than one (1) hectare;<br>OR<br>Entails only a Community Title Subdivision (including Standard Format Plans and/or Volumetric Lots), or a Volumetric Lot within a building, or a leasehold subdivision of an existing approved development |                                                                |
| <b>Precinct D (Open Space/Reserve)</b>                                                             |                 |                                                                                                                                                                                                                                                                                |                                                                |
|                                                                                                    |                 | Results in no lots with an area less than 20 hectares;<br>OR<br>Entails only a Community Title Subdivision (including Standard Format Plans and/or Volumetric Lots), or a Volumetric Lot within a building, or a leasehold subdivision of an existing or approved development  | Results in one or more lots with an area less than 20 hectares |

## 5.0 GENERATIONS INDUSTRIAL PARK PLACE CODE – RELEVANT CODES FOR ASSESSMENT

### 5.1 RELEVANT CODES

#### References to Relevant Codes

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

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

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

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

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

| PLACE CODE                             | SPECIFIC DEVELOPMENT CODES                                                                                                                                           | CONSTRAINT CODES                                                                                                                                                                                                                                          |
|----------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Generations Industrial Park Place Code | 4 Animal Husbandry<br>10 Caretaker's Residence<br>17 Farm Forestry<br>20 Kennels<br>21 Landscape Work<br>24 Office<br>25 Private Recreation<br>27 Retail and Related | 2 Bushfire Management Areas<br>3 Canals and Waterways<br>4 Car Parking, Access and Transport Integration<br>5 Cultural Heritage (Historic)<br>6 Cultural Heritage (Indigenous)<br>8 Flood Affected Areas<br>9 Natural Wetland Areas and Natural Waterways |

| PLACE CODE | SPECIFIC DEVELOPMENT CODES                                                                                                                        | CONSTRAINT CODES                                                                                                                                                                                                            |
|------------|---------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|            | Establishments<br>29 Rural Industry<br>30 Salvage Yards<br>31 Service Stations<br>33 Telecommunications Facilities<br>39 Works for Infrastructure | 10 Nature Conservation<br>12 Rail Corridor Environs<br>13 Road Traffic Noise Management<br>14 Sediment and Erosion Control<br>15 Service Roads (Pacific Motorway)<br>16 Steep Slopes or Unstable Soils<br>17 Unsewered Land |

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

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

**5.1.5 Operational Work – Advertising Devices, Landscape Work and Infrastructure:**

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

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

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

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

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

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

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

## 5.2 PERFORMANCE CRITERIA AND ACCEPTABLE SOLUTIONS

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

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

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

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

### **5.3 CONFLICT BETWEEN PLACE CODE AND PLANNING SCHEME**

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

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

## 6.0 GENERATIONS INDUSTRIAL PARK PLACE Code – DEVELOPMENT REQUIREMENTS

### 6.1 PURPOSE

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

### 6.2 APPLICATION

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

### 6.3 DEVELOPMENT REQUIREMENTS

#### GENERATIONS INDUSTRIAL PARK PLACE CODE

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

| PERFORMANCE CRITERIA                                                                                                                                                                                                                                                                          | ACCEPTABLE SOLUTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                               | <b>Precinct D:</b> The maximum site coverage shall not exceed 10%                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>BUILDING SETBACK</b>                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <p><b>PC4</b></p> <p>The layout of buildings, structures and activities achieves an attractive and orderly appearance where development is visible from the public domain. A good standard of visual amenity is achieved through generous building setbacks and high quality landscaping.</p> | <p><b>Precinct A</b></p> <p><b>AS4.1</b></p> <p>Buildings are set back from frontages:</p> <ul style="list-style-type: none"> <li>a) 10 metres from the primary frontage;</li> <li>b) 7 metres from the secondary frontage; and</li> <li>c) 10 metres from the western boundary adjoining the existing residential uses.</li> </ul> <p><b>Precincts B, C &amp; D</b></p> <p><b>AS4.2</b></p> <p>Buildings are set back from frontages:</p> <ul style="list-style-type: none"> <li>a) 10 metres from the primary frontage; and</li> <li>b) 7 metres from the secondary frontage.</li> </ul> <p><b>AS4.3</b></p> <p>Where the site adjoins a public open space area the building or structure is setback a minimum of three meters from the common boundary with the public open space, and the setback area includes;</p> <ul style="list-style-type: none"> <li>a) a landscape buffer strip a minimum width of two metres; and</li> <li>b) fencing of the common boundary between the private lot and public open space.</li> </ul> <p><b>AS4.4</b></p> <p>Buildings shall be setback 50 metres from the adjoining property boundary of the 'Stapylton Landfill'. The 50 metres shall be inclusive of the vegetated buffer area adjoining the eastern property boundary.</p> |
| <b>BOUNDARY FENCING</b>                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <p><b>PC5</b></p> <p>The erection of boundary fencing is undertaken in a manner that promotes an attractive streetscape and is responsive to the intended purpose of the fencing.</p>                                                                                                         | <p><b>AS5.1</b></p> <p>The design of front boundary fencing is conducive to the establishment of an attractive streetscape and is generally in accordance with the design measures outlined in <b>Figure to AS5.1</b> included in this code. Generally speaking, design features or strategies such as transparency or landscape buffering should be utilised to soften the effect of front boundary fencing. Solid fencing exceeding 1.5 metres in height should only be established where required for acoustic attenuation purposes.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

| PERFORMANCE CRITERIA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | ACCEPTABLE SOLUTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <p>AS5.2</p> <p>The height of side and rear boundary fencing, where not required for acoustic attenuation purposes, does not exceed a height of two metres. Due to the general low visibility of this fencing, there is no requirement for this fencing to be transparent or landscaped.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>DESIGN OF DEVELOPMENT NEAR MAJOR ROADS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <p>PC6</p> <p>Those developments visible from, or facing Stapylton-Jacobs Well Road must exhibit a high standard of architectural presentation.</p>                                                                                                                                                                                                                                                                                                                                                           | <p>AS6</p> <p>Facades visible from, or facing Stapylton-Jacobs Well Road are designed to incorporate:</p> <ul style="list-style-type: none"> <li>a) materials such as glass, brick and coloured/textured block work (standard concrete block should not be used). If metal cladding is used, it should be pre-coated in an appropriate colour and have some form of relief;</li> <li>b) relatively unobtrusive, earth toned colours, such as subdued greens, blues, browns and greys (bright colours and/or materials which cause glare are avoided);</li> <li>c) horizontal/vertical articulation of walls at least at 15 metre intervals;</li> <li>d) 'humanising' elements, such as entry forecourts, porticos, verandahs, windows, awnings and fenestration;</li> <li>e) other features which contribute to an interesting and attractive appearance</li> </ul> <p>These design features are to be applied to the main facade facing the relevant road, as well as along a brief return or the full length of side walls.</p> |
| <b>VEHICULAR CROSSINGS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <p>PC7</p> <p>Vehicular crossings associated with the development must be designed and constructed to ensure:</p> <ul style="list-style-type: none"> <li>a) A safe footpath environment;</li> <li>b) Safe vehicular access to the property;</li> <li>c) Appropriate hydraulic performance of the stormwater infrastructure;</li> <li>d) No damage to vehicle or road infrastructure;</li> <li>e) Minimal loss of on-street parking spaces; and</li> <li>f) Continued amenity of the neighbourhood.</li> </ul> | <p>AS7</p> <p>Driveways are designed and constructed in accordance with relevant sections of <b>Planning Scheme Policy 11 – Land Development Guidelines</b>.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>VEHICULAR PARKING</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <p>PC8</p> <p>On-site vehicle parking is provided to meet expected demand, having regard to:</p>                                                                                                                                                                                                                                                                                                                                                                                                              | <p>AS8.1.1</p> <p>The number of car parking spaces provided on-site generally meets the standards set out in the <b>Constraint Code 4 - Car Parking, Access and</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

| PERFORMANCE CRITERIA                                                                                                                                                                                                                                                                                                                                                                                                                 | ACCEPTABLE SOLUTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>a) The size of the proposed workforce;</p> <p>b) The likely number of visitors to the site;</p> <p>c) The likely size and number of service and transport vehicles to be on the site at any one time;</p> <p>d) On-site parking and loading/unloading activities within sites;</p> <p>e) The availability of conveniently located on-street parking;</p> <p>f) Any possible future expansion, redevelopment or change of use.</p> | <p><b>Transport Integration</b> in the Gold Coast City Planning Scheme (version 1.1 Amended January 2007);</p> <p>OR</p> <p>AS8.1.2</p> <p>The number of car parking spaces provided on-site is generally in accordance with <b>Table to Acceptable Solutions AS8.1.2</b>.</p> <p>AS8.2</p> <p>For multi-unit or multi-use developments, the total car parking provided is an aggregate of the standard parking required for each individual unit and/or component use.</p> <p>AS8.3</p> <p>A lesser provision may be acceptable where it can be demonstrated, to Council's satisfaction, that the parking needs of a particular development will be adequately met. Where less than the standard amount of parking is provided, the left over space is retained as landscaped open space and placed so as to be suited to ready conversion to additional parking, should the use of the site change and/or the actual car parking demand rise.</p> |
| <b>ENVIRONMENTAL MANAGEMENT</b>                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <p>PC9</p> <p>The environmental mitigation methods for the development as detailed within the Environmental Management Plan must take into account and seek to ameliorate any negative aspects of the existing amenity of the local area having regard, but not limited to the impact of noise, hours of operation, visual amenity, odour, emissions and dust.</p>                                                                   | <p>AS9</p> <p>For development located within Precinct C an Environmental Management Plan (EMP) has been prepared and approved by Council and the development complies with the requirements of the EMP. The EMP is to prepared in accordance with the Planning Scheme Policy 10 – Guidelines for Preparing Management Plans and Plans of Development.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>REFUSE FACILITIES</b>                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <p>PC10</p> <p>Refuse facilities must be provided on site to service the needs of the development.</p>                                                                                                                                                                                                                                                                                                                               | <p>AS10.1</p> <p>A Provision is made for the storage of refuse on site and access for the removal of refuse in accordance with "Solid Waste Management Policy for New Developments";</p> <p>AS10.2</p> <p>The refuse storage area is not less than three metres to the frontage of the site and not less than 1.5 metres from any other site boundary;</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

| PERFORMANCE CRITERIA                                                                                                                                                                                                                                                                                     | ACCEPTABLE SOLUTIONS                                                                                                                                                                                                                                        |
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|                                                                                                                                                                                                                                                                                                          | <p>AS10.3<br/>The refuse storage area is enclosed on three sides, with a screen wall extending 0.2 metres above the height of the refuse receptacles; and</p> <p>AS10.4<br/>The refuse storage area is effectively screened from view with landscaping.</p> |
| <b>BUILDING DESIGN</b>                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                             |
| <p>PC11<br/>All buildings within Precinct A must be acoustically treated, to minimise nuisance to the adjoining and surrounding residential development.</p>                                                                                                                                             | <p>AS11<br/>The building design and construction of development with Precinct A shall be in accordance with approved Acoustic Report prepared by TTM Group dated 20 April 2011 (reference: 33418 R03).</p>                                                  |
| <b>HOURS OF OPERATION</b>                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                             |
| <p>PC12<br/>All activities within Precinct A must be undertaken within appropriate hours, to minimise nuisance to the adjoining and surrounding residential development.</p>                                                                                                                             | <p>AS12<br/>The hours of operation and the delivery and collection activities for development within Precinct A are restricted to between 7.00am and 8.00pm Monday to Friday, or to the satisfaction of the Chief Executive Officer.</p>                    |
| <b>DEVELOPMENT THAT IS CODE ASSESSABLE OR IMPACT ASSESSABLE</b>                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                             |
| <b>BUILDING HEIGHT</b>                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                             |
| <p>PC13<br/>The height of buildings is to be consistent with the role of the site as a predominantly industrial use area. Buildings are to be constructed to a height that complements the surrounding built form and the local landscape character.</p>                                                 | <p>AS13<br/>The maximum height of buildings does not exceed three storeys.</p>                                                                                                                                                                              |
| <b>SITING</b>                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                             |
| <p>PC14<br/>All buildings must be sited to complement the industrial character and the predominant built form of the surrounding area and to reduce potential conflicts between uses having regard to a site analysis, prepared in accordance with <b>Planning Scheme Policy 17 - Site Analysis</b>.</p> | <p>AS14<br/>No acceptable solution provided.</p>                                                                                                                                                                                                            |
| <p>PC15<br/>The layout of the site must provide a clear separation between the public access areas and the areas set aside for servicing the building.</p>                                                                                                                                               | <p>AS15<br/>No acceptable solution provided.</p>                                                                                                                                                                                                            |
| <p>PC16<br/>Industrial structures, storage or service areas, which are likely to appear visually dominating or unsightly, are located to the rear or sides of sites or are otherwise designed and screened to enhance their appearance, when viewed from the street.</p>                                 | <p>AS16<br/>No acceptable solution provided.</p>                                                                                                                                                                                                            |

| PERFORMANCE CRITERIA                                                                                                                                                                                                                                                                  | ACCEPTABLE SOLUTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>BUILDING AND LAYOUT DESIGN, SAFETY AND COMFORT</b>                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <p>PC17</p> <p>Buildings are sited and designed such that suitable external spaces remain available for future expansion of buildings, and internal spaces are of a size and shape suited to variable internal layout, maximum vertical storage and addition of mezzanine floors.</p> | <p>AS17.1</p> <p>Building shapes are regular so as to provide opportunities for future expansion in different directions, and for flexibility in internal location of activities and equipment.</p> <p>AS17.2</p> <p>Internal column spacing and column heights are generous (for example, building spans of 18 metres and over, bay spacing of 12-18 metres, and column heights of at least eight metres).</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <p>PC18</p> <p>Buildings are sited and designed to suit climatic conditions.</p>                                                                                                                                                                                                      | <p>AS18.1</p> <p>Wherever practicable, buildings are oriented to the north east to take advantage of summer breezes and winter sun. Western aspects are avoided, wherever possible.</p> <p>AS18.2</p> <p>Where not air conditioned, buildings incorporate a maximum of openings (ie. louvring, windows, doorways) on eastern walls.</p> <p>AS18.3</p> <p>Windows are minimised and trees are planted along west walls for protection from hot afternoon sun.</p> <p>AS18.4</p> <p>Shading devices (ie: large roof overhangs, window hoods/blinds, awnings and verandahs) are attached to buildings on all sides, particularly eastern and western sides. Where possible, shading devices are retractable on northern sides during winter.</p> <p>AS18.5</p> <p>Semi-enclosed workstations, where relatively strenuous manual labour takes place, are located in the cooler and more ventilated parts of the building.</p> |
| <p>PC19</p> <p>All buildings must be designed and constructed to a high aesthetic standard and to complement or enhance the local character of the YEA.</p>                                                                                                                           | <p>AS19.1</p> <p>The massing and proportions of new industrial buildings are consistent with those of adjoining industrial buildings.</p> <p>AS19.2</p> <p>Building materials, patterns, textures and colours used in new buildings are complementary to those of nearby buildings.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <p>PC20</p> <p>Building design and appearance must be conducive to the safety and comfort of all building users.</p>                                                                                                                                                                  | <p>AS20.1</p> <p>Glass which forms all or part of any external wall of a building does not exceed a maximum degree of reflection of both heat and light of 20%. The glass area does not exceed 60% of the total area of the external wall.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

| PERFORMANCE CRITERIA                                                                                                                                                                                                                         | ACCEPTABLE SOLUTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
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|                                                                                                                                                                                                                                              | <p>AS20.2</p> <p>Entrances to premises are clearly visible from the street, and are not obscured or dominated by car parking.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>DESIGN OF CAR PARK AREAS</b>                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <p>PC21</p> <p>All ground level parking is to be suitably landscaped to provide an attractive and pleasant outlook and shade for parked vehicles, and to contribute towards the quality presentation of new developments.</p>                | <p>AS21.1</p> <p>Significant trees are preserved and incorporated into car parking areas.</p> <p>AS21.2</p> <p>Landscaped bays for the planting of shade trees are provided at regular intervals throughout car parking areas, at the rate of one landscaped bay per 40 vehicle parking bays or one large shade tree per ten parking spaces. Landscape bays have the same dimensions as a vehicle parking space.</p> <p>AS21.3</p> <p>Large car parking areas and all heavy/service vehicle parking are situated to the side or rear of sites. Smaller car parking areas, particularly for short term and disabled parking, may be located to the front of sites.</p> <p>AS21.4</p> <p>Car parking areas located in frontage setback areas are set back behind a minimum three metre landscaped buffer to the frontages. To reduce their visual impact, front car parking areas may be lowered and mounds incorporated in frontage landscaping.</p> |
| <b>ADVERTISING DEVICES</b>                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <p>PC22</p> <p>Advertising signage does not dominate the visual amenity of the area.</p>                                                                                                                                                     | <p>AS22</p> <p>No advertising, freestanding or otherwise, is erected which would be readily visible from the Pacific Motorway of the Gold Coast City Rail Line.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <p>PC23</p> <p>Signs and other forms of advertising on business/industry premises are kept to a minimum. Any advertising relates directly to the activity/process conducted on the premises, rather than general product advertisements.</p> | <p>AS23.1</p> <p>There is one sign per premises. Multi-unit developments display a single index sign at the entrance to the development which details each occupant, its activity/process and respective unit number.</p> <p>AS23.2</p> <p>The design and construction of signs meets the following parameters:</p> <ul style="list-style-type: none"> <li>a) signs are situated near site entries and are well placed for viewing by pedestrians and drivers;</li> <li>b) free-standing signs have a maximum area of 3m<sup>2</sup>;</li> <li>c) signs on facades have a maximum area of</li> </ul>                                                                                                                                                                                                                                                                                                                                                |

| PERFORMANCE CRITERIA                                                                                                                                                                                                                                                                  | ACCEPTABLE SOLUTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
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|                                                                                                                                                                                                                                                                                       | <p>5m<sup>2</sup>;</p> <p>d) signs utilise company logos or symbolic representations for quick and easy identification;</p> <p>e) wording on signs is limited to the name, location, business and products of the establishment;</p> <p>f) signs do not utilise fluorescent paints;</p> <p>g) signs do not rotate, flash or move;</p> <p>h) signs are integrated with the form of development and are not visually dominating.</p> <p>AS23.3</p> <p>All signs are consistent with the provisions for the Industry 2 Domain set out in <b>Specific Development Code 2 – Advertising Devices</b>.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| OPEN SPACE/RESERVE AREA                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <p>PC24</p> <p>In the areas identified as Precinct D (Open Space/Reserve) within the <b>Staging Plan</b>, development is of a limited scale and intensity, compatible with the retention of and rehabilitation of vegetation and habitat, landscape amenity and/or buffer values.</p> | <p>AS24.1</p> <p>Areas identified as Precinct D (Open Space/Reserve) on the <b>Staging Plan</b> are reserved for conservation and landscape amenity purposes, through:</p> <ul style="list-style-type: none"> <li>a) Transfer to Council as public open space</li> <li>b) Dedication of a conservation / landscape amenity buffer; or</li> <li>c) Reservation of an area as open space / reserve.</li> </ul> <p>AS24.2</p> <p>Areas identified as Precinct D (Open Space/Reserve) are to be provided in accordance with the following:</p> <ul style="list-style-type: none"> <li>a) the areas identified as Precinct D as open space will be subject to the application of a statement of landscape intent and/or open space management statement/plan, designed in accordance with Council's Open Space Management and Land Development Guidelines.</li> <li>b) Eventual commitment of the area identified as Precinct D is provided to Council as public open space, in accordance with the requirements of an approved open space management statement/plan and/or rehabilitation management plan.</li> </ul> <p>AS24.3</p> <p>Areas identified within the Precincts D (Open Space/Reserve) including areas identified for revegetation within an approved open space management plan and/or rehabilitation management plan are to be managed in the following manner:</p> |

| PERFORMANCE CRITERIA                                                                       | ACCEPTABLE SOLUTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
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|                                                                                            | <ul style="list-style-type: none"> <li>a) the land remains largely undisturbed by any buildings, clearing and earthworks;</li> <li>b) the land is provided exclusive of unacceptable hazards such as contaminated land under the <b>Contaminated Land Act 1991</b> or land subject to geotechnical hazard;</li> <li>c) existing vegetation and natural drainage patterns are retained and rehabilitated, and additional trees planted within a 60 metre wide band utilising local native species;</li> <li>d) the area must be of a physical standard and condition that permits use of the land for its intended purpose, compliments existing adjacent and surrounding public open space areas and provides linkages to other open space areas, where practical;</li> <li>e) the area may form part of the landscape open space areas, associated with individual development proposals;</li> <li>f) the area facilitates appropriate measures for stormwater and flood management and the care of environmental features;</li> <li>g) any parallel roads or services are grouped on one side of the area, to minimise disturbance</li> <li>h) any breaks in the vegetation canopy, necessary for roads or services, are minimised by cutting through perpendicular to the link at a point where damage and discontinuity are minimised, such as where the canopy is already broken or sparse.</li> </ul> |
| <b>LANDSCAPE DESIGN</b>                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <p>PC25</p> <p>Landscape design is used to enhance the landscape character of the YEA.</p> | <p>AS25.1</p> <p>Frontage setback areas are attractively landscaped, including:</p> <ul style="list-style-type: none"> <li>a) at least 25% of the frontage having a landscaped buffer of minimum five metres depth and the remainder, excluding access ways, a landscape buffer of minimum three metres depth;</li> <li>b) one metre landscaped area adjacent to building walls facing the street.</li> </ul> <p>AS25.2</p> <p>Planting of shade trees occurs along pathways, throughout car parking areas and within public road reserve, as well as and in any other exposed areas where relief from sun and glare would be beneficial.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

| PERFORMANCE CRITERIA                                                                            | ACCEPTABLE SOLUTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
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|                                                                                                 | <p>AS25.3<br/>Dwarf walls prevent vehicles breaching landscaped areas along frontages.</p> <p>AS25.4<br/>Screen planting, utilising an appropriate mix of tall trees and lower level shrubs, is used around outdoor parking, equipment, storage and other unsightly areas, particularly where visible from roads.</p> <p>AS25.5<br/>Landscape Design includes:</p> <ul style="list-style-type: none"> <li>a) provision of pleasant, shaded areas with appropriate furniture for lunch/relaxation areas for workers and visitors;</li> <li>b) retention of existing mature vegetation, wherever possible;</li> <li>c) retention of existing natural drainage channels and planting to strengthen their resistance to erosion, especially where proposed development is expected to result in increased volume and velocity of stormwater runoff;</li> <li>d) use of garden edges, lines of trees and mass planting to frame pathways and define site and building entries.</li> </ul> <p>AS25.6<br/>A minimum ten (10) metre wide north south landscape buffer is provided along the western boundary of the site adjoining the existing residential uses generally as outlined on the Landscape Intent Plan prepared by Gassman Development Perspectives and titled <b>5093 L LI 03</b>.</p> <p>AS25.7<br/>A minimum of twenty (20) metre wide north south landscape buffer is provided along the eastern boundary of the site within the covenant area.</p> |
| <p>PC26<br/>Potentially obtrusive noise, odour and visual impacts are effectively buffered.</p> | <p>AS26.1.1<br/>Development incorporates landscape buffers, earth mounds and acoustic fencing appropriate to the likely off-site impacts of particular developments.</p> <p>OR</p> <p>AS26.1.2<br/>A landscape buffer to a minimum width of ten metres is provided along the western property boundary where adjoining residential uses to effectively screen development behind. Species selection, use of mature or semi mature trees, and density of planting will be important in this respect.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

| PERFORMANCE CRITERIA                                                                                                                                                                                                     | ACCEPTABLE SOLUTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
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| <p>PC27</p> <p>The street side environment and other public spaces are developed to enhance their visual appeal and create a physical continuity and legibility throughout the YEA area and its component precincts.</p> | <p>AS27</p> <p>Individual developments contribute to streetscape enhancement work (including street tree planting, paving, landscaping of traffic islands and provision of street lighting and furniture), in accordance with any adopted Council streetscape strategy.</p>                                                                                                                                                                                                                           |
| <p>PC28</p> <p>Public open spaces are developed to enhance their recreational amenity for workers and visitors to the Yatala area and the wider community.</p>                                                           | <p>AS28</p> <p>Individual developments contribute (through works or financial contribution) towards construction of footpaths and cycle ways, seating, picnic facilities, play areas and/or other facilities in existing public open spaces and additional spaces established as a result of the development.</p>                                                                                                                                                                                     |
| <p>PC29</p> <p>Landscape design contributes to the creation of a distinctive, memorable and legible town centre, local centres and surrounding suburban areas for YEA.</p>                                               | <p>AS29.1</p> <p>Street design and plantings and major pedestrian paths are aligned to take advantage of attractive local and distant views (eg, views to the mountains or other important landscape elements).</p> <p>AS29.2</p> <p>Footpath paving treatments and street furniture integrate with adjoining development, and setback areas are integrated with public footpaths.</p> <p>AS29.3</p> <p>Landscape plantings utilise local native species to promote a distinctive site character.</p> |
| <p>PC30</p> <p>Open space and pedestrian areas are to be designed to be both functional and safe.</p>                                                                                                                    | <p>AS30</p> <p>Development is designed to ensure a high degree of casual surveillance from nearby residents, employees or passing traffic, public and semi-public spaces, pedestrian and cyclist paths, car parking areas and building entrances.</p>                                                                                                                                                                                                                                                 |
| <p>PC31</p> <p>All ground level car parking, open space and buffer areas must be landscaped and maintained to complement the character of the local area, and any adjoining residential or public open space areas.</p>  | <p>AS31</p> <p>The car park area, open space and buffer areas of the lot are landscaped with landscape design and use of plant species generally consistent with that of adjacent and nearby lots. The landscape design may incorporate extensive paved areas for pedestrian use.</p>                                                                                                                                                                                                                 |

| PERFORMANCE CRITERIA                                                                                                                                                                                                                                                                                                                                                   | ACCEPTABLE SOLUTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |             |          |          |   |                    |           |   |        |           |   |           |           |   |             |             |
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| LOT SIZE (FOR SUBDIVISION ONLY)                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |             |          |          |   |                    |           |   |        |           |   |           |           |   |             |             |
| <p>PC32</p> <p>All lots are to be of sufficient size to comfortably accommodate the type of development envisaged in the LAP and the relevant precinct intent.</p> <p>The number of allotments within Precinct C is controlled to minimise the number of premises exposed to any environmental nuisance from nearby landfill and associated heavy industrial uses.</p> | <p>AS32.1</p> <p>Any new lots created are sized in accordance with the following schedule:</p> <table><tr><th>Precinct</th><th>Min Area</th><th>Ave Area</th></tr><tr><td>A</td><td>2000m<sup>2</sup></td><td>1 hectare</td></tr><tr><td>B</td><td>2000m2</td><td>1 hectare</td></tr><tr><td>C</td><td>1 hectare</td><td>1 hectare</td></tr><tr><td>D</td><td>20 hectares</td><td>20 hectares</td></tr></table> <p>AS32.2</p> <p>The number of allotments and tenancies located within Precinct C is minimised.</p>                                                                                                                                                                                                                                                                                                                                   | Precinct    | Min Area | Ave Area | A | 2000m <sup>2</sup> | 1 hectare | B | 2000m2 | 1 hectare | C | 1 hectare | 1 hectare | D | 20 hectares | 20 hectares |
| Precinct                                                                                                                                                                                                                                                                                                                                                               | Min Area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Ave Area    |          |          |   |                    |           |   |        |           |   |           |           |   |             |             |
| A                                                                                                                                                                                                                                                                                                                                                                      | 2000m <sup>2</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 1 hectare   |          |          |   |                    |           |   |        |           |   |           |           |   |             |             |
| B                                                                                                                                                                                                                                                                                                                                                                      | 2000m2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 1 hectare   |          |          |   |                    |           |   |        |           |   |           |           |   |             |             |
| C                                                                                                                                                                                                                                                                                                                                                                      | 1 hectare                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 1 hectare   |          |          |   |                    |           |   |        |           |   |           |           |   |             |             |
| D                                                                                                                                                                                                                                                                                                                                                                      | 20 hectares                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 20 hectares |          |          |   |                    |           |   |        |           |   |           |           |   |             |             |
| <p>PC33</p> <p>Allotments prior to development have suitable topography for industry.</p>                                                                                                                                                                                                                                                                              | <p>AS33</p> <p>Industrial allotments generally have a ground slope not greater than 10%, and access ways associated with battle axe allotments generally have a ground slope not greater than 16%.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |             |          |          |   |                    |           |   |        |           |   |           |           |   |             |             |
| <p>PC34</p> <p>Allotments are of regular shapes suited to the intended uses, and allowing design flexibility, efficient development and access.</p>                                                                                                                                                                                                                    | <p>AS34.1</p> <p>Development generally incorporates all of the following features:</p> <p>a) allotments that are rectangular shapes;</p> <p>b) allotments which have frontage to depth ratios between 1:2 and 1:4.</p> <p>OR</p> <p>AS34.2</p> <p>Alternative allotment shapes are provided where warranted, due to:</p> <p>a) the special site requirements of particular industries; and/or</p> <p>b) exceptional physical constraints.</p> <p>OR</p> <p>AS34.3</p> <p>The development incorporates a small proportion of battle axe allotments, where particular industries have special requirements for square or long and narrow sites. (Battle-axe allotments are useful for creating allotments of such shapes, as well as reducing road frontage construction costs and providing appropriate sites for visually offensive industries.).</p> |             |          |          |   |                    |           |   |        |           |   |           |           |   |             |             |

| PERFORMANCE CRITERIA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | ACCEPTABLE SOLUTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>PC35</p> <p>Allotments are oriented to suit climatic conditions.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <p>AS35</p> <p>Allotments are arranged in a manner that maximizes the number of allotments oriented to the north east to take advantage of breezes and enable optimal building orientation for energy efficiency and use of natural lighting.</p>                                                                                                                                                                                                                                                                                                                                                                 |
| <p>PC36</p> <p>Reconfiguration of land incorporates open space provision in a way which takes account of the location and attributes of the site and its surrounds, and the need to set aside certain areas for purposes such as:</p> <ul style="list-style-type: none"> <li>a) conservation of vegetation/habitat;</li> <li>b) retention of creek corridors and natural drainage patterns;</li> <li>c) provision of pedestrian/cycle linkages and recreational facilities; and/or</li> <li>d) creation of landscaped entrances, focal points and streetscape.</li> </ul> | <p>AS36.1</p> <p>Where reconfiguration takes place, an area of up to 10% of the site is provided as open space. This open space is set aside for public park or conservation purposes, developed with pathways and/or recreational facilities, landscaped and/or rehabilitated to its natural state.</p> <p>AS36.2</p> <p>Reconfiguration proposals incorporate a plan showing street planting to be undertaken. Planting themes contribute to the overall streetscape character of the estate.</p>                                                                                                               |
| <p>PC37</p> <p>Reconfiguration may take place in the form of Community Title subdivision, allowing for sharing of space, facilities and services, while at the same time ensuring allotments created are suited to the intended businesses/industries.</p>                                                                                                                                                                                                                                                                                                                | <p>AS37</p> <p>Community Title subdivisions within Precincts A-C (Industrial) are provided, which:</p> <ul style="list-style-type: none"> <li>a) are consistent with the Acceptable Solutions for <b>PCs 32-36</b>;</li> <li>b) generally maintain a minimum lot size of 100-200m<sup>2</sup> within a minimum overall site area of 2,000m<sup>2</sup>;</li> <li>c) are not used for heavy manufacturing, metal/food processing, or noxious, offensive or hazardous industries.</li> </ul>                                                                                                                        |
| <b>ROAD DESIGN</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <p>PC38</p> <p>Roads are provided so as to form a road hierarchy, with each road serving a particular function according to the intended land use characteristics of the estate, expected traffic volumes and types, and external existing and future road linkages to anticipated development on adjoining lots.</p>                                                                                                                                                                                                                                                     | <p>AS38.1</p> <p>Concept plans submitted with reconfiguration and/or development applications identify all roads proposed to be upgraded and/or newly constructed and their intended function within a road hierarchy.</p> <p>AS38.2</p> <p>Concept plans submitted with reconfiguration and/or development applications identify road connections with adjacent allotments that will promote connectivity; and</p> <p>AS38.3</p> <p>Proposed road hierarchies are generally consistent with the conceptual road hierarchy identified on <b>the Generations Industrial Park Land Use Classification Plan</b>.</p> |

| PERFORMANCE CRITERIA                                                                                                                                                                                                                                                                                                                                       | ACCEPTABLE SOLUTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>PC39</p> <p>The width, pavement, curvature, sight distances, intersections, turning radii and design features of roads convey the particular function of each road with the hierarchy mentioned in <b>AS33.3</b>, and reflect the nature of traffic management. In particular, road design ensures the safe movement of heavy articulated vehicles.</p> | <p>AS39.1</p> <p>Road design and construction is in accordance with <b>Planning Scheme Policy 11 - Land Development Guidelines</b> and the Table to this Acceptable Solution.</p> <p>AS39.2</p> <p>Distances between intersections are not less than 60 metres.</p> <p>AS39.3</p> <p>Streets intersect at right angles, or as near as topography or other limiting factors permit.</p> <p>AS39.4</p> <p>Various vehicle control devices are used to regulate traffic speed and enhance pedestrian safety (such as traffic lights and illuminated pedestrian crossings).</p> <p>AS39.5</p> <p>Paving surfaces, landscape treatment and signage are used to define entrances to the estate and joint use areas within the estate</p> <p>AS39.6</p> <p>Road pavements are designed and constructed for long life, hard wearing and suitability to the load capacity of expected vehicles.</p> <p>AS39.7</p> <p>Median strips, roundabouts and footpaths are to be aesthetically treated and planted and paved accordingly; and</p> <p>AS39.8</p> <p>The design of road networks avoids the use of culs-de-sac.</p> |
| <p>PC40</p> <p>The alignment of roads reflects the physical land characteristics, and provides adequate drainage and safety.</p>                                                                                                                                                                                                                           | <p>AS40.1</p> <p>Road drainage is designed and situated along natural drainage courses.</p> <p>AS40.2</p> <p>Road grades are established to avoid excessive grading, indiscriminate removal of ground cover and tree growth, and unnecessary topographical levelling.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

| PERFORMANCE CRITERIA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | ACCEPTABLE SOLUTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>PC41</p> <p>A network of pedestrian paths and cycleways is provided which considers:</p> <ul style="list-style-type: none"> <li>a) expected levels of pedestrian and cyclist activity;</li> <li>b) linkages between public transport, major employment activities, and parks;</li> <li>c) recreation opportunities along open space corridors;</li> <li>d) safe integration of users and vehicles, particularly at intersections;</li> <li>e) provision of bicycle end-of-trip facilities.</li> </ul> | <p>AS41.1</p> <p>Footpaths are provided as follows:</p> <ul style="list-style-type: none"> <li>a) on both sides of all future major industrial roads.</li> <li>b) as specified in any relevant Council adopted strategy.</li> </ul> <p>AS41.2</p> <p>Paths are designed and constructed in accordance with Council standards and <b>AUSTROADS Part B</b>.</p> <p>AS41.3</p> <p>Features such as signs, road markings, lighting, paving, bollards and street furniture are provided to enhance the safety and amenity of foot/cycle paths.</p> <p>AS41.4</p> <p>Bicycle end-of-trip facilities are provided in accordance with the requirements outlined in the <b>Table to Acceptable Solution AS41.4</b>.</p>                                                                                                                                                                                                      |
| <p>PC42</p> <p>The road network is designed to accommodate the extension and integration of the public transport system, with accessible linkages and routes and stops providing for passenger comfort without obstructing traffic flow.</p>                                                                                                                                                                                                                                                             | <p>AS42</p> <p>For major industrial roads, constructed to a Industrial Collector standard, a minimum 3.5m parking lane is to be line marked and maintained to allow for future bus routes/stops.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>SITE ACCESS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <p>PC43</p> <p>Site access is designed and constructed to provide for the safe ingress/egress of vehicles to the site.</p>                                                                                                                                                                                                                                                                                                                                                                               | <p>AS43</p> <p>Vehicular access to the site is designed and constructed in accordance with Council, Department of Main Roads and <b>AUSTROAD</b> standards, and/or the following minimum requirements:</p> <ul style="list-style-type: none"> <li>a) comprises a single vehicular driveway (entrance/exit), wherever possible;</li> <li>b) is not closer than ten metres to an intersecting street on the same side of the street;</li> <li>c) provides a minimum sight distance of 110 metres;</li> <li>d) shares adjoining property access driveways, wherever possible;</li> <li>e) always enters the street at right angles;</li> <li>f) where the site has frontage to two roads, access is taken off the secondary/minor road, if possible;</li> <li>g) where separate entry and exit driveways are used, the first driveway reached from the kerbside land is clearly delineated and sign posted.</li> </ul> |

| PERFORMANCE CRITERIA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | ACCEPTABLE SOLUTIONS                                                                                                                                                                                                              |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>PC44</p> <p>Treatment of access points to the site maintains appropriate sight distances and visually enhances its identification.</p>                                                                                                                                                                                                                                                                                                                                                                       | <p>AS44</p> <p>Access points incorporate decorative paving treatment and landscaping which distinguishes the access point, but which does not obstruct the safe sight distance requirements outlined above.</p>                   |
| <p>PC45</p> <p>Provision is made for safe pedestrian and disabled access.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                   | <p>AS45.1</p> <p>Pedestrian paths designed for disabled access are provided between building entrances, public footpaths and car parking areas.</p> <p>AS45.2</p> <p>Pedestrian paths are separated from vehicular driveways.</p> |
| <b>AMENITY PROTECTION</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                   |
| <p>PC46</p> <p>The proposed use must not detract from the amenity of the local area, having regard, but not limited, to the impact of:</p> <ul style="list-style-type: none"> <li>a) noise;</li> <li>b) hours of operation;</li> <li>c) traffic;</li> <li>d) lighting;</li> <li>e) signage;</li> <li>f) visual amenity;</li> <li>g) privacy;</li> <li>h) odour and emissions.</li> </ul>                                                                                                                        | <p>AS46</p> <p>No acceptable solution provided.</p>                                                                                                                                                                               |
| <p>PC47</p> <p>The proposed development must take into account and seek to ameliorate any negative aspects of the existing amenity of the local area, having regard, but not limited, to the existing impact of:</p> <ul style="list-style-type: none"> <li>a) noise;</li> <li>b) hours of operation;</li> <li>c) traffic;</li> <li>d) lighting;</li> <li>e) signage;</li> <li>f) visual amenity;</li> <li>g) privacy;</li> <li>h) odour and emissions;</li> <li>i) dust; and</li> <li>j) vibration.</li> </ul> | <p>AS47</p> <p>No acceptable solution provided.</p>                                                                                                                                                                               |

| PERFORMANCE CRITERIA                                                                                                                                                                                                                                                                                                                                                                                                                                                         | ACCEPTABLE SOLUTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>URBAN/RURAL USE CONFLICTS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <p>PC48</p> <p>Conflicts between urban and rural uses are to be avoided by effective development design.</p>                                                                                                                                                                                                                                                                                                                                                                 | <p>AS48</p> <p>The development of land adjacent to the agricultural character areas includes a suitable buffer.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>EXTRACTIVE INDUSTRY</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <p>PC49</p> <p>Extractive industry operations are managed to make effective use of the extractive resource, while containing any impacts on the subject site.</p>                                                                                                                                                                                                                                                                                                            | <p>AS49</p> <p>The extractive industry is managed and developed consistent with the Extractive Industry Domain Place Code.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>ON-SITE VEHICLE PARKING AND MOVEMENT</b>                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <p>PC50</p> <p>Internal driveways are provided for safe and easy maneuvering of vehicles.</p>                                                                                                                                                                                                                                                                                                                                                                                | <p>AS50.1</p> <p>Internal driveways are designed and constructed to enable all vehicles to enter and exit the site in a forward motion.</p> <p>AS50.2</p> <p>Minimum driveway widths are as follows:</p> <ul style="list-style-type: none"> <li>a) eight metres to accommodate non articulated vehicles;</li> <li>b) ten metres to accommodate articulated vehicles;</li> <li>c) 4.5 metres for one-way driveways.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <p>PC51</p> <p>On-site vehicle parking is located:</p> <ul style="list-style-type: none"> <li>a) to allow easy access to building entrances;</li> <li>b) to provide visitor spaces for short term/high turnover use clearly visible from the street and signposted accordingly;</li> <li>c) to be adequately screened from the street;</li> <li>d) compatible with surrounding development and, where possible, facilitating shared use with adjacent land users.</li> </ul> | <p>AS51.1</p> <p>In areas where visual amenity is important and/or where relatively large amounts of parking are provided, parking areas are generally situated to the rear or side of the site. In particular, employee parking is situated at the rear of the site, with staff entrances at the rear of the building.</p> <p>AS51.2</p> <p>Some parking may be located toward the front of the site convenient to the street, provided it is behind landscaping strips and treated aesthetically.</p> <p>AS51.3</p> <p>Short term/high turnover visitor parking and disabled parking spaces are located close to the main building entrance and clearly signposted.</p> <p>AS51.4</p> <p>Driveways and parking areas may be constructed to property boundaries and linked to adjoining car parking areas. Similarly, loading areas may be located to facilitate shared turning areas across property boundaries.</p> |

| PERFORMANCE CRITERIA                                                                                                                                                                                                                                               | ACCEPTABLE SOLUTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>LOADING AND UNLOADING</b>                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <p>PC52</p> <p>All loading and unloading activities take place onsite.</p>                                                                                                                                                                                         | <p>AS52</p> <p>Loading docks are located in the side or rear portions of the site, separate from public/visitor parking and access points, and screened by vegetation or walls to avoid public view.</p>                                                                                                                                                                                                                                                                                                                                                                                                   |
| <p>PC53</p> <p>Adequate provision is made for on-site manoeuvring of service vehicle/s.</p>                                                                                                                                                                        | <p>AS53.1</p> <p>On sites over 4,000m<sup>2</sup> and/or where the uses thereon involve regular servicing by service vehicle/s, on-site service areas are provided. On-site service areas comprise an area of land with an appropriate hard surface to enable a service vehicle/s to turn around within the site (based on standard design turning templates given by <b>AUSTROADS AS 2890.1, 2890.2</b>), and space for additional service vehicle parking and storage requirements.</p> <p>AS53.2</p> <p>It may be acceptable for two or more developments to share service vehicle/s turning areas.</p> |
| <b>SITE SERVICING</b>                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <p>PC54</p> <p>The design and provision of water, stormwater drainage, sewerage, electricity, gas and communications networks meets the needs of industry and business, and provides an orderly and economic progression of service development in the region.</p> | <p>AS54.1</p> <p>The design and supply of water, stormwater drainage, sewerage, electricity, gas and communication services is in accordance with the requirements of <b>Planning Scheme Policy 11 – Land Development Guidelines</b> and the responsible authority (eg. Telstra, Queensland Electricity Boards, and Queensland Emergency Services).</p> <p>AS54.2</p> <p>Car park entrances and ramps, loading docks and access ways are minimised, suitably designed and treated to ensure that they do not adversely impact on the streetscape and adjoining development.</p>                            |
| <p>PC55</p> <p>Conflicts between pedestrians and vehicles at entrance points to parking areas are to be minimised.</p>                                                                                                                                             | <p>AS55.1</p> <p>The number of vehicle entry points to a development site is minimised, particularly in areas which have high volumes of pedestrian traffic and on streets with a significant through road function.</p> <p>AS55.2</p> <p>Entrance points to parking and loading areas have clear and unobstructed visibility of pedestrian pathway areas, with pedestrian crossing points clearly identified which give priority to pedestrians.</p>                                                                                                                                                      |

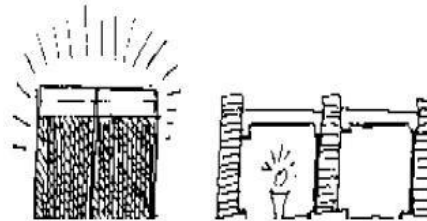
| PERFORMANCE CRITERIA                                                                                                                | ACCEPTABLE SOLUTIONS                                                                                                                                                                                        |
|-------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>PC56</p> <p>Development is to be designed to support the functional operation of the cycle network.</p>                          | <p>AS56</p> <p>Development is designed to support the functional operation of the local and regional cycleway system. (Local cycle ways will be determined at time of subdivision of each development.)</p> |
| <b>PUBLIC CONVENIENCE FACILITIES WITHIN BUILDINGS</b>                                                                               |                                                                                                                                                                                                             |
| <p>PC57</p> <p>Commercial developments are to include public convenience facilities, where there is a need for their provision.</p> | <p>AS57</p> <p>Where provided, public toilet facilities are open and readily accessible to the general public during retail trading hours or other trading hours relevant to the development.</p>           |

Figure to Acceptable Solution AS5.1

#### Negative Fences

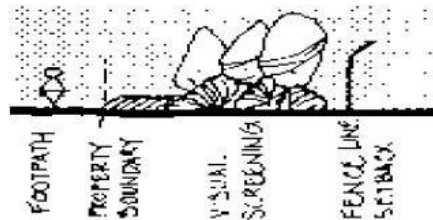


High security fencing on street alignment dominated streetscape.



Chain fencing has a prison-like effect and is highly reflective. Height barriers can be visually intrusive.

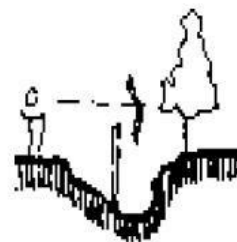
#### Positive Fences



Unattractive fencing should be placed inside the front alignment and planted out.



Palisade of pickets set close together with horizontal rails that climbers might use. Solid masonry fence supporting vine.



Obtrusive fence placed in a swale to minimise visual impact.

**Table to Acceptable Solutions AS8.1.2**

| COLUMN 1                                                                                                                                                                                                                                                                                                                                                                                                                            | COLUMN 2                                                                                                                                                                             |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>This table sets out the minimum number of car parking spaces required according to the use of the land.</p> <p>For each Material Change of Use, listed in Column 1, the minimum number of car parking spaces to be provided is listed in Column 2.</p> <p>Where the number of car spaces calculated, using Column 2, is not a whole number, the number of car parking spaces required shall be the next higher whole number.</p> |                                                                                                                                                                                      |
| Warehouse                                                                                                                                                                                                                                                                                                                                                                                                                           | Two (2) spaces per tenancy or lot, plus one (1) space per 50m <sup>2</sup> of GFA up to 500m <sup>2</sup> , plus one (1) space per 100m <sup>2</sup> of GFA over 500m <sup>2</sup> . |
| All other Uses                                                                                                                                                                                                                                                                                                                                                                                                                      | Two (2) spaces per tenancy or lot, plus one (1) space per 50m <sup>2</sup> of GFA up to 500m <sup>2</sup> , plus one (1) space per 100m <sup>2</sup> of GFA over 500m <sup>2</sup> . |

**Table to Acceptable Solutions AS41.4**

| Note:-<br>b) Type/Class as defined in, AS2890.3 Parking facilities – Part 3: Bicycle Parking Facilities |                                                                                                             |                                                  |                                   |
|---------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|--------------------------------------------------|-----------------------------------|
| Land Use                                                                                                | Long and Medium Term Bicycle Parking Spaces (Type/Class 1)                                                  | Short Term Bicycle Parking Spaces (Type/Class 3) | Additional End-of-Trip Facilities |
| Service Industry                                                                                        | 1 per 400m <sup>2</sup> GFA when within 800m to a light rail station otherwise, 1 per 800m <sup>2</sup> GFA | 1 per 200m <sup>2</sup> GFA                      | No                                |
| Industry                                                                                                | 1 per 150m <sup>2</sup> GFA                                                                                 | N/A                                              | No                                |
| Showroom                                                                                                | 1 per 800m <sup>2</sup> GFA                                                                                 | 1 per 200m <sup>2</sup> GFA                      | No                                |
| Warehouse                                                                                               | 1 per 800m <sup>2</sup> GFA                                                                                 | N/A                                              | No                                |
| Any other land use                                                                                      | As determined by Council                                                                                    |                                                  |                                   |

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## **SCHEDULE 1:**

# **GENERATIONS INDUSTRIAL PARK LAND USE CLASSIFICATION PLAN**

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#### LEGEND

Site Area: 73.114 Ha

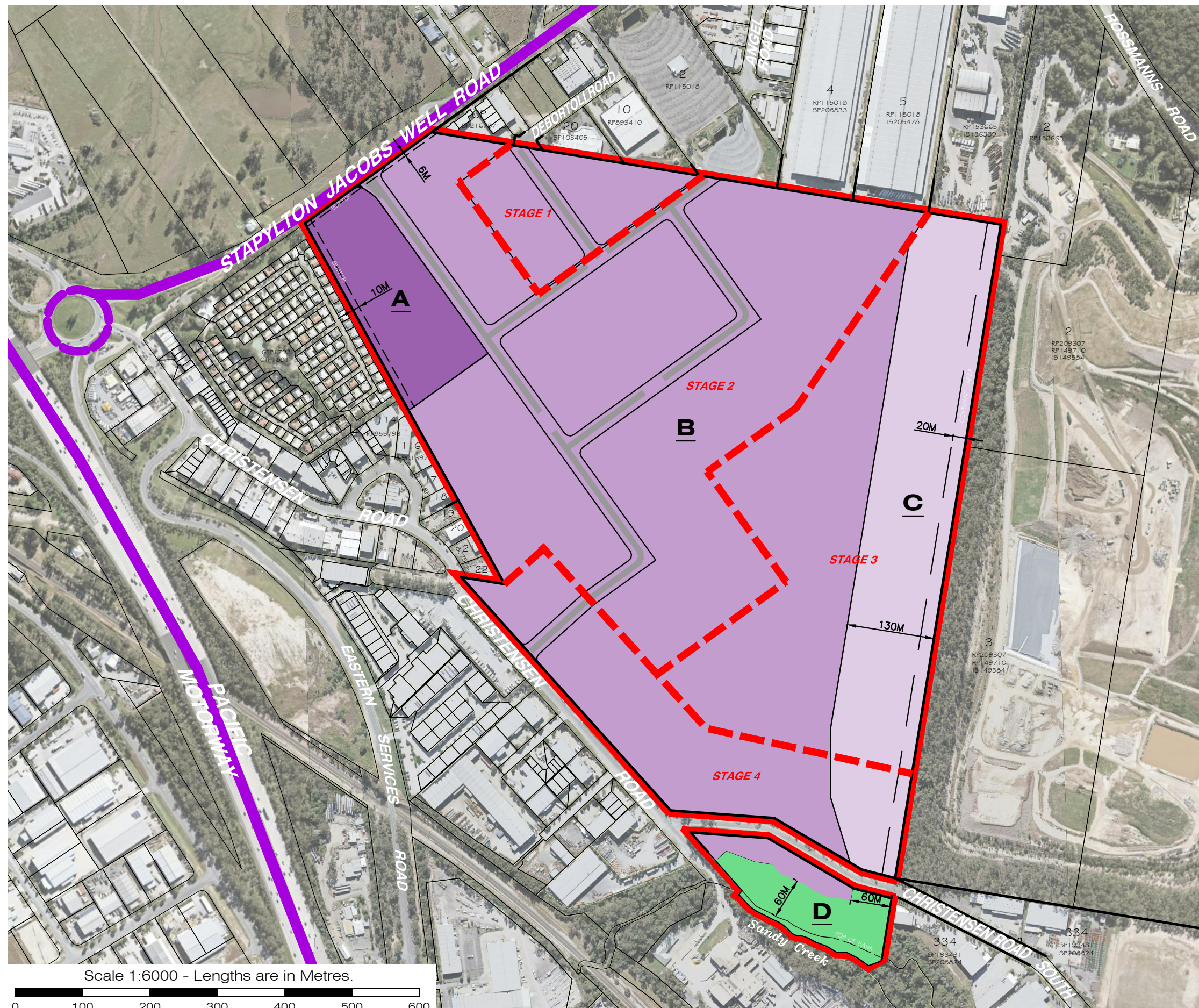
- Limit of Application
- Major State controlled Roads
- Possible future industrial collector road

|          |                                            |           |
|----------|--------------------------------------------|-----------|
| <b>A</b> | LOW IMPACT AND SERVICE INDUSTRY            | 4.0Ha     |
| <b>B</b> | GENERAL IMPACT BUSINESS & INDUSTRY         | 54.831 Ha |
| <b>C</b> | LIMITED GENERAL IMPACT BUSINESS & INDUSTRY | 12.185Ha  |
| <b>D</b> | OPEN SPACE / RESERVE                       | 1.356Ha   |

| STAGE          | AREA     |
|----------------|----------|
| <b>STAGE 1</b> | 4.015Ha  |
| <b>STAGE 2</b> | 36.404Ha |
| <b>STAGE 3</b> | 21.552Ha |
| <b>STAGE 4</b> | 9.785Ha  |

#### NOTE:

- The landscaped buffer areas shall be established and maintained for the life of the development. No building works are to occur within the landscape buffer areas unless otherwise approved by the Chief Executive Officer;
- Roadworks and land dedication associated with Road 1, Christensen Road, Eastern Service Road and Christensen Road South will be subject to the detailed design for Stage 4 of the development;
- Lot access on the southern side of Christensen Road South is subject to further evaluation and approval following the detailed design of roadworks in Stage 4 of the development;
- Development within Precinct C shall not occur until all other development within the remaining area of the Generations Industrial Park is exhausted.



# DEVELOPMENT APPLICATION

## REQUESTING DEVELOPMENT PERMITS FOR:

- RECONFIGURING A LOT (STAGED SUBDIVISION TO CREATE 38 INDUSTRIAL LOTS; A BALANCE LOT; NEW ROAD AND STORMWATER DETENTION LOT);
- OPERATIONAL WORKS FOR CHANGE TO GROUND LEVEL; AND
- OPERATIONAL WORKS FOR VEGETATION CLEARING.

## ADDRESS:

No. 31 Yellowwood Road, Stapylton, No. 60 Stapylton Jacobs Well Road, Stapylton, and No. 82 Christensen Rod, Stapylton

## REAL PROPERTY DESCRIPTION:

Lot 4 on RP6843, Lot 1 on RP6882 and Lot 240 on W31320

27 February 2018



gassman  
development  
perspectives

est 1985

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

## “IMPORTANT NOTE”

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|     |                |               |

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| Rev. No. | Name           | Position            | Signature                                                                            | Date             |
|----------|----------------|---------------------|--------------------------------------------------------------------------------------|------------------|
| 1.       | Barry Craddock | Senior Town Planner |  | 27 February 2018 |

## Final Distribution

|                                              |                   |
|----------------------------------------------|-------------------|
| KS8 Pty Ltd (Client)                         | 1 electronic copy |
| Gold Coast City Council (Assessment Manager) | 1 electronic copy |
| GDP File                                     | 1 electronic copy |

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## 1.0 INTRODUCTION

Gassman Development Perspectives (GDP) has been engaged by KS8 Pty Ltd (Applicant) to prepare a Code assessable Combined Development Application requesting a Development Permit for Reconfiguring a Lot (staged subdivision to create 38 industrial lots, a balance lot, new road and stormwater detention lot) and Operational Works for Change to Ground Level (bulk earthworks) and Vegetation Clearing at No.31 Yellowwood Road, Stapylton, No.60 Stapylton Jacobs Well Road, Stapylton and No.82 Christensen Road, Stapylton (Lot 4 on RP6843, Lot 1 on RP6882 and Lot 240 on W31320).

The proposal is to develop the subject land at No.60 Stapylton Jacobs Well Road, Stapylton and No.82 Christensen Road, Stapylton for the purpose of subdividing the land to create 38 industrial lots, balance lot, new road reserve and stormwater detention basin, forming the first stage of development for this estate, referred to as 'M38 Industrial Park Yatala'.

The land at No.31 Yellowwood Road will be used solely for the purpose of providing flood storage and conveyance of the floodplain within the Stapylton / Yatala area for this development.

The proposed industrial lots will range in allotment areas from 2,016m<sup>2</sup> to 6,854m<sup>2</sup>, with landscaped buffers provided along the Stapylton Jacobs Well Road frontage and along western boundary adjoining the residential development.

An approval was granted by Gold Coast City Council on the 6 May 2013 for a Preliminary Approval (section 242 of Sustainable Planning Act 2009), for making a Material Change of Use (Impact Assessment) to override the Planning Scheme for Industry Uses.

The Preliminary Approval approved variations to the Gold Coast Planning Scheme 2003 version 1.2, that amended the Yatala Enterprise Area Place Code, approved a Land Use Classification and Staging Plan, Type of Assessment and Tables of Development of the Yatala Enterprise Area Local Area Plan.

The Generations Industrial Park Place Code was approved that incorporated the new tables of development, definitions, relevant codes, specific requirements and Land Use Classification / Precincts.

A request has been lodged with Council to comply with Condition C1 of the Preliminary Approval in relation to the Generation Industrial Park Place Code and Land Use Classification Plan, and has been assessed by Council Officers and awaiting Council approval within the next week.

A full assessment of the relevant State and Local Planning instruments has been provided as part of this report, namely against the Generations Industrial Park Place code.

The proposal is considered to be generally appropriate in the context of the location and the zoning of the subject site.

## 2.0 SUMMARY TABLES

| Table 1 - Site Details           |                                                                                                                      |
|----------------------------------|----------------------------------------------------------------------------------------------------------------------|
| <b>Site Address</b>              | No.31 Yellowwood Road, Stapylton<br>No.60 Stapylton Jacobs Well Road, Stapylton<br>No.82 Christensen Road, Stapylton |
| <b>Real Property Description</b> | Lot 4 on RP6843<br>Lot 1 on RP6882<br>Lot 240 on W31320                                                              |
| <b>Site Area</b>                 | 40,470m <sup>2</sup> (4.047ha)<br>205,050m <sup>2</sup> (20.505ha)<br>526,091m <sup>2</sup> (52.609ha)               |
| <b>Name of Owner(s)</b>          | William Arthur Hester<br>Patricia Ann Hester                                                                         |
| <b>Local Authority</b>           | Gold Coast City Council                                                                                              |

| Table 2 - State Planning Summary          |                                                                                                                                                                             |
|-------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Regional Plan</b>                      | South East Queensland Regional Plan 2017                                                                                                                                    |
| <b>Regional Plan Land Use Designation</b> | - Urban Footprint – 60 Stapylton Jacobs Well Road and 82 Christensen Road; Stapylton; and<br>- Regional Landscape and Rural Production Area – 31 Yellowwood Road, Stapylton |

| Table 3 - Local Planning Summary                                                                                                                                                                                                                                                                                                                                                    |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>Planning Scheme Zone</b>                                                                                                                                                                                                                                                                                                                                                         |  |
| <ul style="list-style-type: none"> <li>N/A as varied by Preliminary Approval No.MCU201100650 (PN163781/01/DA1)</li> </ul>                                                                                                                                                                                                                                                           |  |
| <b>Preliminary Approval Documents</b>                                                                                                                                                                                                                                                                                                                                               |  |
| <ul style="list-style-type: none"> <li>Generations Industrial Park Place Code: <ul style="list-style-type: none"> <li>Precinct A – Low Impact and Service Industry</li> <li>Precinct B – General Impact Business and Industry</li> <li>Precinct C – Limited General Impact Business and Industry</li> <li>Precinct D – Open Space / Reserve</li> </ul> </li> </ul>                  |  |
| <b>Local Area Plan</b>                                                                                                                                                                                                                                                                                                                                                              |  |
| <ul style="list-style-type: none"> <li>None Applicable</li> </ul>                                                                                                                                                                                                                                                                                                                   |  |
| <b>Defined Use and Approval sought</b>                                                                                                                                                                                                                                                                                                                                              |  |
| <ul style="list-style-type: none"> <li>Development Permit for Reconfiguring a Lot (staged subdivision to create 38 industrial lots, a balance lot, new road and stormwater detention lot);</li> <li>Development Permit for Operational Works for Change to Ground Level (bulk earthworks); and</li> <li>Development Permit for Operational Works for Vegetation Clearing</li> </ul> |  |
| <b>Level of Assessment</b>                                                                                                                                                                                                                                                                                                                                                          |  |
| <ul style="list-style-type: none"> <li>Code Assessable</li> </ul>                                                                                                                                                                                                                                                                                                                   |  |

#### Overlays

- Good Quality Agricultural Land (OM02-1)
- Potential Bushfire Hazard Areas (OM10-1)
- Natural Wetland and Waterways Areas (OM11-1)
- Acid Sulphate Soil Hazards Areas (OM14-1)
- Natural Hazard (Flood) Management Areas (OM17-5)
- Conservation Strategy Plan (OM20-1)
- Scenic Tourist Routes (OM22-1)
- Extractive Resources (OM23-1)

#### Potential Applicable Council Codes

- Generations Industrial Park Place Code
- Changes to Ground Level and Creation of New Waterbodies Code
- Landscape Work
- Reconfiguring a Lot
- Vegetation Management
- Works for Infrastructure
- Bushfire Management Areas
- Canals and Waterways
- Car Parking, Access and Transport Integration
- Cultural Heritage (Historic)
- Cultural Heritage (Indigenous)
- Flood Affected Areas
- Natural Wetland Areas and Natural Waterways
- Nature Conservation
- Rail Corridor Environs
- Road Traffic Noise Management
- Sediment and Erosion Control
- Service Roads (Pacific Motorway)
- Steep Slopes or Unstable Soils
- Unsewered Land

### 3.0 SITE DESCRIPTION AND SURROUNDING LAND USES

The overall subject site is irregular in shape, situated along the southern side of Stapylton Jacobs Well Road, Stapylton and has a frontage to Christensen Road to the west. The site is located within the Gold Coast suburb of Stapylton (4207).

#### 3.1 SITE LOCATION

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

- 500m from the Pacific Motorway, Yatala north interchange;
- 5.5km from the Beenleigh CBD;
- 5km from Beenleigh Transit Centre;
- 30 minutes from Southport CBD; and
- 30 minutes from Brisbane CBD.



Figure 1 - Location Aerial (Source: Google Earth 2017)



Figure 2 - Subject Site Aerial (Source: Google Earth 2017)

### 3.2 LAND OWNERSHIP AND ENCUMBRANCES

The subject site consists of three (3) freehold allotments owned by William Arthur Hester and Patricia Ann Hester.

The following encumbrance applies to the land on Lot 240 on W31320, as follows:

- Lease No. 717334036, Lease B on SP264740 - Amgrow Pty Ltd A.C.N. 100 684 786; (Term: 01/07/2015 to 30/06/2020 option 5 years).

Amgrow Pty Ltd occupy a leased area (Lease B on SP264740) approximately 9.43 ha in area, for the purpose of industry and warehousing.

### 3.3 EXISTING LAND USES

The subject land is mainly improved by an existing rural homestead and accompanying farming sheds consisting of vacant land and agricultural uses for specifically for cattle grazing.

Amgrow Pty Ltd (soil and fertilizer distributor) leases approximately 9.4ha of part Lot 240 on W31320, for the purpose of mixing, reconditioning and distributing soil and fertilizer, on a wholesale basis. Warehouse buildings and ancillary offices are located on the leased land with sole access from Christensen Road.

The property at No.31 Yellowwood Road is currently used for the grazing of cattle mainly associated with the adjoining lands to the west. The land has a frontage to the Albert River to the rear of the property.

### 3.4 SURROUNDING LAND USES

To the immediate north west of the site is Stapylton Jacobs Well Road and farming land and predominantly flood-prone land.

To the further north lies the BP Service Centre which eventually gives way along Henry Hester Drive to the Beenleigh Tavern, proposed Zarraffa's coffee house and Albert River.

The site immediately abuts a range of industrial uses to the north. Of particular note are industrial uses along De Bortoli Road, Emeri Street, and Angel Road such as Dick Johnson Racing, Fabtex and Yatala Landscape supplies. Two large warehousing sites are also located to the immediate north of the site.

Further east and south-east along Quarry and Rossmanns Roads lie the Stapylton Landfill and a deactivated quarry.

To the immediate west of the site, lying closest to Stapylton Jacobs Well Road is 'The Lodge' residential estate. Further eastwards along the southern boundary lie a range of industrial uses.

Further south west lies the Henry Hester service road / Stapylton-Jacobs Well interchange (Exit 38) for the Pacific Motorway. Beyond the Motorway to the immediate west lie more industrial

uses such as the Caterpillar, Carlton United Brewery, etc which form part of the Yatala Enterprise Area.

To the immediate east of the site lies the Stapylton land-fill and recycling centre which is heavily buffered from the site with vegetation. Further east lies the Boral quarry which is still active.

Adjoining the Yellowwood property to the south is vacant land zoned for low impact industrial purposes and adjoining to the north and west predominantly agricultural purposes, zoned as Open Space.

Land opposite along Yellowwood Road is predominantly used for agricultural uses and zoned for low impact industry purposes.

### **3.5 FRONTAGE AND ACCESS**

The subject properties have road two frontages, Stapylton Jacobs Well Road to the north east, Christensen Road and Christensen Road South to the south and Emeri Street to the north provides a frontage access to the subject site.

The property at 31 Yellowwood Road has a frontage to Yellowwood Road accessed from Stapylton Jacobs Well Road.

### **3.6 TOPOGRAPHY AND VIEWS**

The overall subject site is quite undulating, with a strong fall from east to west.

The property at No.31 Yellowwood Road has a fall of land from the south to the north and a slight rise to the west from the road frontage.

### **3.7 EXISTING VEGETATION**

The subject site is quite well vegetated particularly along the northern boundary and southern portion of the site.

Vegetation on the Yellowwood property is mainly contained along the southern boundary and toward the road frontage.

### **3.8 CONTAMINATED LAND**

The land at Lot 1 on RP66882 is listed on the Environmental Management Register for the notifiable activity – operating a livestock dip or spray race facility.

This is due to the existence of a disused dip or spray race on the land, and will be mitigated prior to the issue of any plan sealing or commencement of use of the land.

### **3.9 FLOODING AND STORMWATER**

A small section of land that fronts Stapylton Jacobs Well Road is subject to flooding as identified on Council's overlay mapping.

### **3.10 WETLANDS/WATERWAYS**

No significant wetlands or waterways exist over the subject land at Stapylton Jacobs Well Rd and Christensen Road land.

A waterway traverses through the centre of the Yellowwood property in a north--south- direction, and will not be impacted by any proposed earthworks on the land that will be carried out towards the front portion of the property.

Similarly, no earthworks are proposed near or adjacent to the Albert River frontage.

### **3.11 CONSERVATION /HERITAGE AREAS**

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

### **3.12 RELEVANT APPROVALS**

Approval was granted in 2001 to allow Amgrow Pty Ltd to use portion of Lot 240 on W31320 for Amgrow Pty Ltd for the purpose of the production and storage of fertilisers, and more recent approvals to extend the existing industry/warehouse for additional warehousing uses associated with industry (Council Ref: PN184540/01/DA6).

An approval was granted by Council dated 1 December 2015, for a Reconfiguring a Lot (lease term greater than ten (10) years) to amend the lease boundary over No.82 Christensen Road, Stapylton (Lot 240 on W31320), that increased the lease boundary from 9.27ha to 9.43ha (Council Ref: ROL201500416 – PN184540/02/DA9).

A Preliminary Approval for making a Material Change of Use to override the Planning Scheme for industry uses is associated with this subject site, granted on 6 May 2013, and for an Extension of Relevant Period dated 1 November 2016, extending the relevant period to 3 May 2023.

A recent Decision Notice was granted, dated 23 November 2017, approving a 'Change Application' that amended conditions of the Preliminary Approval, specifically reducing the minimum industry allotment sizes for Precinct A and B.

A request has been lodged with Council to comply with Condition C1 of the Preliminary Approval in relation to the Generation Industrial Park Place Code and Land Use Classification Plan, and has been assessed by Council Officers and awaiting Council approval within the next week.

A copy of the relevant Council approvals are attached in **Appendix K** for Councils convenience.

#### 4.0 THE PROPOSED DEVELOPMENT

##### 4.1 OVERVIEW

The development application lodged is for the following

- Development Permit for Reconfiguring a Lot (staged subdivision to create 38 industrial lots, a balance lot, new road and stormwater detention lot);
- Development Permit for Operational Works for Change to Ground Level; and
- Development Permit for Operational Works for Vegetation Clearing.

##### 4.2 DEVELOPMENT ASPECTS

The proposal is develop No.60 Stapylton Jacobs Well Road, Stapylton and No.82 Christensen Road, Stapylton for the purpose of subdividing the land to create the first stage of development, referred to as 'M38 Industrial Park Yatala' (refer **Figure 3** below), to include:

- 38 industrial lots (16ha);
- new roads (3ha);
- drainage reserve (bio retention basin Lot 900, 1ha); and
- Balance Lot 700 (57ha).

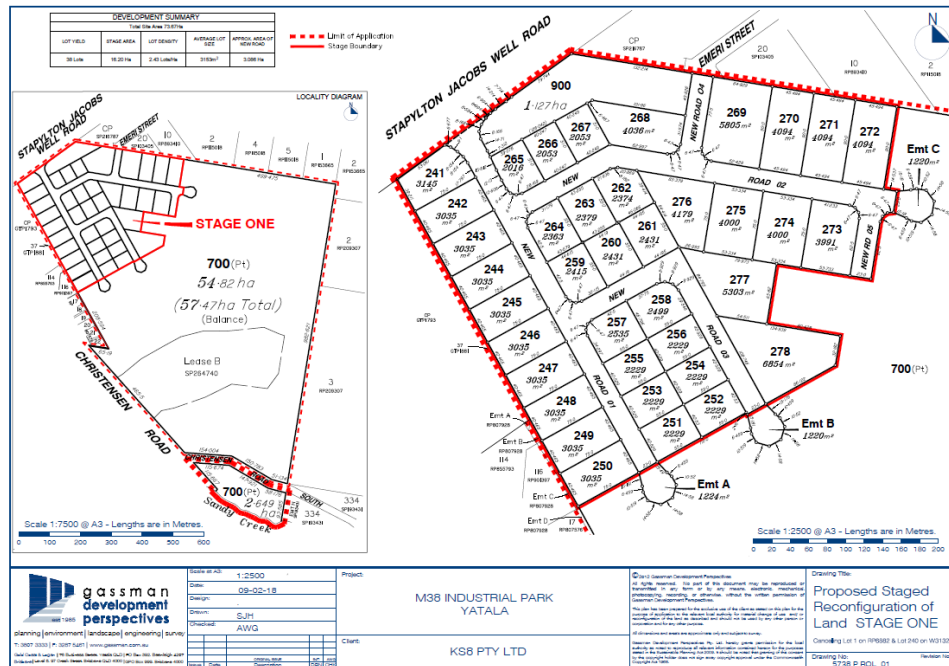


Figure 3 - ROL Proposal Plan

The Generations Industrial Park Place Code incorporates tables of development, definitions, relevant codes, specific requirements and Land Use Classification / Precincts.

This Place Code has been lodged and addressed as part of this application, based on the pending Council approval, refer **Appendix D** and **Appendix L**.

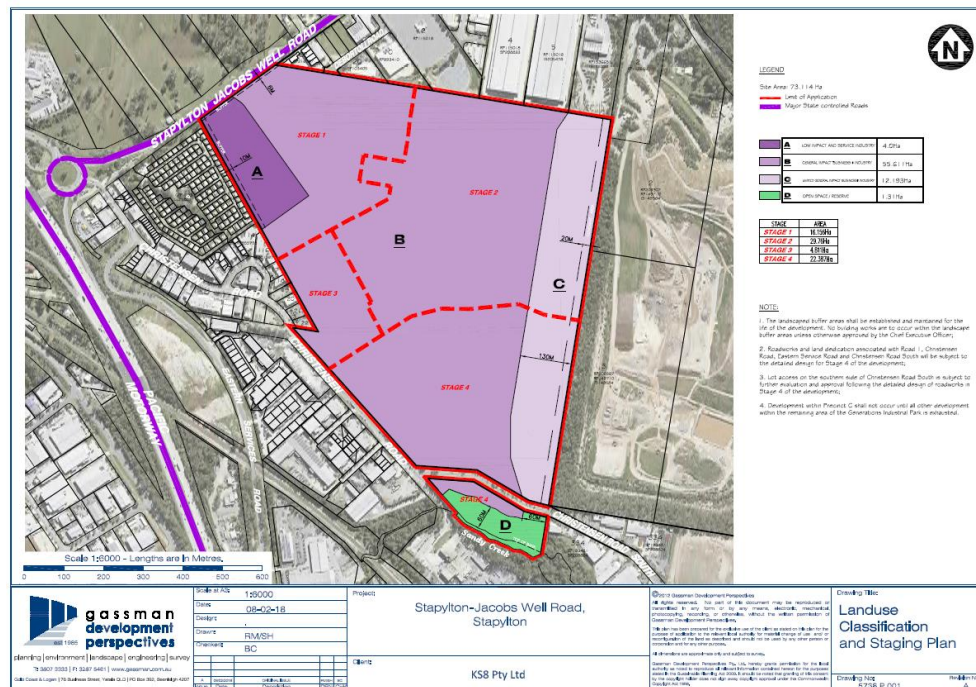
The proposed industrial lots will range in allotment areas from 2,016m<sup>2</sup> to 6,854m<sup>2</sup>, with the average lot size of 3,153m<sup>2</sup>, with landscaped buffers provided along the Stapylton Jacobs Well Road frontage and along the western boundary adjoining the residential development as required by the Preliminary Approval.

Access to the site will be provided from Stapylton Jacobs Well Road being the main entrance to the industrial park, that will be a controlled signalised intersection.

An entrance will be also provided from Emeri Street, via De Bortoli Street to the north, with all internal roads to the estate having a 23 metre wide reserves, complying with Councils standards.

Temporary 'cul-de sac' will be provided at the end of the road stubbs where applicable, to allow for suitable 'turn around areas' for refuse and other vehicles, and will be removed upon the construction of the adjoining road network stage of development.

The Land Use Classification and Staging Plan is required to be amended due to the re-staging, and increase in site area for Stage One, whilst the Precinct areas and boundaries remain as approved, refer to **Figure 4** and **Table 4** below:



**Figure 4 - Proposed Land Use Classification and Staging Plan**

| Table 4 - Proposed Staging |           |
|----------------------------|-----------|
| Stage                      | Site Area |
| Stage 1                    | 16.1ha    |
| Stage 2                    | 29.7ha    |
| Stage 3                    | 4.8ha     |
| Stage 4                    | 22.3ha    |

An Operational Works application for Change to Ground Level (bulk earthworks) has been lodged as part of the application, refer to **Appendix E**.

In particular, bulk earthworks are proposed on the land at No.31 Yellowwood Road solely for the purpose of providing flood storage and conveyance of the floodplain within the Stapylton/Yatala area. Upon the completion of the earthworks the lot will be returned to its existing use, as grazing land for dairy cattle.

Relevant searches and investigations over the 'flood balance' site have been conducted. It is generally cleared land with no concerns raised in relation to relevant vegetation mapping.

As there is no urban development being proposed over the site, the proposed earthworks do not conflict with any significant planning features or constraints associated with the lot.

The Geotechnical Assessment report prepared by Morrison Geotech approved as part of the Preliminary Approval is relevant to this application and is attached in **Appendix M** for Council's convenience.

A Site Based Stormwater Management Plan has been prepared that addresses the stormwater quality and quantity, lawful points of discharge and ensures no worsening effect to adjoining properties, refer **Appendix F**.

An Engineering Services report has been prepared with the purpose of providing supply information relating to civil engineering infrastructure, services and issues over the subject site, and a Water and Sewer Network Analysis report, please refer **Appendix G** and **Appendix N**.

An Operational Works approval has been sought over the land for Stage One for Vegetation Clearing. A detailed Vegetation Management Plan has been prepared addressing Council codes and requirements as part of this application, refer to **Appendix H**.

The proposed development has been supported by a detailed Statement of Landscape Intent that demonstrates how landscaping features will be utilised to help integrate the proposed development into the existing landscape character of the local area, particularly to assist in screening and provide buffers for the adjoining residential development, refer to **Appendix I**.

A Traffic Impact Assessment report has been undertaken for the proposed development addressing the traffic impacts on the surrounding local road network, intersection design, and internal traffic movements, refer to **Appendix J**.

#### 4.3 SUMMARY OF SUPPORTING SPECIALIST REPORTS/DOCUMENTATION

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

| Table 5 - Supporting Specialist Reports/Documentation |                                  |                                          |            |
|-------------------------------------------------------|----------------------------------|------------------------------------------|------------|
| CATEGORY                                              | CONSULTANT                       | TITLE OF DOCUMENTS                       | LOCATION   |
| <b>Site Analysis &amp; Site Photos</b>                | Gassman Development Perspectives | Site Analysis Plan & Site Photos         | Appendix B |
| <b>Plans and Drawings</b>                             | Gassman Development Perspectives | Proposal Plan                            | Appendix C |
| <b>Code Assessment</b>                                | Gassman Development Perspectives | Code Assessment                          | Appendix D |
| <b>Earthworks</b>                                     | Gassman Development Perspectives | Change to Ground Level (bulk earthworks) | Appendix E |
| <b>Stormwater</b>                                     | Gassman Development Perspectives | Site Based Stormwater Management Plan    | Appendix F |
| <b>Engineering Services</b>                           | Gassman Development Perspectives | Engineering Services report              | Appendix G |
| <b>Environmental</b>                                  | Gassman Development Perspectives | Vegetation Management Plan               | Appendix H |
| <b>Landscape</b>                                      | Gassman Development Perspectives | Statement of Landscape Intent            | Appendix I |
| <b>Traffic</b>                                        | Rytenskild Traffic Group         | Traffic Impact Assessment report         | Appendix J |
| <b>Geotechnical</b>                                   | Morrison Geotechnic              | Geotechnical Assessment report           | Appendix M |

|                          |                                        |                                     |            |
|--------------------------|----------------------------------------|-------------------------------------|------------|
|                          | Pty Ltd                                |                                     |            |
| <b>Water &amp; Sewer</b> | Gassman<br>Development<br>Perspectives | Water and Sewer Network<br>Analysis | Appendix N |

## 5.0 PRE-LODGEEMENT MEETING DISCUSSION – GOLD COAST CITY COUNCIL

A Pre-lodgement meeting was not considered necessary given the nature of the proposed development application in accordance with the valid Preliminary Approval over the subject land.

## 6.0 STATE AND REGIONAL PLANNING FRAMEWORK ASSESSMENT

### 6.1 STATE LEGISLATION

#### 6.1.1 PLANNING ACT 2016 (PA)

The Planning Act 2016 (PA) and Planning Regulation 2017 (PR) came into effect on 3 July 2017, replacing the Sustainable Planning Act 2009 (SPA) and Sustainable Planning Regulation 2009. The PA is the principal Act legislating planning and development in Queensland. The purpose of the PA is to establish an efficient, effective, transparent, integrated, coordinated, and accountable system of land use planning, development assessment and related matters that facilitates the achievement of ecological sustainability. Ecological sustainability is a balance that integrates:

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

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

- Reconfiguring a Lot for rearranging the boundaries of a lot by registering a plan of subdivision under the Land Act or Land Title Act; and
- Operational Works for Change to Ground Level and Vegetation Clearing.

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

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

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

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

In this case, the *Gold Coast Planning Scheme 2003* and the Generations Industrial Park Place Code is the applicable categorising instrument and contains aspects of the proposed development.

## 6.2 SUBORDINATE LEGISLATION

### 6.2.1 PLANNING REGULATION 2017

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

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

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

- The matters stated in Schedules 9 and 10 of the *PR* for the development; and

- If the prescribed assessment manager is a person other than the chief executive (i.e. the Local Government)—
  - the regional plan for a region, to the extent the regional plan is not identified in the planning scheme as being appropriately integrated in the planning scheme; and
  - the State Planning Policy, to the extent the State Planning Policy is not identified in the planning scheme as being appropriately integrated in the planning scheme; and
  - for designated premises—the designation for the premises; and
- Any temporary State planning policy applying to the premises; and
- Any development approval for, and any lawful use of, the premises or adjacent premises; and
- The common material.

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

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

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

The abovementioned matters are addressed in the following sections.

#### **6.2.1.1 REFERRAL REQUIREMENTS**

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

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

**Table 6** identifies the matters under Schedule 10 of the *PR* of relevance to the proposed development.

As such, referral to SARA is required for the following aspects.

| Table 6 - Referral Triggers           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                       |
|---------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|
| State Matter                          | PR Trigger                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Referral Agency                       |
| <b>Waterway barrier works</b>         | <p><b>Schedule 10, Part 6, Division 4, Subdivision 2, Table 1</b></p> <p>Fee for development application, if the chief executive is the assessment manager—<br/>(d) otherwise, for each waterway barrier work</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>SARA</b>                           |
| <b>State transport infrastructure</b> | <p><b>Schedule 10, Part 9, Division 4, Subdivision 1, Table 1</b></p> <p>Development application for an aspect of development stated in schedule 20 that is assessable development under a local categorising instrument or section 21, if—<br/>(a) the development is for a purpose stated in schedule 20, column 1 for the aspect; and<br/>(b) the development meets or exceeds the threshold—<br/>(i) for development in local government area 1—stated in schedule 20, column 2 for the purpose;</p> <p>Column 1 – Purpose 42 – industry activity - (32,000m<sup>2</sup> total site area (combined total)</p> <p><b>Schedule 10, Part 9, Division 4, Subdivision 2, Table 1</b></p> <p>Development application for reconfiguring a lot that is assessable development under section 21, if—<br/>(a) all or part of the premises are within 25m of a State transport</p> | <p><b>SARA</b></p> <p><b>SARA</b></p> |

| Table 6 - Referral Triggers        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                 |
|------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| State Matter                       | PR Trigger                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Referral Agency |
|                                    | <p>corridor; and</p> <p>(b) 1 or more of the following apply—</p> <p>(i) the total number of lots is increased;</p> <p><b>Schedule 10, Part 9, Division 4, Subdivision 2, Table 5</b></p> <p>Development application for operational work, if—</p> <p>(a) all or part of the premises are within 25m of a State transport corridor; and</p> <p>(b) the work—</p> <p>(i) relates to access to a State transport corridor; or</p> <p>(ii) involves extracting, excavating or filling more than 50m<sup>3</sup>;</p> | <b>SARA</b>     |
| <b>Coastal management district</b> | <p><b>Schedule 10, Part 17, Division 3, Table 1</b></p> <p>Development application for operational work that is assessable development under section 28, other than an application—</p>                                                                                                                                                                                                                                                                                                                           | <b>SARA</b>     |

### 6.3 STATE PLANNING INSTRUMENTS

#### 6.3.1 STATE PLANNING POLICY

The Queensland State Planning Policy (SPP) includes interim development assessment requirements to ensure that State interests are appropriately considered by local governments when assessing development applications where the local government planning scheme has not yet appropriately integrated the State interests identified in the SPP.

**Table 7** contains the interim development assessment requirements which apply to development. Comment on each provision with respect to the proposed development has been provided in relation to the proposed development. Relevant figures relating to the SPP have been provided below Table 7.

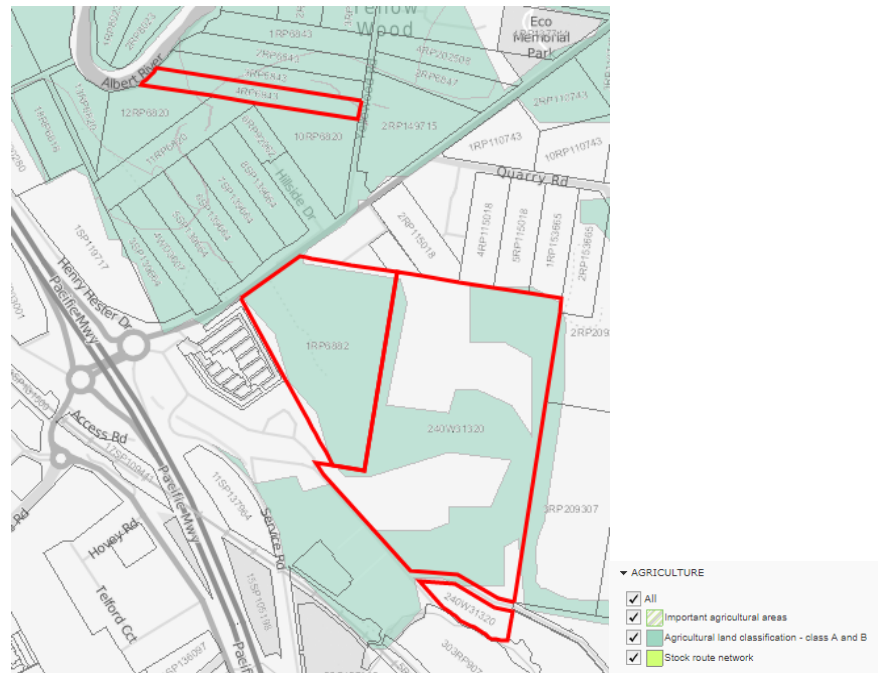
| Table 7 - State Planning Policy                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| State Interest Statement                                                                                                                                                                                                                                                  | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Theme 1 – Planning for liveable communities</b>                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>State interest – Housing supply and diversity</b><br>Diverse, accessible and well-serviced housing, and land for housing, is provided and supports affordable housing outcomes.                                                                                        | <b>Not Applicable</b><br>The proposed development is not for residential development, therefore this State interest is not considered to be of relevance.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>State interest – Liveable communities</b><br>Liveable, well-designed and serviced communities are delivered to support wellbeing and enhance quality of life.                                                                                                          | <b>Not Applicable</b><br>The proposed development is not for residential development, therefore this State interest is not considered to be of relevance.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Theme 2 – Economic growth</b>                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>State interest – Agriculture</b><br>The resources that agriculture depends on are protected to support the long term viability and growth of the agricultural sector.                                                                                                  | <b>Complies</b><br>Portions of the subject site is located within the Agricultural land classification – Class A and B, as shown in <b>Figure 5</b> .<br><br>The Preliminary Approval and Councils planning scheme zoning have designated the land south of Stapylton Jacobs Well Road for industrial purposes, whilst the Yellowwood property has remained for rural pursuits (Open Space).<br><br>The Yellowwood site will have earthworks carried out, that will, upon completion, be suitable and retained for the existing land use for cattle grazing.<br><br>It is considered that the proposed development and expansion is consistent with this State interest policy. |
| <b>State interest – Development and construction</b><br>Employment needs, economic growth, and a strong development and construction sector are supported by facilitating a range of residential, commercial, retail, industrial and mixed use development opportunities. | <b>Complies</b><br>The proposed development is consistent with surrounding industrial activities in the nearby area and will greatly assist in the economic viability of industrial operations in the Stapylton area. It is therefore considered to be consistent with the planning framework for the area under the Planning Scheme.<br><br>The proposed development will be suitably serviced by existing infrastructure available in the immediate area and an extension of those services.                                                                                                                                                                                  |

| Table 7 - State Planning Policy                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| State Interest Statement                                                                                                                                                                                                                                                                                                                                          | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                                                                                                                                                                                                                                                                                                                                                                   | <p>The subject site is not located within a Priority development area or State development area.</p> <p>It is considered that the proposed development is consistent with this State interest policy.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <p><b>State interest – Mining and extractive resources</b></p> <p>Extractive resources are protected and mineral, coal, petroleum and gas resources are appropriately considered to support the productive use of resources, a strong mining and resource industry, economical supply of construction materials, and avoid land use conflicts where possible.</p> | <p><b>Complies</b></p> <p>The subject site is located within a Key resource area – Transport route separation area (<b>Figure 6</b>)</p> <p>The transport haulage route of Stapylton Jacobs Well Road will be addressed as part of this development application by the Traffic Impact Assessment report in <b>Appendix J</b>.</p> <p>It is considered that the proposed development is consistent with this State interest policy.</p>                                                                                                                                                                                                                 |
| <p><b>State interest – Tourism</b></p> <p>Tourism planning and development opportunities that are appropriate and sustainable are supported, and the social, cultural and natural values underpinning tourism developments are protected.</p>                                                                                                                     | <p><b>Not Applicable</b></p> <p>The proposed development will not impact on the tourism planning and development opportunities of the general region, therefore this State interest is not considered to be of relevance.</p>                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Theme 3 – Environment and heritage                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <p><b>State interest – Biodiversity</b></p> <p>Matters of environmental significance are valued and protected, and the health and resilience of biodiversity is maintained or enhanced to support ecological processes.</p>                                                                                                                                       | <p><b>Complies</b></p> <p>The subject site is located within a mapped:</p> <ul style="list-style-type: none"> <li>• Wildlife habitat (<b>Figure 7</b>);</li> <li>• High ecological significant wetlands (<b>Figure 8</b>);</li> <li>• Regulated vegetation Category B (<b>Figure 9</b>);</li> <li>• Regulated vegetation (intersecting a watercourse) (<b>Figure 10</b>).</li> </ul> <p>All environmental and ecological matters have been addressed as part of the Preliminary Approval and Vegetation Management Plan in <b>Appendix E</b>.</p> <p>It is considered that the proposed development is consistent with this State interest policy.</p> |
| <p><b>State interest – Coastal environment</b></p> <p>The coastal environment is protected and enhanced, while supporting opportunities for coastal dependent development, compatible urban form, and maintaining</p>                                                                                                                                             | <p><b>Complies</b></p> <p>The Yellowwood site is located within a Coastal Management District, as shown in <b>Figure 11</b>.</p> <p>A Stormwater management plan has been</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

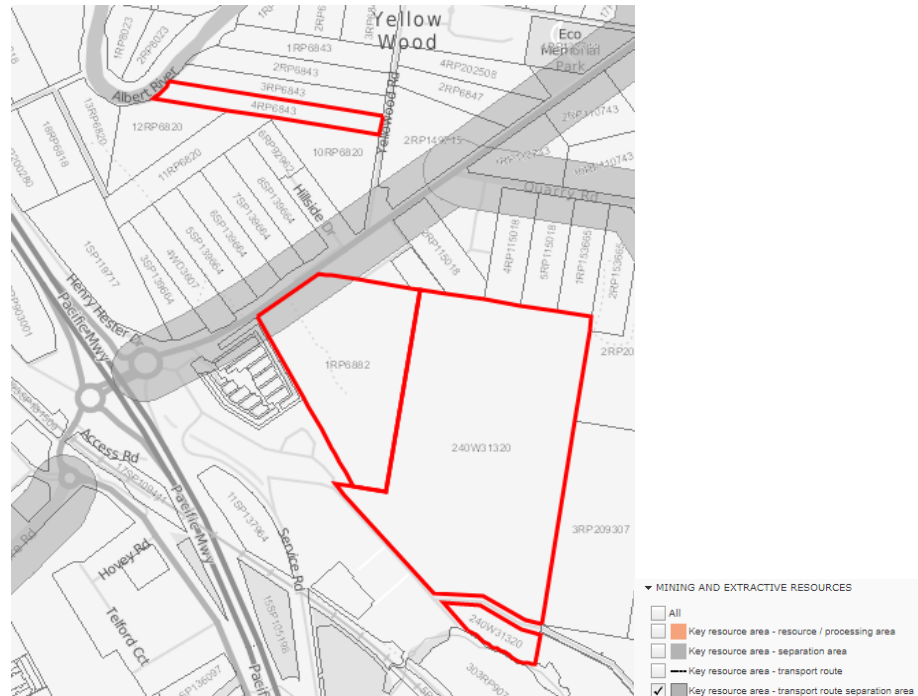
| Table 7 - State Planning Policy                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| State Interest Statement                                                                                                                                                                                                                                                                                                                                       | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| appropriate public use of and access to, and along, state coastal land.                                                                                                                                                                                                                                                                                        | provided that to ensure earthworks plans have no impacts on the coastal environment, and relevant SDAP Module addressed in <b>Appendix D</b> .<br><br>It is considered that the proposed development is consistent with this State interest policy.                                                                                                                                                                                                                                                                                                                |
| <b>State interest – Cultural heritage</b><br>The cultural heritage significance of heritage places and heritage areas, including places of Aboriginal and Torres Strait Islander cultural heritage, is conserved for the benefit of the community and future generations.                                                                                      | <b>Complies</b><br>Prior to any activity involving surface disturbance beyond that has already occurred at the proposed subject site, the applicant will be made aware of the duty of care guidelines under the Aboriginal Cultural Heritage Act 2003.<br><br>It is considered that the proposed development will be consistent with this State interest policy.                                                                                                                                                                                                   |
| <b>State interest – Water quality</b><br>The environmental values and quality of Queensland waters are protected and enhanced.                                                                                                                                                                                                                                 | <b>Not Applicable</b><br>The subject site is not located within a Water resource catchment, therefore this State interest is not considered to be of relevance.                                                                                                                                                                                                                                                                                                                                                                                                    |
| Theme 4 – Safety and resilience to hazards                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>State interest – Emissions and hazardous activities</b><br>Community health and safety, and the natural and built environment, are protected from potential adverse impacts of emissions and hazardous activities. The operation of appropriately established industrial development, major infrastructure, and sport and recreation activities is ensured. | <b>Complies</b><br>The proposed subdivision does not involve uses that will generate noticeable emissions or involve hazardous activities.<br><br>The proposed development is not located in proximity to a use that will cause adverse impacts from emissions or hazardous activities.<br><br>It is considered that the proposed development is consistent with this State interest policy.                                                                                                                                                                       |
| <b>State interest – Natural hazards, risk and resilience</b><br>The risks associated with natural hazards, including the projected impacts of climate change, are avoided or mitigated to protect people and property and enhance the community's resilience to natural hazards.                                                                               | <b>Complies</b><br>The subject site is located within a mapped: <ul style="list-style-type: none"> <li>• Flood hazard area (<b>Figure 12</b>);</li> <li>• Bushfire hazard area (<b>Figure 13</b>);</li> <li>• Erosion prone area (<b>Figure 14</b>);</li> <li>• High Storm tide inundation area (<b>Figure 15</b>);</li> <li>• Medium Storm tide inundation area (<b>Figure 16</b>).</li> </ul> All hazards mapped on the subject site have been addressed by relevant consultants assessment reports and the SDAP Modules where applicable in <b>Appendix D</b> . |

| Table 7 - State Planning Policy                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| State Interest Statement                                                                                                                                                                                                       | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                                                                                                                                                                                                                                | It is considered that the proposed development is consistent with this State interest policy.                                                                                                                                                                                                                                                                                                                                                                                                         |
| Theme 5 – Infrastructure                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>State interest – Energy and water supply</b><br>The timely, safe, affordable and reliable provision and operation of electricity and water supply infrastructure is supported and renewable energy development is enabled.  | <b>Not Applicable</b><br>The subject site is not located within a Water resource catchment, therefore this State interest is not considered to be of relevance.                                                                                                                                                                                                                                                                                                                                       |
| <b>State interest – Infrastructure integration</b><br>The benefits of past and ongoing investment in infrastructure and facilities are maximised through integrated land use planning.                                         | <b>Complies</b><br>The proposed development will have a high reliance on the existing state-controlled road, Stapylton Jacobs Well Road, and has been addressed as part of this application by the Traffic Impact assessment report in <b>Appendix J</b> .<br><br>It is considered that the proposed development is consistent with this State interest policy.                                                                                                                                       |
| <b>State interest – Transport infrastructure</b><br>The safe and efficient movement of people and goods is enabled, and land use patterns that encourage sustainable transport are supported.                                  | <b>Complies</b><br>The subject site is located within a mapped: <ul style="list-style-type: none"> <li>State-controlled road (<b>Figure 17</b>)</li> </ul> A Traffic Impact Assessment report has been prepared as part of this application and addresses any impact on state infrastructure, in <b>Appendix J</b> .<br><br>Relevant State codes have also been addressed in <b>Appendix D</b> .<br><br>It is considered that the proposed development is consistent with this State interest policy. |
| <b>State interest – Strategic airports and aviation facilities</b><br>The operation of strategic airports and aviation facilities is protected, and the growth and development of Queensland's aviation industry is supported. | <b>Not Applicable</b><br>The subject site is not located within proximity to a strategic airport or aviation facility, or associated operational airspace.                                                                                                                                                                                                                                                                                                                                            |
| <b>State interest – Strategic ports</b><br>The operation of strategic ports and priority ports is protected and their growth and development is supported.                                                                     | <b>Not Applicable</b><br>The subject site is not located on strategic port land.                                                                                                                                                                                                                                                                                                                                                                                                                      |

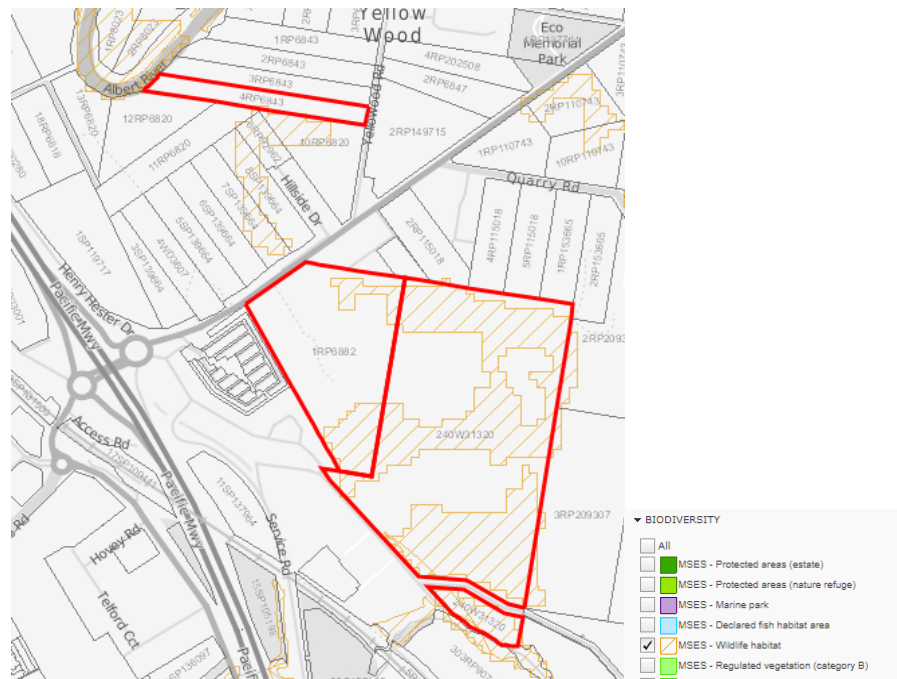
Extracts of the SPP Mapping is presented in the following figures.



**Figure 5 - Economic Growth – Agriculture**  
Agriculture land classification – Class A and B  
Source: SPP Mapping



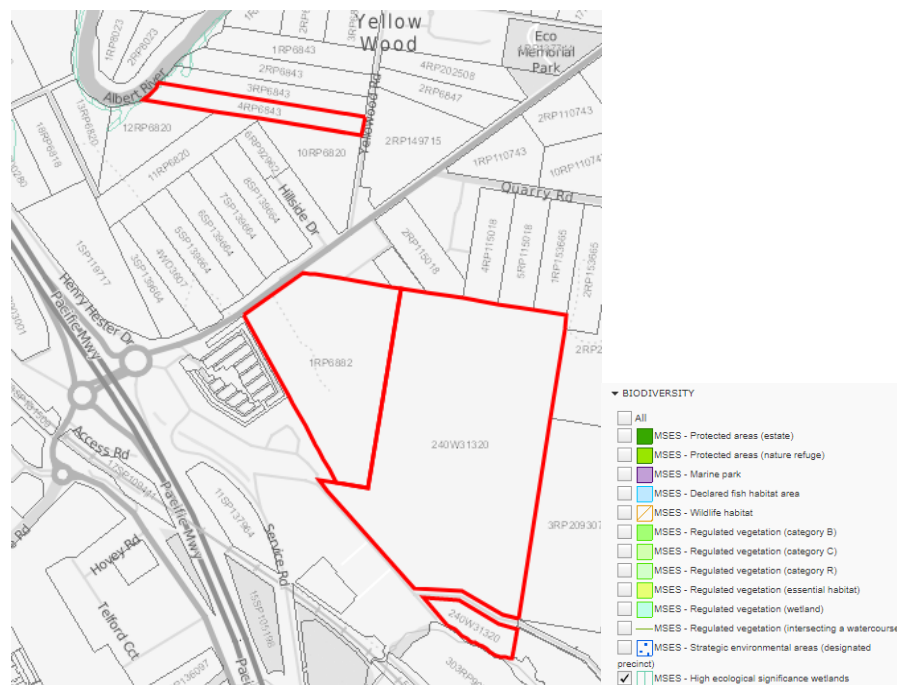
**Figure 6 - Economic Growth**  
Mining and Extractive Industries Resources  
Key resource area – Transport route separation area  
Source: SPP Mapping



**Figure 7 - Environment and Heritage  
Biodiversity**

**MSES – Wildlife habitat**

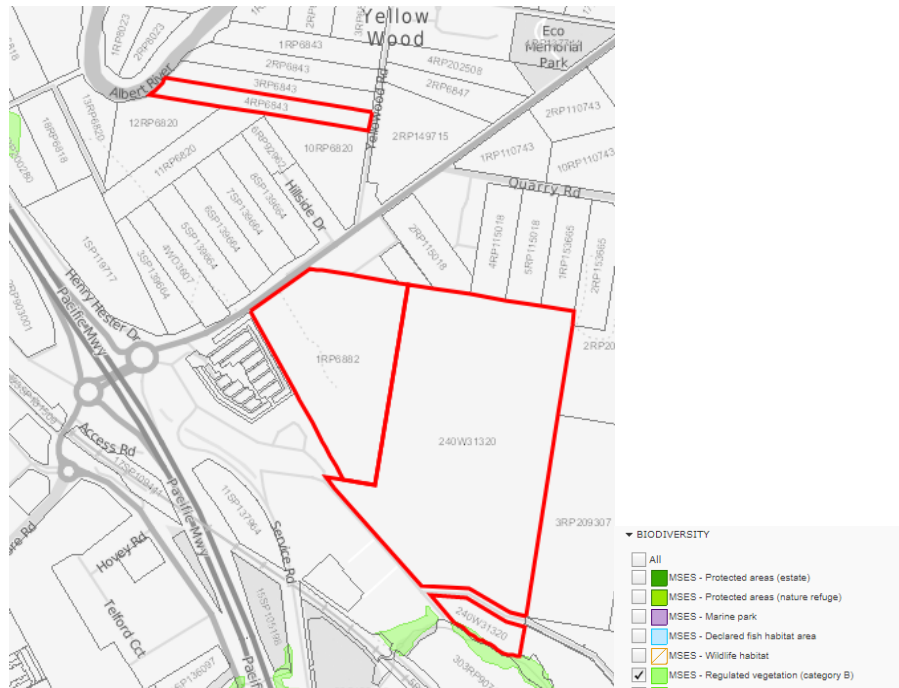
**Source: SPP Mapping**



**Figure 8 - Environment and Heritage  
Biodiversity**

**MSES –High ecological significance wetlands**

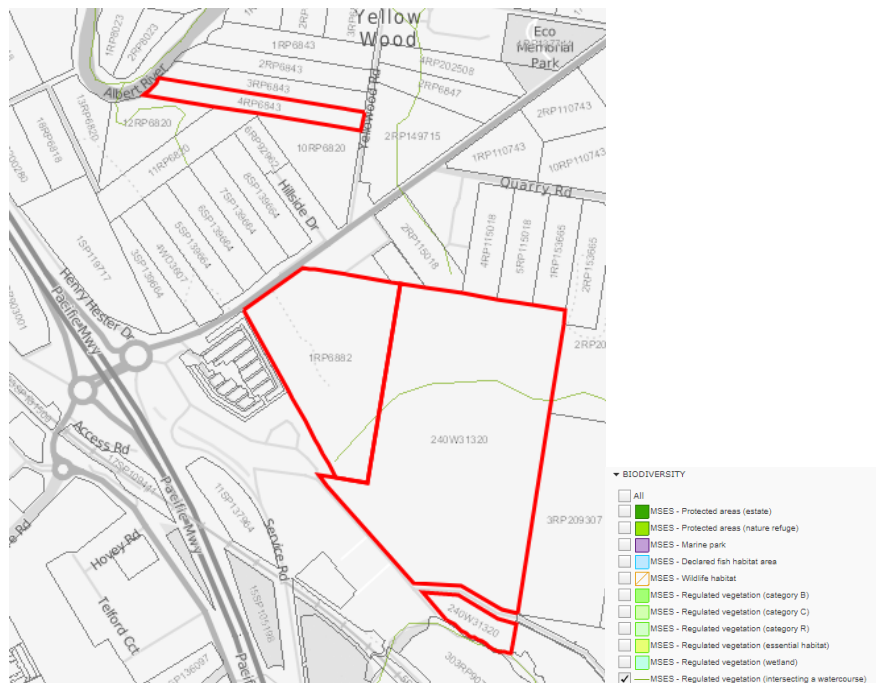
**SPP Mapping**



**Figure 9 - Environment and Heritage Biodiversity**

**Regulated vegetation (category B)**

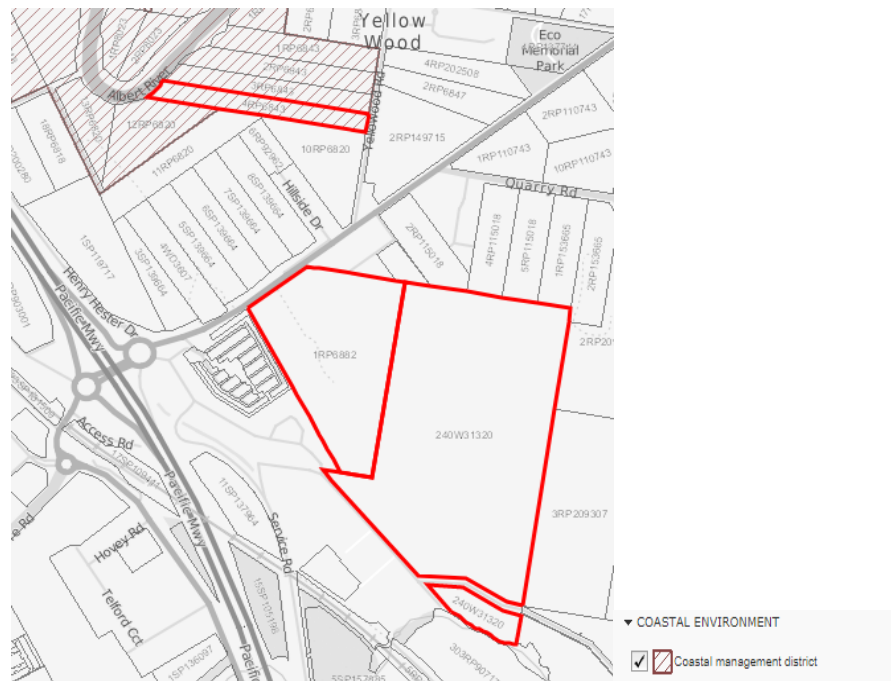
Source: SPP Mapping



**Figure 10 - Environment and Heritage Biodiversity**

**Regulated vegetation intersecting a watercourse**

Source: SPP Mapping



**Figure 11 - Environment and Heritage**

**Coastal Environment**

**Coastal management district**

**Source: SPP Mapping**

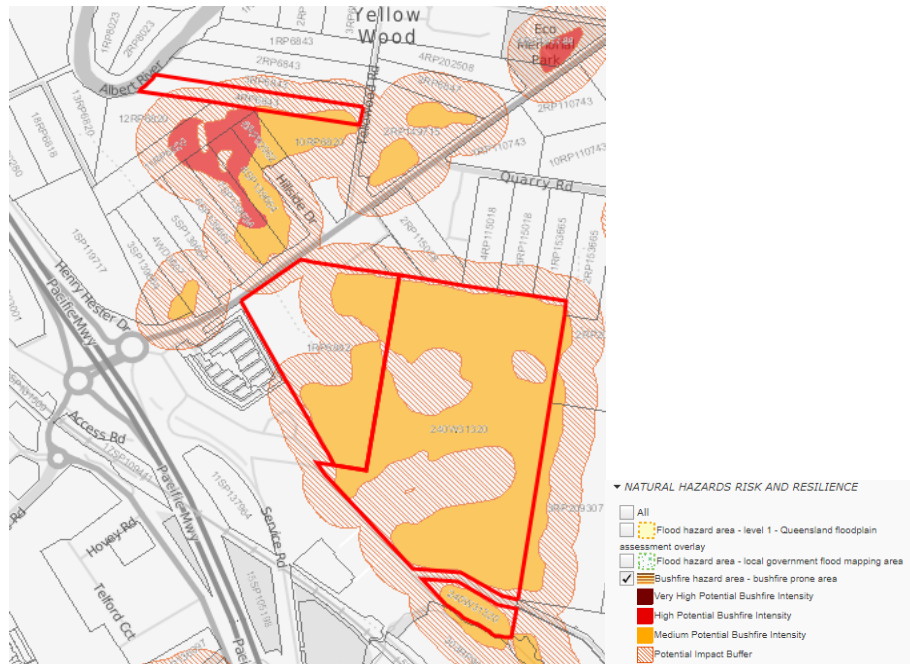


**Figure 12 - Safety and Resilience to Hazards**

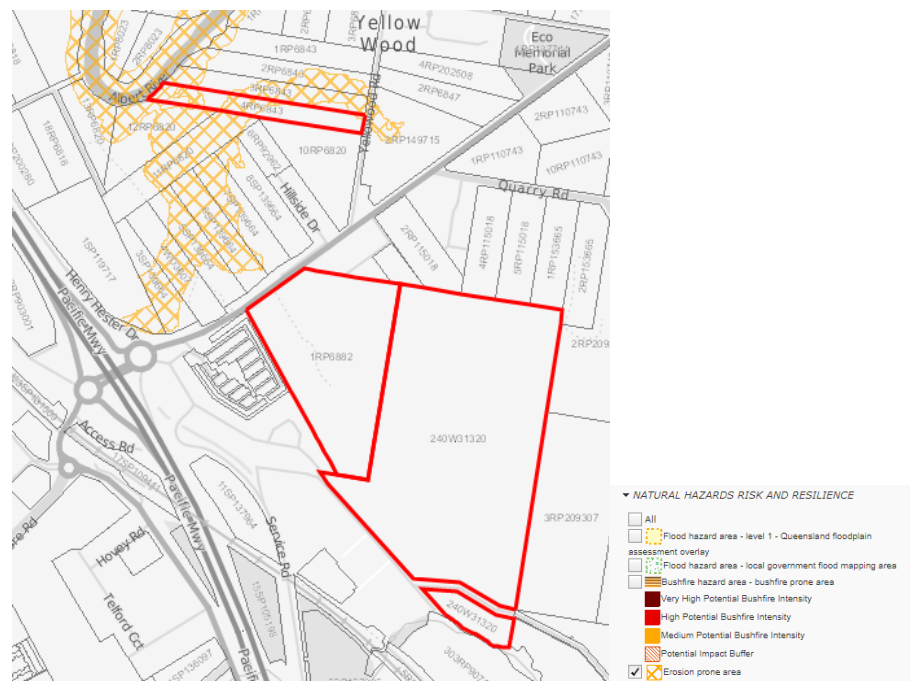
**Natural Hazards Risk and Resilience**

**Flood hazard area – Local Government flood mapping**

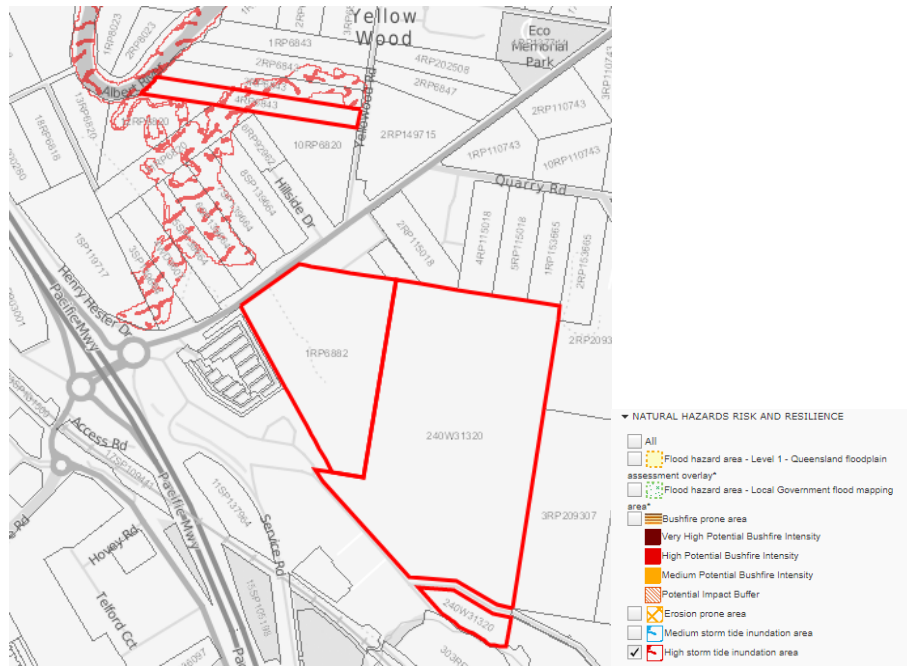
**Source: SPP Mapping**



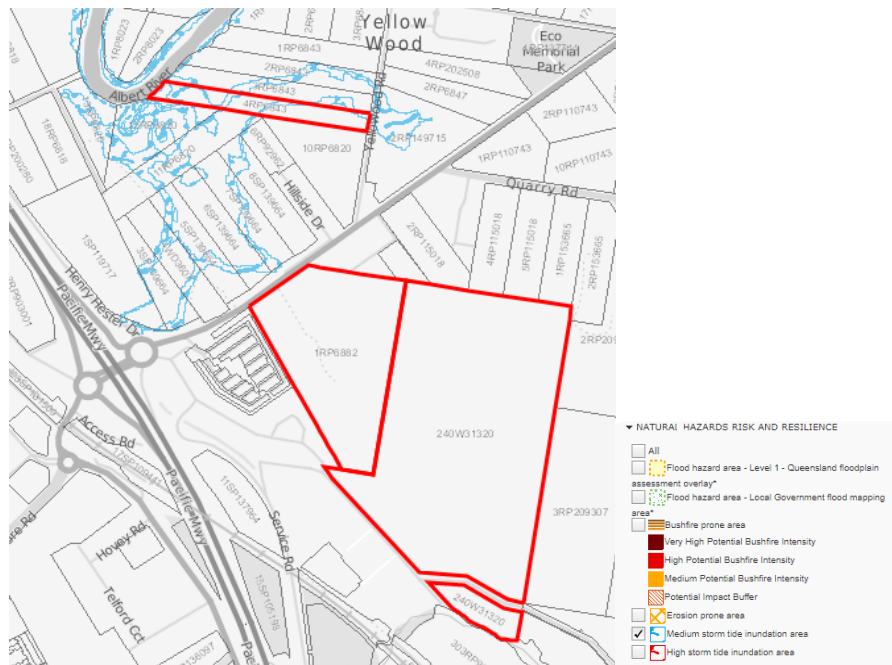
**Figure 13 - Safety and Resilience to Hazards**  
**Natural Hazards Risk and Resilience**  
**Bushfire prone area**  
Source: SPP Mapping



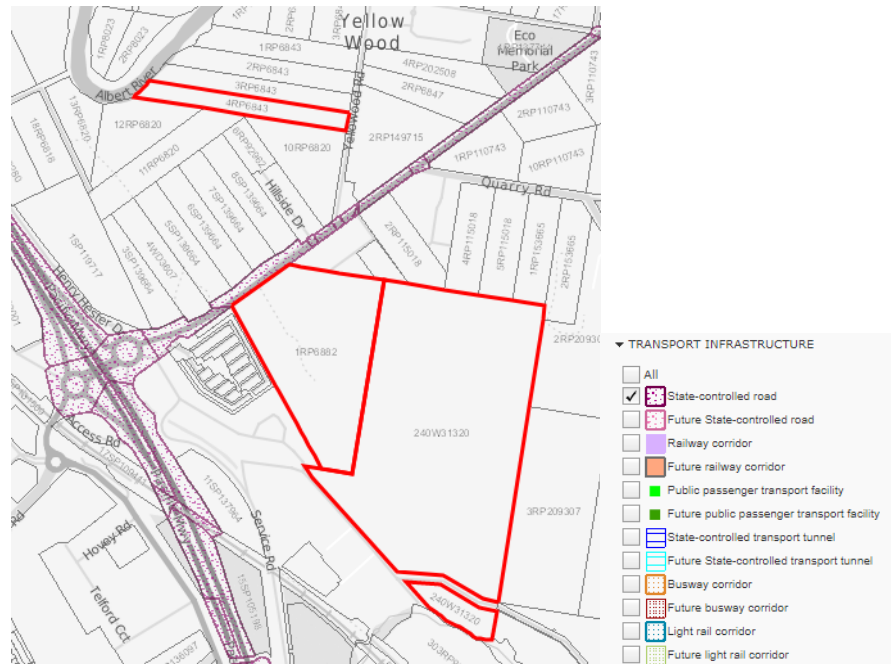
**Figure 14 - Safety and Resilience to Hazards**  
**Natural Hazards Risk and Resilience**  
**Erosion prone area**  
Source: SPP Mapping



**Figure 15 - Safety and Resilience to Hazards**  
**Natural Hazards Risk and Resilience**  
**High storm inundation**  
Source: SPP Mapping



**Figure 16 - Safety and Resilience to Hazards**  
**Natural Hazards Risk and Resilience**  
**Medium storm inundation**  
Source: SPP Mapping



**Figure 17 - Infrastructure**  
**Transport Infrastructure**  
**State-controlled road**  
**Source: SPP Mapping**

### 6.3.2 SOUTH EAST QUEENSLAND REGIONAL PLAN 2017

The subdivision area is located within the Urban Footprint, and the land at 31 Yellowwood Road, Stapylton (Lot 4 on RP66843) for flood storage/conveyance purposes within the Regional Landscape and Rural Production Area of the *South East Queensland Regional Plan 2017* (SEQ Regional Plan), as shown in **Figure 18**.

The Urban Footprint includes established urban areas, broad hectare and remnant broad hectare areas that could be suitable for future urban development. It incorporates the full range of urban uses, including housing, industry, business, infrastructure, community facilities and urban open space.

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

The earthworks proposed on No.31 Yellowwood Road represent non-urban works, which are compatible within the Regional Landscape and rural production area.



**Figure 18 - South East Queensland Regional Plan 2017**  
Source: DA Mapping

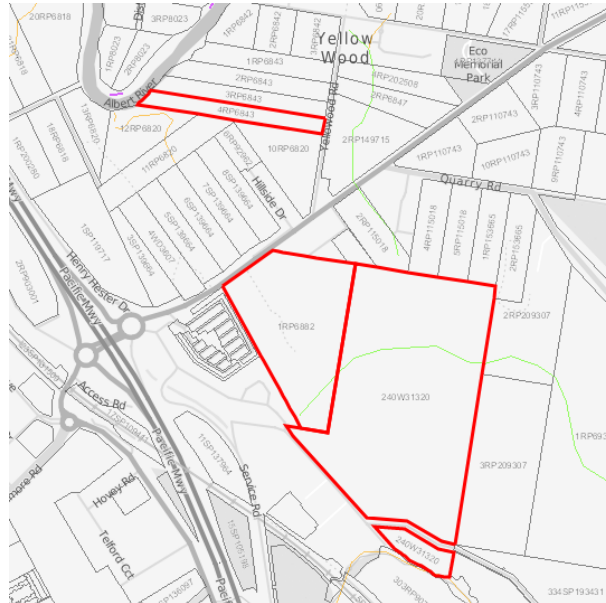
### 6.3.3 STATE DEVELOPMENT ASSESSMENT PROVISIONS (SDAPs)

The SDAPs set out the matters of interest to the State and provides the criteria for assessing development applications where the State government is the assessment manager or referral agency. The SDAPs include 24 State Codes containing assessment benchmarks for various State interests. As outlined in **Section 6.2.1.1** of this report, the proposed development impacts on State interests that are protected by the SDAPs. The following SDAPs are relevant to the proposed development:

- State code 1: Development in a state-controlled environment;
- State code 6: Protection of state transport networks;
- State code 8: Coastal development and tidal works; and
- State code 18: Constructing or raising waterway barrier works in fish habitats.

An assessment of the proposed development against the relevant State code is provided in **Appendix D** and **Appendix J**.

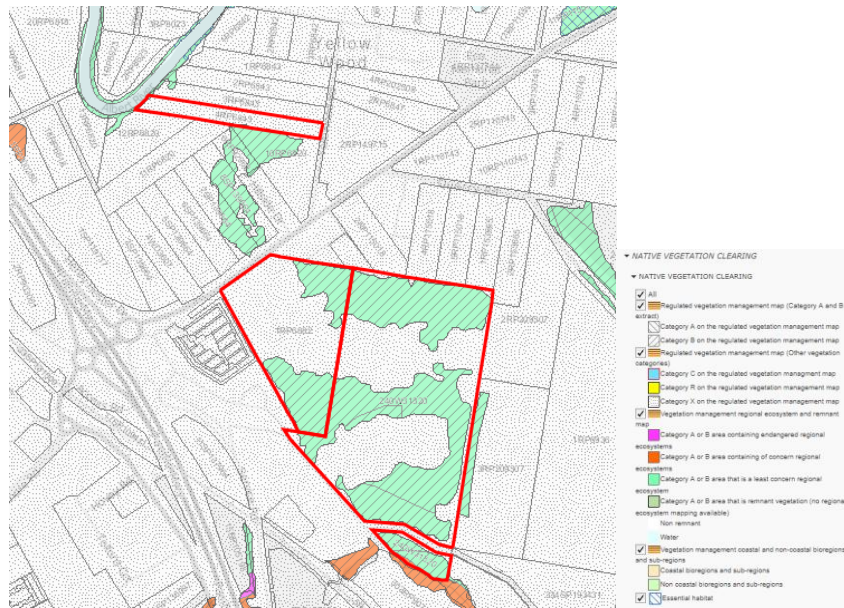
Extracts from SARA DA Mapping is presented in the figures below.



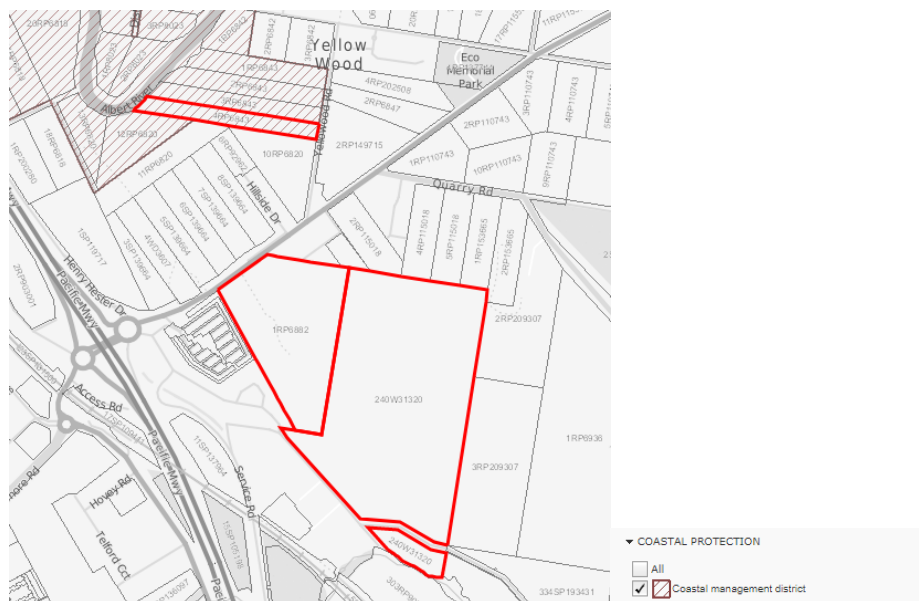
**Figure 19 - Fish Habitat Areas**  
 Queensland waterways for waterway barrier works  
 Source: DA Mapping



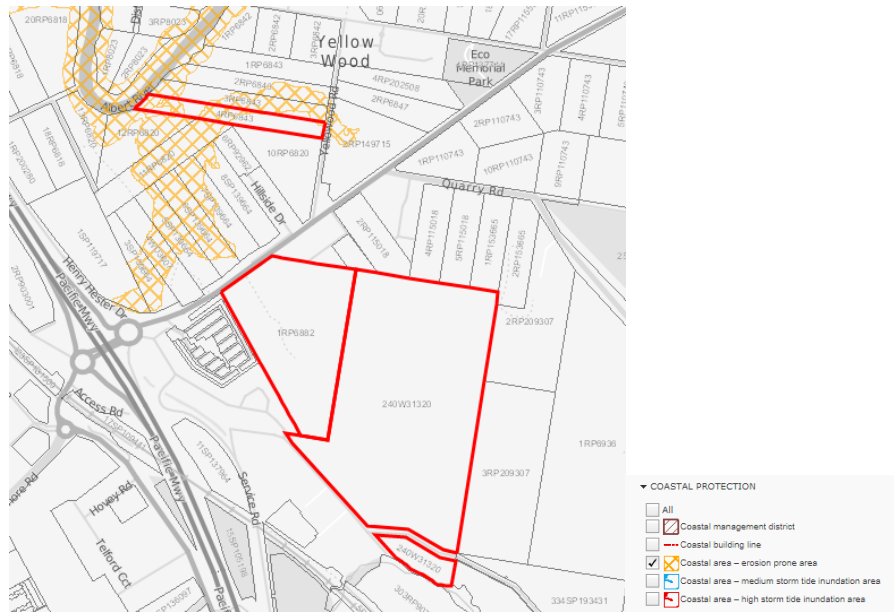
**Figure 20 - Water Resources -**  
 Water resource planning area  
 Source: DA Mapping



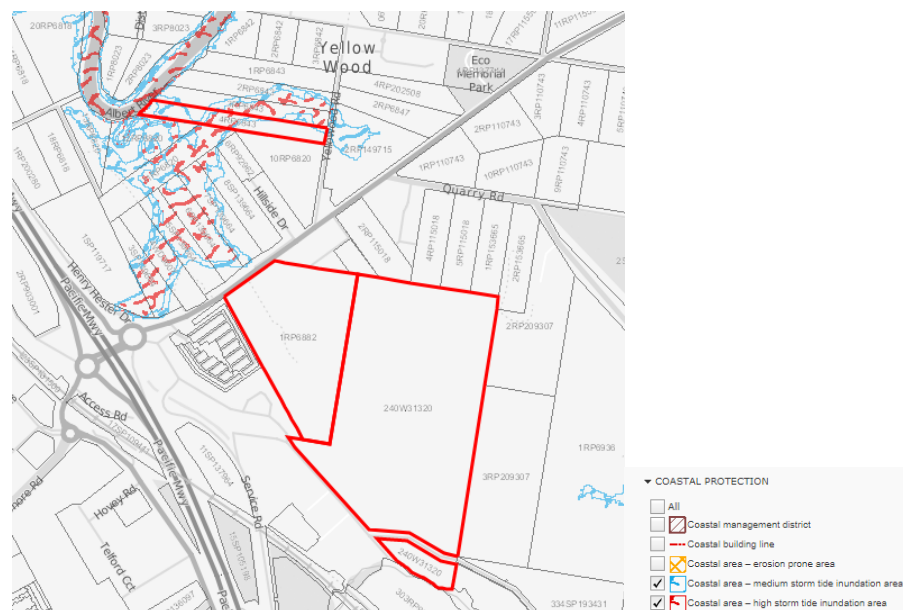
**Figure 21 - Native Vegetation Clearing**  
**Regulated vegetation management (category A and B extract)**  
**Source: DA Mapping**



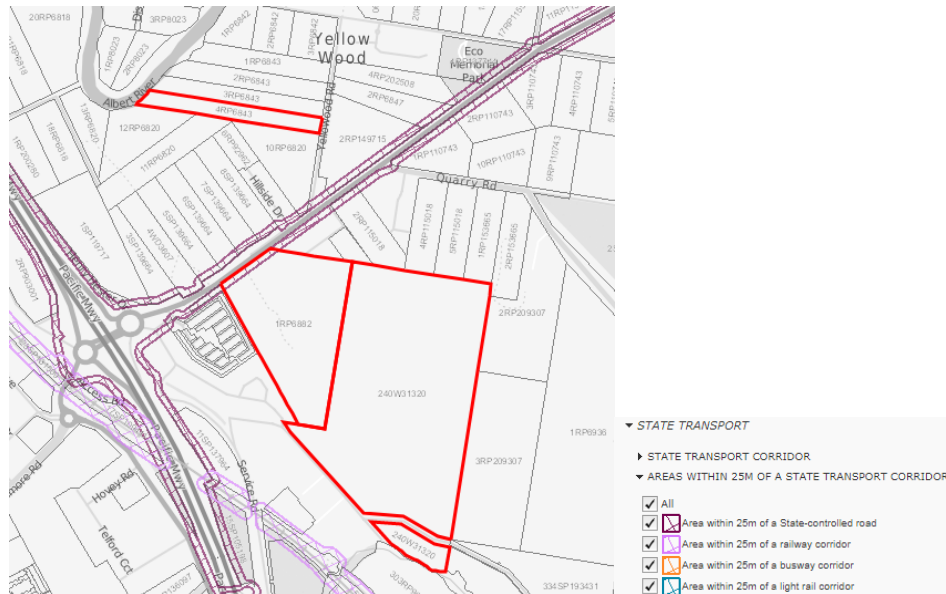
**Figure 22 - Coastal Protection**  
**Coastal management district**  
**Source: DA Mapping**



**Figure 23 - Coastal Protection**  
Coastal area – erosion prone area  
Source: DA Mapping



**Figure 24 - Coastal Protection**  
Coastal area – high/medium storm tide inundation  
Source: DA Mapping



**Figure 25 - State Transport**  
**State Transport Corridor**  
**State - controlled road within 25m of a State - controlled road**  
**Source: DA Mapping**

## 7.0 LOCAL PLANNING ASSESSMENT

### 7.1 OVERVIEW

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

### 7.2 RELEVANT LAND USE CLASSIFICATION / PRECINCTS

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

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

Please refer to **Figure 26** below which shows the relevant land use classification.

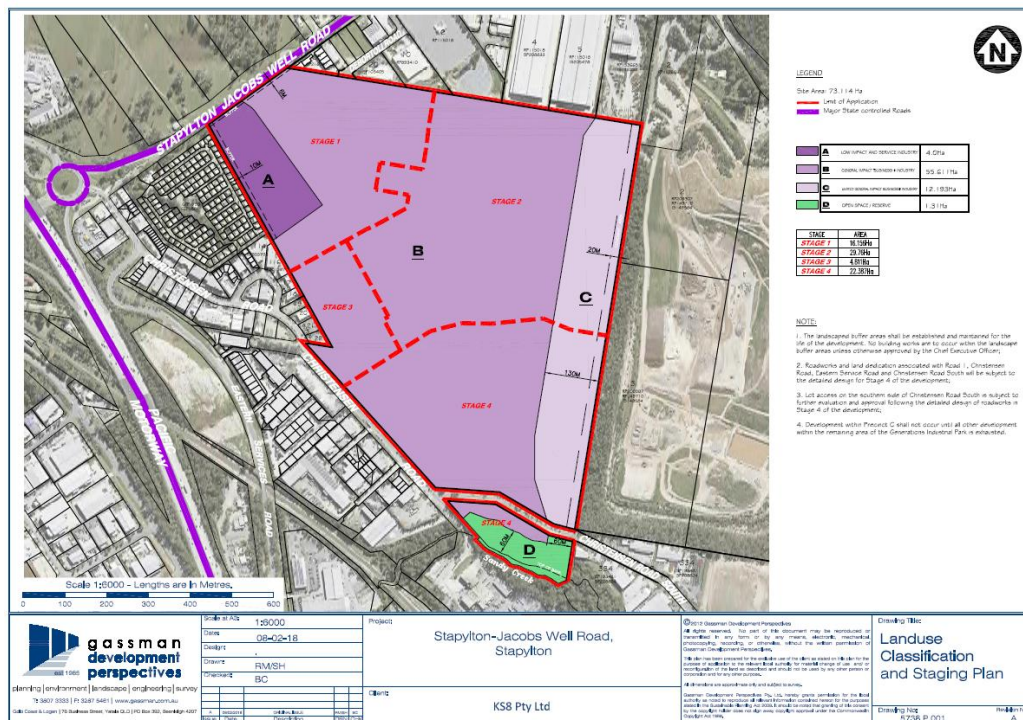


Figure 26 - Land Use Classification and Staging Plan

### 7.3 LEVEL OF ASSESSMENT

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

The Generations Industrial Park Place Code was accordingly approved that incorporated the new tables of development and applies to this development application indicated in the table below.

| Table 8 - Generation Industrial Park Place Code - 4.1 Table of Development                                                   |                    |
|------------------------------------------------------------------------------------------------------------------------------|--------------------|
| TABLE OF DEVELOPMENT                                                                                                         | LEVEL OF ASSESMENT |
| <b>TABLE F – PRECINCT A &amp; B</b><br>Reconfiguring a Lot:<br>results in no lots with an area less than 2,000m <sup>2</sup> | Code assessable;   |

|                                                                                                                                                                                                                                                                                                                                                                                    |                  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| <b>TABLE B</b><br>Operational Works for Change to Ground Level:<br>exceeds a volume of 100 cubic metres of fill.                                                                                                                                                                                                                                                                   | Code assessable; |
| <b>TABLE E</b><br>Operational Works for Vegetation Clearing:<br>results in the removal of, or damage to, vegetation that is equal to, or in excess of, 40 centimetres in girth (circumference) measured at 1.3 metres above average ground level, and alternate solutions to the Acceptable Solutions of <b>Specific Development Code 36 – Vegetation Management</b> are proposed. | Code assessable; |

#### 7.4 GENERATIONS INDUSTRIAL PARK PLACE CODE

The proposed development within Precinct A: Low Impact and Service Industry, and Precinct B: General Impact Business and Industry.

The Place Code Intent of Precinct A (*Low Impact and Service Industry*):states:

*The land-uses promoted within this precinct are generally low impact industrial style uses responsive to the established nature of residential uses located nearby. Whilst more intensive levels of industry are not generally envisaged, they may be suitable subject to appropriate acoustic attenuation measures, strategies and operational measures being implemented to minimise potential detrimental impacts. The allotment sizes envisaged within this precinct are reflective of those that are promoted within Precinct 1 of the YEA LAP.*

*Strict building and operational restrictions, including building design, building construction and hours of operation and delivery and collection activities, apply to development within Precinct A. The 10metre wide landscaped buffer to be established along the western property boundary of Precinct A shall be established to minimise the potential detrimental impacts of development within Precinct A on the adjoining residential development.*

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

*The majority of the land-uses promoted in this precinct, which covers the bulk of the developed site, are consistent with those itemised within the Precinct 1 land use designation of the YEA LAP. Those that are not, are industrially related and befit the*

*future development prospects of the site and the YEA LAP generally. The ultimate intent of this precinct is to promote the land uses and allotment sizes that would*

*ordinarily be located within Precinct 1 land located within the YEA LAP. It is also noted that the proposed subdivision lot-size parameters from Precinct 1 of the YEA LAP have been adopted within this precinct.*

The proposed development for Stage One industrial subdivision is consistent with the intent and purpose of these Precincts.

## 7.5 IDENTIFIED CONSTRAINTS AND OVERLAYS

The following is a summary of the relevant identified overlays and the relevance that applies to the subject land:

### 7.5.1 GOOD QUALITY AGRICULTURAL LAND OVERLAY MAPPING (OM2)

The subject site is located within the Good Quality Agricultural Land overlay mapping and is identified as Good Quality Agricultural land.

Reference is made to the figure below for relevant mapping.

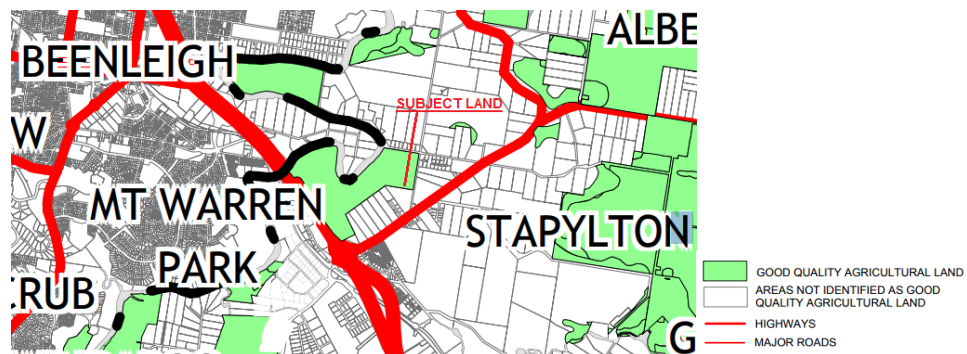


Figure 27 - Good Quality Agricultural Land Overlay Mapping (OM2)

The proposal involves bulk earthworks on the land at 31 Yellowwood Road, whereby the lot will be returned to its existing use, as grazing land for dairy cattle, and have minimal affect on the continuance on the use of the land.

### 7.5.2 POTENTIAL BUSHFIRE HAZARD AREAS OVERLAY MAPPING (OM10-1)

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

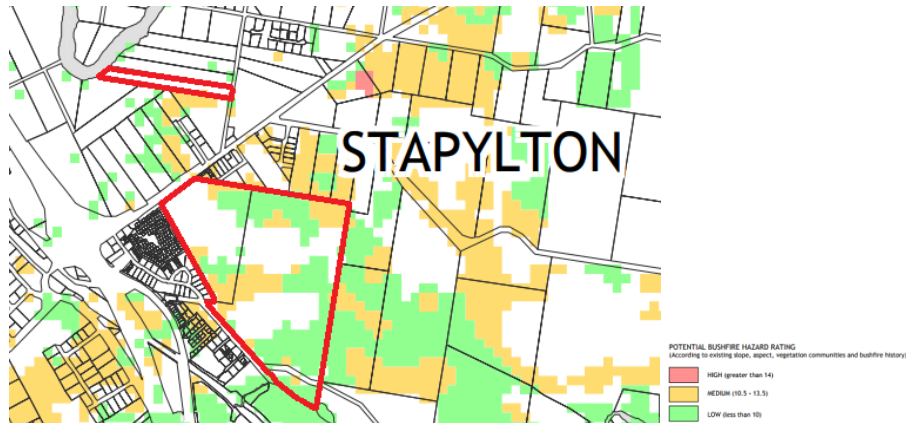


Figure 28 - Potential Bushfire Hazard Overlay Mapping (OM10-1)

The proposal is to remove all vegetation from the land for the stage one industrial allotments, therefore a detailed assessment and consideration against the constraint code was not considered applicable in this particular instance.

### 7.5.3 NATURAL WETLAND AND WATERWAYS AREAS OVERLAY MAPPING (OM11 -1)

The subject site is located within the Natural Wetland and Waterways Areas overlay identified as 'other natural waterways', reference is made to the figure below for relevant mapping.

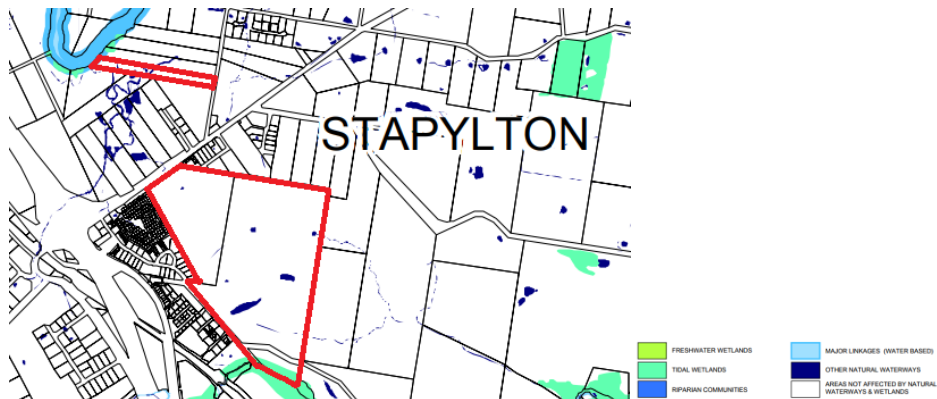


Figure 29 - Natural Wetland and Waterway Areas Overlay Mapping (OM11-1)

As there are existing waterways mapped on the subject land, a detailed assessment and consideration against the Canals and Waterways constraint code has been addressed in **Appendix D** of this report.

#### 7.5.4 ACID SULPHATE SOILS OVERLAY MAPPING (OM14-1)

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

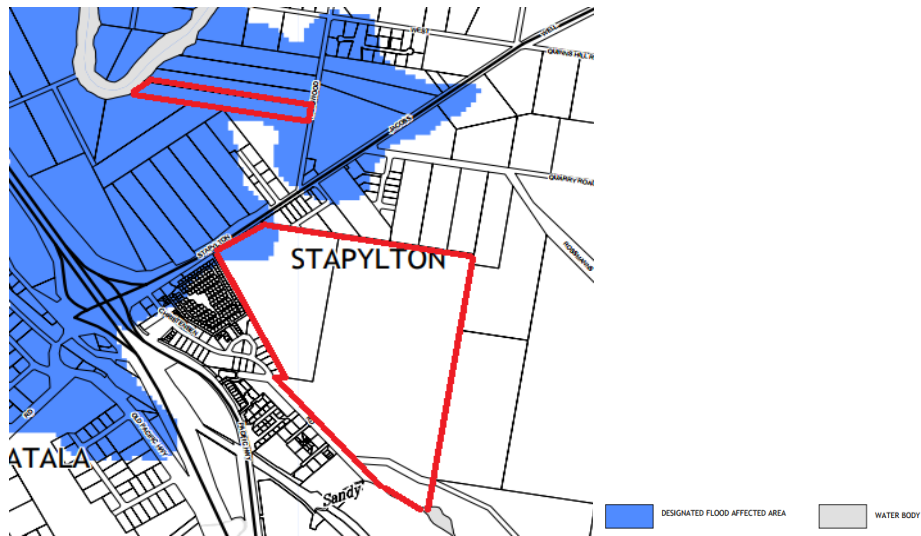


**Figure 30 - Acid Sulphate Soil Hazard Areas Overlay Mapping (OM14-1)**

The Preliminary Approval has approved an Acid Sulphate Soil Management Plan whereby the Applicant must comply with in carrying out of work, and in the testing, treatment and management of acid sulfate soils on the subject site.

#### 7.5.5 NATURAL HAZARD (FLOOD) MANAGEMENT AREAS OVERLAY MAPPING (OM17-5)

The subject site is located within the Natural Hazard (Flood) Management Areas Overlay Mapping and identified within the Designated flood affected area, reference is made to the figure below for relevant mapping.



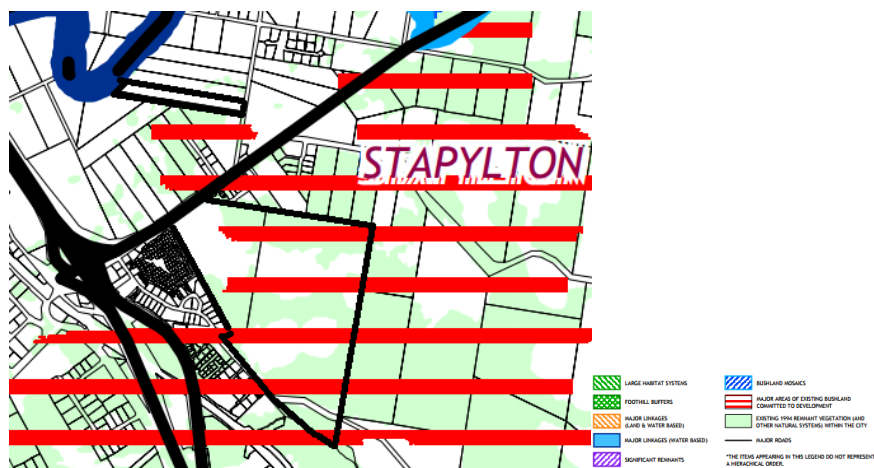
**Figure 31 - Natural Hazard (Flood) Management Areas Overlay Mapping (OM17-5)**

The subject property is within a designated flood affected area, therefore a detailed assessment and consideration against the constraint code has been addressed in **Appendix D** of this report.

#### 7.5.6 CONSERVATION STRATEGY PLAN OVERLAY MAPPING (OM20-1)

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

Reference is made to the figure below for relevant mapping.



**Figure 32 - Conservation Strategy Plan Overlay Mapping (OM20-1)**

The subject land is located within an existing bushland area committed to development and remnant vegetated areas, therefore a detailed assessment and consideration against this constraint code has been addressed in **Appendix D** of this report.

#### 7.5.7 SCENIC TOURIST ROUTES OVERLAY MAPPING (OM22-1)

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

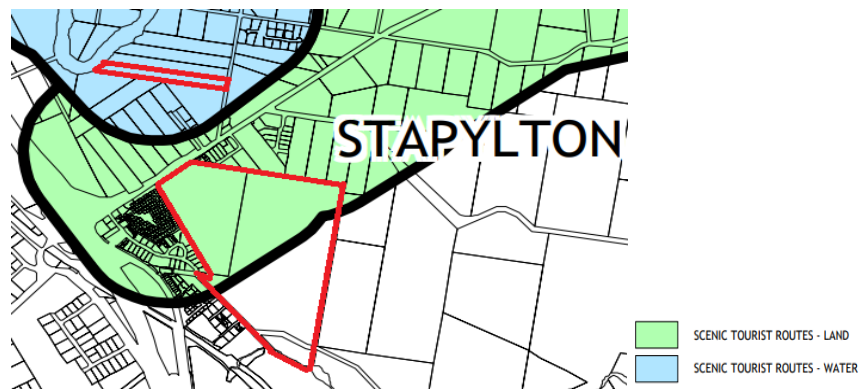


Figure 33 - Scenic Tourist Routes Overlay Mapping (OM22-1)

It is considered that the proposal will have minimal impact on the scenic tourist route regarding water and land, with an adequate landscaping buffer proposed along the Stapylton Jacobs Well Road frontage adding to an attractive visual streetscape frontage and appearance.

The proposed Yellowwood Road earthworks are well buffered from any visual intrusion from the Albert River.

#### 7.5.8 EXTRACTIVE RESOURCES OVERLAY MAPPING (OM23-1)

The subject site is located within the Extractive Resources Overlay Mapping – Haul routes (Stapylton Jacobs Well Road), reference is made to the figure below for relevant mapping.

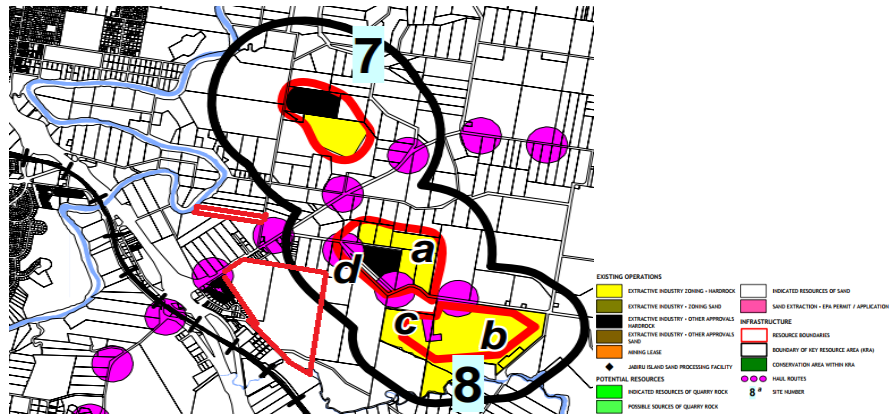


Figure 34 - Extractive Resources Overlay Mapping (OM23-1)

The proposal has addressed any potential impact of the stage one subdivision of land on the haulage route within the Traffic Impact Assessment report in **Appendix J** of this report, in particular indicating proposed traffic intersection works on Stapylton Jacobs Well Road.

## 7.6 APPLICABLE CODES

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

| Table 9 - Relevant Local Planning Codes            |                                                                                                                                                                                                                                                |
|----------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Place Code                                         |                                                                                                                                                                                                                                                |
| Generations Industrial Park                        | <b>Applicable</b> - The Generations Industrial Park Place Code is listed as a relevant code for assessment, therefore this code has been addressed in <b>Appendix D</b> of this report.                                                        |
| Specific Development Codes                         |                                                                                                                                                                                                                                                |
| Changes to Ground Level<br>Creation of Waterbodies | <b>Applicable</b> - The Changes to Ground Level and New Waterbodies code is listed as a relevant code for assessment within the Place Code, therefore this code has been addressed in <b>Appendix D</b> of this report.                        |
| Landscape Work                                     | <b>Not Applicable</b> - No Operational Works application has been lodged for landscape work, therefore a detailed assessment and consideration of this application against the code was not considered applicable in this particular instance. |

| Table 9 - Relevant Local Planning Codes       |                                                                                                                                                                                                                                                            |
|-----------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Reconfiguring a Lot                           | <b>Applicable</b> - The Reconfiguring a Lot code is listed as a relevant code for assessment within the Place Code. Therefore this code has been addressed in <b>Appendix D</b> of this report.                                                            |
| Vegetation Management                         | <b>Applicable</b> - The Vegetation Management code is listed as a relevant code for assessment within the Place Code. Therefore this code has been addressed in <b>Appendix D</b> of this report.                                                          |
| Works for Infrastructure                      | <b>Applicable</b> - The Works for Infrastructure code is listed as a relevant code for assessment within the Place Code. Therefore this code has been addressed in <b>Appendix D</b> of this report.                                                       |
| Constraint Codes                              |                                                                                                                                                                                                                                                            |
| Bushfire Management Areas                     | <b>Not Applicable</b> - All vegetation within Stage One will be removed, therefore a detailed assessment and consideration of this application against the code was not considered applicable in this particular instance.                                 |
| Canals and Waterways                          | <b>Applicable</b> - The subject land is mapped with a waterway, therefore this code has been addressed in <b>Appendix D</b> of this report.                                                                                                                |
| Car parking, Access and Transport Integration | <b>Not Applicable</b> - The proposal is for the subdivision of land only, therefore a detailed assessment and consideration against the code was not considered applicable in this particular instance.                                                    |
| Cultural Heritage (Historic)                  | <b>Not Applicable</b> - The subject property is not known to be a listed property, therefore a detailed assessment and consideration of this application against this code was not considered applicable in this particular instance.                      |
| Cultural Heritage (Indigenous)                | <b>Not Applicable</b> - The subject property is not known to be a site of indigenous cultural heritage, therefore a detailed assessment and consideration of this application against this code was not considered applicable in this particular instance. |
| Flood Affected Areas                          | <b>Applicable</b> - The proposal is situated within a designated flood affected area, therefore an assessment against this                                                                                                                                 |

| Table 9 - Relevant Local Planning Codes     |                                                                                                                                                                                                                                                                            |
|---------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                             | code has been addressed in <b>Appendix D</b> of this report.                                                                                                                                                                                                               |
| Nature Conservation                         | <b>Applicable</b> - The proposal is situated within an existing bushland area committed to development and remnant vegetated areas, therefore an assessment against this code has been addressed in <b>Appendix D</b> of this report.                                      |
| Natural Wetland Areas and Natural Waterways | <b>Not Applicable</b> - As there is no change proposed to the existing land use or conditions of the land, it is considered that a detailed assessment and consideration of this code was not considered applicable in this instance.                                      |
| Rail Corridor Environs                      | <b>Not Applicable</b> - The subject property is not near or within a rail corridor, therefore a detailed assessment and consideration of this application against this code was not considered applicable in this particular instance.                                     |
| Road, Traffic Noise Management              | <b>Not Applicable</b> - The proposed industrial subdivision does not include or involve a noise sensitive land use. Therefore a detailed assessment and consideration of this application against the code was not considered applicable in this particular instance.      |
| Sediment and Erosion Control                | <b>Applicable</b> - As the proposal involves earthworks, an assessment against this code has been addressed in <b>Appendix D</b> of this report.                                                                                                                           |
| Service Roads (Pacific Motorway)            | <b>Not Applicable</b> - The subject site is near or within the Pacific Highway service road, therefore, a detailed assessment and consideration of this application against the code was not considered applicable in this particular instance.                            |
| Steep Slopes or unstable Soils              | <b>Not Applicable</b> - The subject land is not identified within an area of 'land slip risk of instability', therefore a detailed assessment and consideration of this application against the constraint code was not considered applicable in this particular instance. |
| Unsewered Land                              | <b>Not Applicable</b> - The proposed industrial lots will be connected to Councils reticulated sewerage system, therefore a detailed assessment of this application against the constraint code was not considered applicable in this                                      |

**Table 9 - Relevant Local Planning Codes**

|  |                      |
|--|----------------------|
|  | particular instance. |
|--|----------------------|

## 7.7 STRATEGIC KEY PERFORMANCE OUTCOMES / CODE PROVISIONS RELEVANT TO ASSESSMENT OF DEVELOPMENT APPLICATION

Based on the detailed assessment of the proposed application against the relevant codes it has been determined that the proposal is generally compliant with the provisions, and criteria of the codes referred to in **Appendix D**.

## 8.0 KEY CONSIDERATIONS

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

### 8.1 BULK EARTHWORKS

An Operational Works application has been lodged for bulk earthworks indicating the cut and fill required to be carried out over the subject site, developed cognisant of the stormwater management measures to be undertaken and incorporating appropriate sediment and erosion controls during the construction phase.

### 8.2 STORMWATER MANAGEMENT

A site based stormwater management report has been prepared and accompanies this development application. The purpose of this management report is to ensure that the proposed development adequately addresses and manages stormwater in accordance with Council requirements. This report also deals with both construction and operational phases of the development.

This management plan provides a concept design proposal and guide as to the stormwater quantity and quality management techniques to be implemented on the subject site. It addresses both the construction and operation stages in-line with best management practice.

### 8.3 TRAFFIC MANAGEMENT

A detailed Traffic Impact Assessment report has been undertaken considering the impact of the proposal on the local road network, Stapylton Jacobs well Road / main estate entrance intersection design, and internal traffic movements.

### 8.4 LANDSCAPING

A statement of landscape intent has been prepared and accompanies this development application. The concept plan outlines the intended range of landscape treatments to various areas of the proposed development, including all public road frontages.

Importantly, this statement highlights the high quality measures that are intended to be incorporated on-site to ensure that a visually pleasing and soft landscaped development is established, that integrates within the existing landscape character and surrounding rural area.

### 8.5 VEGETATION MANAGEMENT PLAN

A Vegetation Management Plan has been prepared which includes detailed 'ground truthing' conducted over the site and accompanies the application material.

### 8.6 WATER AND SEWER NETWORK ANALYSIS

In support of this first stage reconfiguration, a detailed Water and Sewer Network Analysis has been prepared and accompanies the application material.

## 9.0 SUMMARY OF FINDINGS AND CONCLUSION

Gassman Development Perspectives (GDP) has been engaged by KS8 Pty Ltd (Applicant) to prepare a Code assessable Combined Development Application requesting a Development Permit for Reconfiguring a Lot (staged subdivision to create 38 industrial allotments, a balance lot, new road and stormwater detention lot), and Operational Works for Change to Ground Level (bulk earthworks) and Vegetation Clearing at No.31 Yellowwood Road, Stapylton, No.60 Stapylton Jacobs Well Road, Stapylton and No.82 Christensen Road, Stapylton (Lot 4 on RP6843, Lot 1 on RP6882 and Lot 240 on W31320).

The M38 Industrial Park Yatala estate stage one proposed lots will range in site area from 2,016m<sup>2</sup> to 6,854m<sup>2</sup> with the average lot size of 3,153m<sup>2</sup>, and landscaped buffers provided along the Stapylton Jacobs Well Road frontage and along western boundary adjoining the residential development.

The land at 31 Yellowwood Road will be used solely for the purpose of providing flood storage and conveyance of the floodplain within the Stapylton area.

The proposed development will be:

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

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

## Appendix A - Development Forms and Land Owner's Consent

## Appendix B - Site Analysis Plan & Site Photos

## Appendix C - Plans and Drawings

## Appendix D - Code Assessment

## Appendix E - Change to Ground Level (Bulk Earthworks Plans)

## Appendix F - Site Based Stormwater Management Plan

## Appendix G - Engineering Services report

## Appendix H - Vegetation Management Plan

## Appendix I - Statement of Landscape Intent

## Appendix J - Traffic Impact Assessment report

## Appendix K - Relevant Council Approvals

## Appendix L - Generations Industrial Park Place Code

## Appendix M - Geotechnical Assessment

## Appendix N - Water and Sewer Network Analysis report