

DEVELOPMENT APPLICATION

DEVELOPMENT APPLICATION COMPRISING:

- RECONFIGURING A LOT (LEASE TERM GREATER THAN 10 YEARS)

ADDRESS: 82 Christensen Road, Stapylton
(Lot 240 on W31320)

PREPARED FOR: Amgrow Pty Ltd

November 2015



gassman
development
perspectives

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

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Version	Name	Position	Signature	Date
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1.0 Executive Summary

This report has been prepared by Gassman Development Perspectives (GDP) on behalf of Amgrow Pty Ltd in support of a **Code Assessable** Reconfiguring a Lot application upon land situated at 82 Christensen Road, Stapylton (the 'subject site').

The proposal involves the minor amendment to the lease boundaries of Lease A on SP125788 within Lot 240 on W31320. The purpose of the minor amendment is to realign parts of the boundaries of the existing lease to reflect the footprint of current fertiliser manufacturing operations at the subject site. Parts of the existing operations are currently located outside of the existing lease boundaries. The amendment to the lease boundaries will result in an increase of 0.16 hectares (9.27 hectares to 9.43 hectares).

The term of the lease incorporating the minor amendment will be for a period of greater than 10 years. As such, a Development Permit for Reconfiguring a Lot is required from Gold Coast City Council prior to plan sealing.

The minor amendment to the lease boundaries will not require any physical works. It is considered that the proposal is consistent with the planning intent for the area and will result in no changes to the existing lawful uses of the subject site.

2.0 Site and Application Summary

Site Address	82 Christensen Road, Stapylton
Real Property Description	Lot 240 on W31320 (Lease A on SP125788)
Site Area	Lot 240 – 52.609 hectares Lease A – 9.27 hectares
Current Site Use	Lot 240 – Rural Lease A – Industrial
Local Authority	Gold Coast City Council
Zoning of Site	Yatala Enterprise Area
Zone Precinct of Site	Future Industry Open Space
Overlays on Site	Potential Bushfire Hazard Natural Wetlands and Waterways Canals and Waterways Unstable Soils Conservation Strategy Plan Scenic Tourist Routes Extractive Resources
Development Application	Reconfiguring a Lot (Lease term greater than 10 years)
Level of Assessment	Code Assessable
Applicant	Amgrow C/- Gassman Development Perspectives Pty Ltd
Contact Details	Will Rowles PO Box 392 Beenleigh QLD 4207 Phone: (07) 3807 3333
GDP Reference	1292

3.0 Introduction

This report has been prepared by Gassman Development Perspectives on behalf of Christine Mitchell in support of the proposed development involving Reconfiguring a Lot upon land situated at 82 Christensen Road, Stapylton.

The proposal involves the minor amendment to the lease boundaries of Lease A on SP125788 within Lot 240 on W31320. The purpose of the minor amendment is to realign parts of the boundaries of the existing lease to reflect the footprint of current industrial operations at the subject site.

The term of the lease incorporating the minor amendment will be for a period of greater than 10 years. As such, the applicant is seeking:

- Development Permit (DP) – Reconfiguring a Lot (Lease term greater than 10 years).

This report presents the facts and circumstances known to the author, applicant and Gassman Development Perspectives at this time.

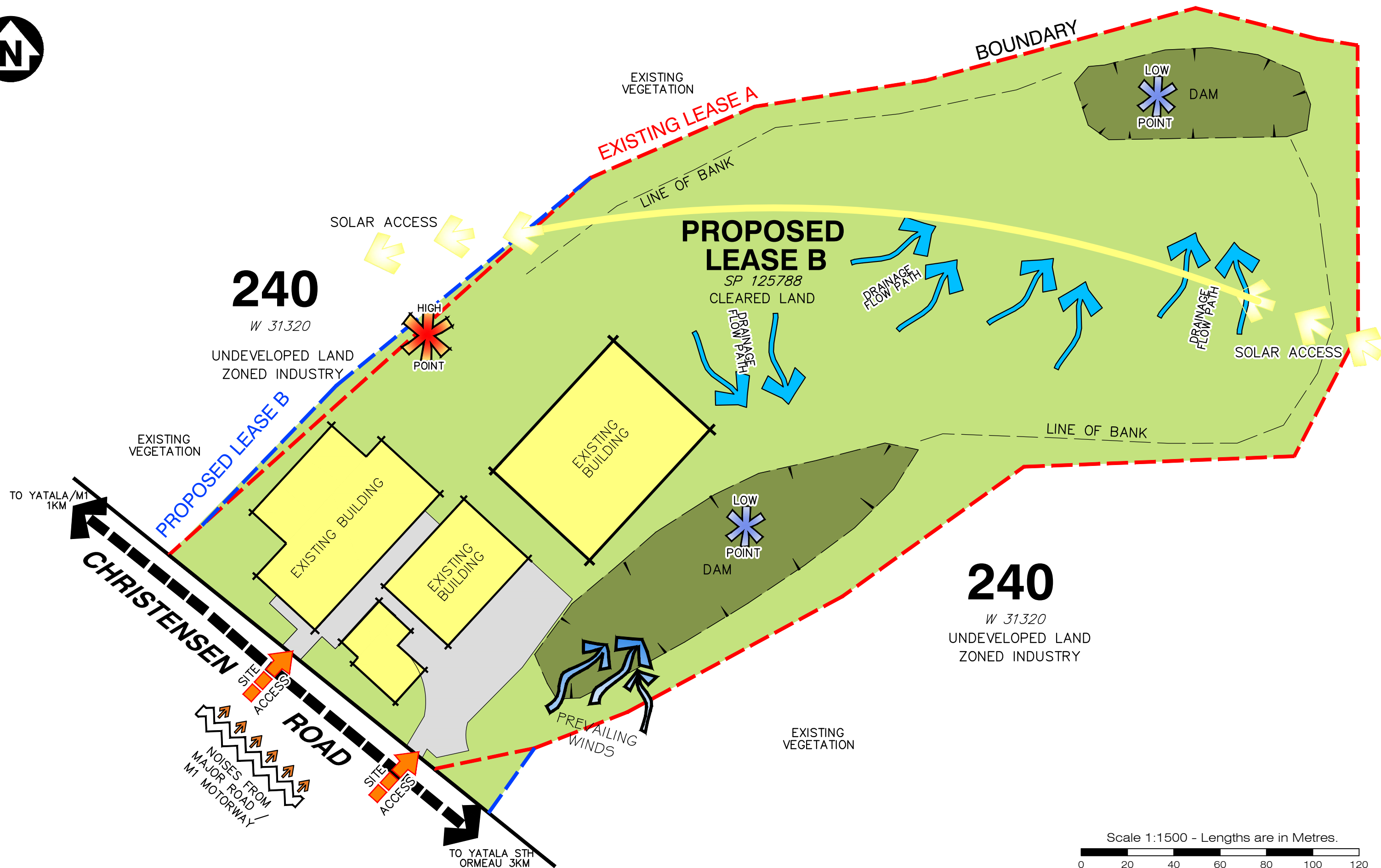
4.0 Site Description and Surrounding Land Uses

4.1 Site Location

The subject site is located within the Gold Coast City Council boundaries, in the emerging industrial area of Stapylton at 82 Christensen Road, Stapylton (refer to **Figure 1**). The subject site gains access from Christensen Road and is well serviced due to its proximity to the Pacific Motorway. A Site Analysis Plan is provided in **Figure 2** and photos of the subject site are provided in **Appendix A – Site Photos**.



Figure 1: Site Locality Mapping, Source: QLD Globe, 2015



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SITE ANALYSIS PLAN

Christensen Road, Yatala
Lease B in Lot 240 on W31320
AMGROW

date: 23-11-15
scale: 1:1500
design: PC/SJH
plan: 1292 P SAP 02

4.2 Land Encumbrances

Part of the subject site is leased to Amgrow Pty Ltd to facilitate fertiliser manufacturing operations, as shown in **Figure 1**. This is Lease A on SP125788.

There are no easements over the subject site.

4.3 Existing Land Uses

Land uses within Lease A comprise fertiliser manufacturing. Land uses outside of Lease A are characterised by rural and limited use.

4.4 Surrounding Land Uses

Land uses surrounding the subject site include industrial, extractive industry, residential, and rural. A more detailed description of the surrounding land uses is provided in **Table 1**.

Table 1: Surrounding Land Uses

Direction	Land Use
North	Industrial
South	- Christensen Road (subject site frontage) - Industrial
East	Extractive industry
West	- Rural residential - Industrial

4.5 Previous Approvals

There are no previous approvals over the subject site of relevance to the proposal.

4.6 Frontage and Access

The subject site contains a single road frontage to Christensen Road. Access to operations within Lease A is from Christensen Road. Access to Lot 240 outside of Lease A is via the rural residential property to the west, known as Lot 1 on RP6882.

4.7 Topography and Views

The topography of the subject site can be classified as undulating, with high points within the central and northern parts of the site. Low points on the subject site are located within the south-eastern corner and towards the north-eastern part of the subject site.

The subject site contains a substantial amount of vegetation, particularly over high points on the property. As such, expansive views are generally obscured by vegetation.

4.8 Existing Vegetation

The subject site contains a substantial amount of vegetation. Vegetation has been cleared within Lease A to accommodate the fertiliser manufacturing operation.

4.9 Contaminated Land

The subject site is not known to be contaminated within or around Lease A.

4.10 Wetlands and Waterways

A wetland and waterway exists within the south-eastern boundary of the subject site. There are no wetlands or waterways within Lease A.

4.11 Conservation/Heritage Areas

The subject site does not contain any buildings, structures or places of European heritage significance.

5.0 The Proposal

This application material has been prepared and relates to a development approval for the following aspects:

- Code Assessable Reconfiguring a Lot (Lease term greater than 10 years).

5.1 Overview

The proposal involves the minor amendment to the lease boundaries of Lease A on SP125788 within Lot 240 on W31320. The purpose of the minor amendment is to realign parts of the boundaries of the existing lease to reflect the footprint of current fertiliser manufacturing operations at the subject site. Parts of the existing operations are currently located outside of the existing lease boundaries. The amendment to the lease boundaries will result in an increase of 0.16 hectares (9.27 hectares to 9.43 hectares).

The proposed new lease area will be Lease B on SP264740. The proposed lease plan is provided in **Appendix B – Proposed Lease Plan**.

5.2 Summary of Supporting Specialist Reports / Documentation

In support of this application material, **Table 3** identifies the specialist reports that have been commissioned and accompany this planning assessment report.

Table 2: Relevant reporting

Category	Consultant	Title of Documents	Location
Proposed Lease Plan	Gassman Development Perspectives	Plan of Lease B in Lot 240 on W31320	Appendix B
Code Assessment	Gassman Development Perspectives	Code Assessment	Appendix C

6.0 State Government Planning

Assessment

State planning policy sits effectively at the top of the assessment hierarchy in relation to development proposals in Queensland, providing broad over-arching policy that informs each of the subsequent lower levels of assessment. The following sections of this report provide discussion and comment on how the proposed development aligns with relevant state planning policies and provisions.

The primary applicable State legislative document in relation to the subject site and the proposed development is that of the *Sustainable Planning Act 2009* (SPA).

6.1 Sustainable Planning Act 2009

SPA provides guidance in relation to the types of approvals required and the applicable assessment considerations. Specifically, Reconfiguration of a Lot (ROL) is defined as a number of different aspects, including that of:

- a) creating lots by subdividing another lot; or
- b) amalgamating 2 or more lots; or
- c) rearranging the boundaries of a lot by registering a plan of subdivision; or
- d) dividing land into parts by agreement rendering different parts of a lot immediately available for separate disposition or separate occupation, other than by an agreement that is—
 - i. a lease for a term, including renewal options, not exceeding 10 years; or
 - ii. an agreement for the exclusive use of part of the common property for a community titles scheme under the Body Corporate and Community Management Act 1997; or
- e) creating an easement giving access to a lot from a constructed road.

The proposed development is defined as 'dividing land into parts by agreement rendering different parts of a lot immediately available for separate disposition or separate occupation'.

Part 5, Division 2, Section 313 of the SPA specifies those matters that must be addressed by the assessment manager as part of any **Code Assessable** development application. Reference items raised within this section are summarised as follows:

- relevant State Planning Regulatory Provisions (SPRP);
- relevant regional plans;
- applicable codes under the Integrated Development Assessment System (IDAS) or the SPA;
- relevant State Planning Policies (SPP);
- any codes within relevant structure plans, master plans, temporary local planning instruments, preliminary approvals or planning schemes;
- any development approval for, or lawful use of, premises the subject of the application or adjacent premises; and
- any referral agency's response.

6.2 Public Advertising

This development application is Code Assessable as defined by the Planning Scheme (discussed in greater detail further on in this report). Therefore, public notification **is not required** as part of this application.

6.3 State Planning Regulatory Provisions

Table 4 lists each SPRP with comments on their respective relevance to this application.

Table 3: Relevant SPRPs

State Planning Regulatory Provision	Comment
<i>South East Queensland Regional Plan 2009-2031</i> State planning regulatory provisions (as amended May 2014)	Relevance – Applicable The subject site is located within the Urban Footprint of the Regional Plan. This proposed development complies with these regulatory provisions as the proposed development represents urban development in the urban footprint.
Guragunbah State Planning Regulatory Provision	Relevance – Not Applicable This SPRP: - is necessary to implement the <i>South East Queensland Regional Plan 2009-2031</i> - addresses a significant risk of serious adverse economic conditions occurring in the Gold Coast City Council planning scheme area in circumstances where a direction to Gold Coast City Council under section 126 of the SPA is not the

State Planning Regulatory Provision	Comment
	most appropriate way to address the risk. This SPRP applies to land described as Lot 2 on RP223566, Lot 902 on SP108453 and Lot 1 on SP190865 situated at 154 Highfield Drive, Merrimac, 172 Highfield Drive, Robina and Ghilgai Road, Merrimac as shown on Map 1 as being within the site boundary (the affected area). As the site is not located within the identified areas, this SPRP does not apply to the proposal.
State Planning Regulatory Provision (adopted charges)	Relevance – Not Applicable The purpose of this SPRP is to: a) state a maximum adopted charge for trunk infrastructure b) state development for which the charge may be levied c) identify, for particular local government areas, a priority infrastructure area d) state the proportion of an adopted infrastructure charge that may be: i. levied by Ipswich City Council ii. charged by Queensland Urban Utilities for its water service or wastewater service in the Ipswich City Council local government area. This SPRP applies to all local government areas. As the proposal involves amendment to a lease boundary, this SPRP does not apply to the proposal.
Yeerongpilly Transit Orientated Development State Planning Regulatory Provision	Relevance – Not Applicable The purpose of the State planning regulatory provision is to: • implement Transit Orientated Development (TOD) principles and outcomes for infill development under the <i>South East Queensland Regional Plan 2009-2031</i>; and • assist in the establishment of commercial activities in the Yeerongpilly TOD area; and • facilitate and manage interim outcomes,

State Planning Regulatory Provision	Comment
	until completion of a Detailed Plan of Development for the entire Yeerongpilly TOD area. This SPRP applies to the Yeerongpilly TOD area shown in Schedule 1 of the documentation. The subject site is not identified within Schedule 1 and therefore, this SPRP is not relevant.
Off-road motorcycling facility on State-owned land at Wyaralong	Relevance – Not Applicable The SPRP regulates: - the development of a motor sport facility for off-road motorcycling on the land identified in section 2.1; and - development for a noise sensitive place in the noise attenuation zone. This SPRP applies to State land at Wyaralong comprising of the following lots: a) Lot 50 on SP233714 (formerly Lot 1 on RP128309); b) Lot 1 on RP61998; c) Lot 1 on RP 61996; d) Lot 3 on RP61997; e) Lot 39 on RP17872; and f) Lot 38 on RP17872. The subject site is not identified within Schedule 2 and therefore, this SPRP is not relevant.
State Planning Regulatory Provision (Adult Stores)	Relevance – Not Applicable This SPRP provides a standard to manage the location of new adult stores and to avoid close proximity to existing sensitive uses. The proposed development is not for an Adult Store and therefore, this SPRP does not apply.
South East Queensland Koala Conservation State Planning Regulatory Provisions	Relevance – Not Applicable These SPRPs apply to assessable development areas for koala vegetation. The subject site is not located within an identified priority koala assessable development area and therefore, this regulation does not apply.

6.4 State Planning Policy

In December 2013, all the previous separate State Planning Policies were repealed and replaced by one (1) comprehensive State Planning Policy (SPP). This SPP articulates the State Government interests within strategic and statutory land use planning within Queensland and contains 'Interim development assessment requirements' that apply to the extent they have not been reflected in the applicable local government Planning Scheme.

The interim development assessment requirements will remain in force for a particular local government area until such time as a planning scheme that the Minister is satisfied has appropriately integrated the state interests in the SPP takes effect.

The policy has been reinforced by a consolidated mapping database that spatially represents many of the defined criteria that would subject the proposed development to further assessment.

The following provisions of the SPP are relevant to the subject site:

- Biodiversity – Wildlife habitat and regulated vegetation;
- Water Quality – Climatic regions, stormwater management design objectives; and
- Natural Hazards Risk and Resilience – Bushfire hazard area.

Table 5 contains the interim development assessment requirements which apply to Development Applications. Comments on each provision with respect to the proposal have been provided.

Table 4: State Planning Policy Assessment

State Interest	Comment
Mining and extractive resources For extractive resources (1) a development application for: (a) reconfiguring a lot within a KRA, or (b) a material change of use within the resource/processing area of a KRA or the separation area for the resource/processing area of a KRA, or (c) a material change of use within the transport route separation area of a KRA that will result in an increase in the number of people living in the transport	Relevance – Not Applicable The subject site is not located within close proximity to a KRA or along a KRA transport route. Therefore, the provisions of the Mining and extractive resources of the SPP do not apply to the application.

State Interest	Comment
route separation area, and (2) requirements of (1) above do not apply to the assessment of a material change of use for a: (a) dwelling house on an existing lot, or (b) home-based business (where not employing more than two non-resident people on a full-time equivalent basis), or (c) caretaker's accommodation (associated with an extractive industry), or (d) animal husbandry, or (e) cropping.	
Biodiversity These requirements apply to development applications as follows: A development application where the land relates to a matter of state environmental significance, if the application is for: (a) operational work, or (b) a material change of use other than for a dwelling house, or (c) reconfiguring a lot that results in more than six lots or lots less than five hectares.	Relevance – Not Applicable The subject site contains matters relating to Biodiversity. However, the proposal does not involve creating more than six lots or a lot less than five (5) hectares in size. Therefore, the provisions of Biodiversity of the SPP do not apply to the application.
Coastal Environment These requirements apply to development applications as follows: A development application is for a material change of use, reconfiguring a lot or operational works on land in a coastal management district.	Relevance – Not Applicable The subject site is not within a Coastal Management District. Therefore, the provisions of the Coastal Environment of the SPP do not apply to the application.
State interest—water quality These requirements apply to development applications as follows: <i>Receiving waters—a development application for any of the following:</i> (1) a material change of use for urban purposes that involves a land area greater than 2500 square metres that:	Receiving waters: Relevance – Not Applicable The proposal does not involve reconfiguring a lot for urban purposes. Only a minor amendment to a lease boundary is proposed. As such, the provisions of Receiving waters do not apply. Water supply catchment in South East

State Interest	Comment
(a) will result in an impervious area greater than 25 per cent of the net developable area, or (b) will result in six or more dwellings, or (2) reconfiguring a lot for urban purposes that involves a land area greater than 2500 square metres and will result in six or more lots, or (3) operational works for urban purposes that involve disturbing more than 2500 square metres of land. <i>Water supply catchment in South East Queensland —a development application that is:</i> (1) wholly located outside an urban area, and (2) relates to land wholly or partly within a water supply buffer area; and (3) is for any of the following: (a) a material change of use for: i. intensive animal industry, or ii. medium and high-impact industry, or iii. noxious and hazardous industry, or iv. extractive industry, or v. utility installation involving sewerage services, drainage or stormwater services, or waste management facilities), or vi. motor sport facility, or (b) reconfiguring a lot to create five or more additional lots if any resultant lot is less than 16 hectares in size, and the lots created will rely on on-site wastewater treatment. <i>Acid sulfate soils—a development application that relates to:</i> (1) a local government area identified in Table 4: Acid sulfate soils-affected local government areas (2) land at or below five metres Australian	Queensland: Relevance – Not Applicable The proposed development is not located on land wholly outside an urban area or involve the creation of any new lots. Therefore the provisions for Water supply catchment in south east Queensland component of the SPP do not apply. Acid sulfate soils: Relevance – Not Applicable The subject site does not contain land with known or potential acid sulfate soils, or require any earthworks to establish the amended lease boundary. Therefore the provisions for the acid sulfate soils component of the SPP do not apply.

State Interest	Comment
Height Datum (AHD) where the natural ground level is below 20 metres AHD, if the application is for a material change of use, or operational works, involving: (a) excavating or otherwise removing 100 cubic metres or more of soil or sediment, or (b) filling of land with 500 cubic metres or more of material with an average depth of 0.5 metres or more.	
Emissions and hazardous activities These requirements apply to development applications as follows: A material change of use or reconfiguring a lot for a sensitive land use, where the development application is located wholly or partly within a management area.	Relevance – Not Applicable The subject site not within a management area. Therefore, the provisions for the Emissions and hazardous activities component of the SPP do not apply.
Natural hazards A development application for a material change of use, reconfiguring a lot or operational works on land within: (1) a flood hazard area, or (2) a bushfire hazard area, or (3) a landslide hazard area, or (4) a coastal hazard area.	Relevance – Not Applicable The subject site contains bushfire hazard areas. The proposal involves only a minor amendment to a lease boundary and does not increase the risk of bushfire to people or property. Therefore, the provisions for the Natural hazards component of the SPP do not apply.
State transport infrastructure A development application for a material change of use or reconfiguring a lot if the land to which the application relates: (1) is located within 400 metres of a public passenger transport facility or a future public passenger transport facility, and (2) has a total site area equal to or more than 5000 square metres.	Relevance – Not Applicable The subject site is not located within 400 metres of a public passenger transport facility. Therefore, the provisions for the State transport infrastructure component of the SPP do not apply.
Strategic airports and aviation facilities A development application that involves land located within a local government area that contains or is impacted by a strategic airport identified in Table 2: Strategic airports (Part D) or an aviation facility identified in Appendix 1 of SPP Guideline: Strategic airports and aviation facilities if the	Relevance – Not Applicable The subject site is not located within the management area of a strategic airport. Therefore, the provisions for Strategic airports and aviation facilities of the SPP do not apply.

State Interest	Comment
development involves: (1) a material change of use of premises which will result in work encroaching into the operational airspace of a strategic airport and is at least 12 metres high, or (2) building work not associated with a material change of use mentioned in paragraph (1) that will result in work encroaching into the operational airspace of a strategic airport and is at least 12 metres high, or (3) a material change of use of premises or reconfiguring a lot where any part of the land is within the 20 ANEF contour, or greater, for a strategic airport, or (4) a material change of use of premises or reconfiguring a lot where any part of the land is within the public safety area of a strategic airport, or (5) a material change of use of premises where any part of the land is within the lighting area buffer zone of a strategic airport, or (6) a material change of use of premises where any part of the land is within the wildlife hazard buffer zone of a strategic airport, or (7) a material change of use of premises which will result in work encroaching into the building restricted area of an aviation facility¹², or (8) building work not associated with a material change of use mentioned in paragraph (7) that will result in work encroaching into the building restricted area of an aviation facility¹².	

6.5 State Development Assessment Provisions

The State Development Assessment Provisions (SDAP) set out the matters of interest to the state for development assessment, where the chief executive administering the SPA, being the Director-General of DSDIP, is responsible for assessing or deciding development applications.

The SDAP is prescribed in the *Sustainable Planning Regulation 2009* (SPR), and contains the matters the chief executive may have regard to when assessing a development application as either an assessment manager or a referral agency.

It is a statutory instrument made under the SPA, and has effect throughout the state for development applications where the chief executive is the assessment manager or a referral agency. Relevant proposals are defined within Schedule 7 of the SPR. The State Assessment and Referral Agency (SARA) provides a consolidated mapping database that identifies features or constraints to be considered in determining whether a proposed development triggers a referral.

An assessment of the referrals and relevant schedule within the SPR and associated SDAP modules has been undertaken in relation to this application. The following State matters apply to the subject site:

- Module 5: Fisheries resources – Waterways for waterway barrier works; and
- Module 8: Native vegetation clearing – Category A and B Regulated Vegetation.

It is not considered that the provisions of these SDAP Modules are applicable to the proposal as no clearing of any vegetation or any works within the bed and banks of a waterway is proposed.

7.0 Regional Planning Assessment

Regional planning policy is positioned below State planning policy as the second tier on the hierarchy of planning policy in relation to development proposals in Queensland. Regional planning policy provides region specific guidance in relation to the themes and issues that effect the region as a whole. It also provides an opportunity for the region and its constituent local authorities to work together to achieve common goals.

In this particular instance, the South East Queensland Regional Plan (SEQ Regional Plan) applies to the subject site. Generally speaking, for applications to be favourably considered they need to be consistent and complimentary to the intent and purpose of any applicable regional plans.

7.1 South East Queensland Regional Plan

The subject site is located within the Urban Footprint of the *South East Queensland Regional Plan 2009-2031* (SEQRP). 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 as it relates to an industrial land use.

8.0 Local Government Planning Assessment

The subject site is located within the jurisdictional boundaries of Gold Coast City Council. The *Gold Coast Planning Scheme 2003* (Planning Scheme) is the relevant document that outlines the planning framework for the subject site. The following sections of this chapter outline how the proposed development complies with the Planning Scheme and provides justification for any variances.

8.1 Relevant Zoning and Purpose

The subject site is located within the Future Industry and Open Space Precincts of the Yatala Enterprise Area Local Area Plan (Yatala LAP) under the Planning Scheme, as shown in **Figure 3**. The proposed amendment to the boundary of Lease A is located within the Future Industry Precinct of the Yatala LAP.

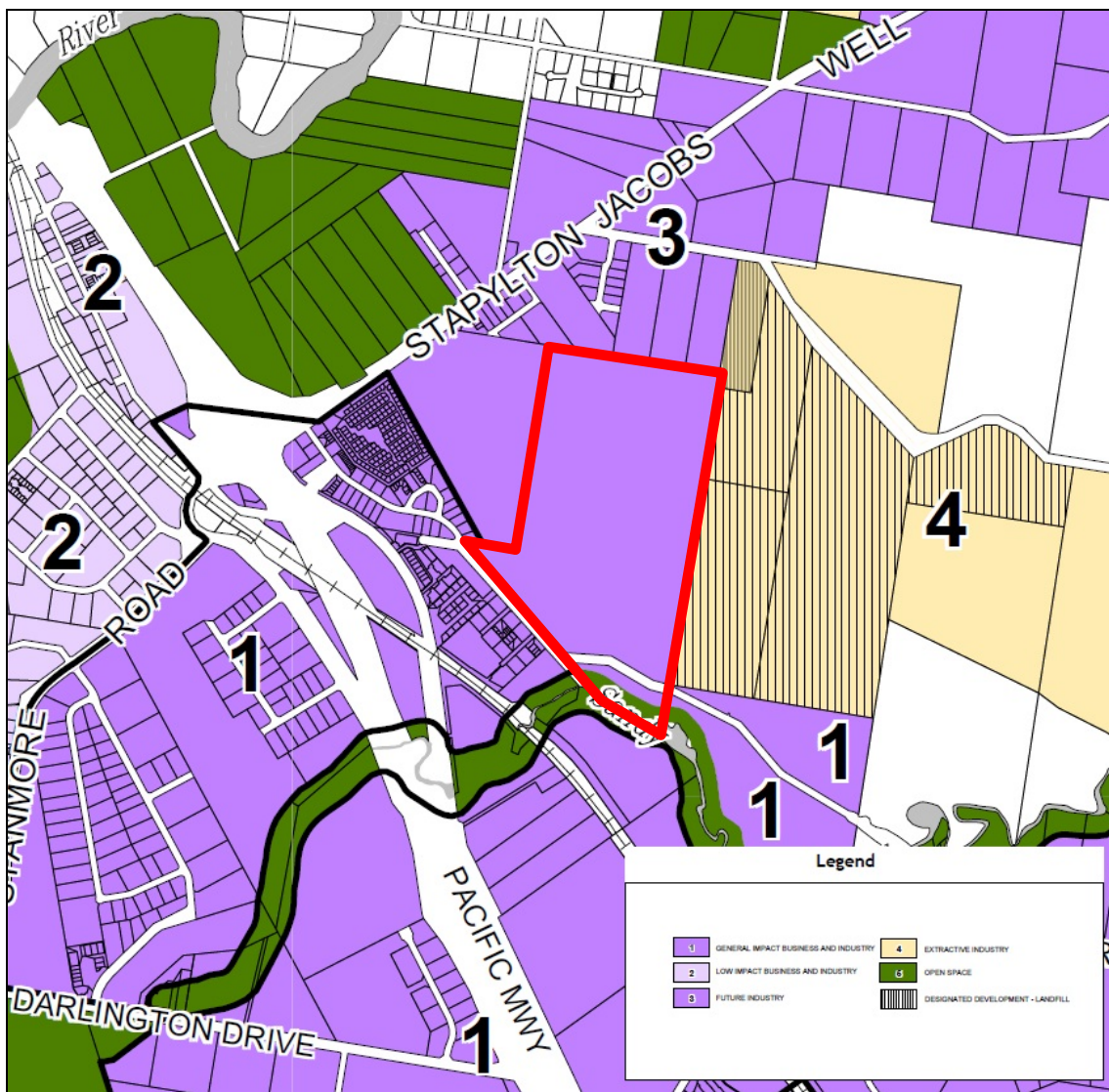


Figure 3: Planning Scheme zoning, Source: GCCC Interactive Mapping, 2015

The intent of the Yatala LAP is to provide for a detailed planning and development framework for innovative industrial development in the Yatala locality. The proposal is consistent with the intent of the Yatala LAP as it relates specifically to an existing industrial land use and ensures the continued operation of this land use.

8.2 Level of Assessment

Part 5, Division 1, Chapter 2, Section 4.6.4, of the Planning Scheme states that any Reconfiguring a Lot proposal not identified in Section G of the Table of Development will be treated as Code Assessable. Section G of the Yatala Enterprise Area Local Area Plan Table of Development does not identify Reconfiguring a Lot involving a lease term greater than 10 years. As such, the proposal is Code Assessable.

8.3 Applicable Assessment Provisions

As the proposed development has been defined as Code Assessable, it is required to demonstrate compliance (where applicable) with the provisions of the Planning Scheme. These provisions include those in relation the specific zone, development and overlay codes. The applicable provisions in this particular instance are detailed in **Table 6**.

Table 5: Assessment Provisions

Category	Relevant Planning Scheme Elements
Place Code	Yatala LAP Place Code
Specific Development Codes	Reconfiguring a Lot Landscape Work Vegetation Management Works for Infrastructure
Constraint Codes	Bushfire Management Areas Canals and Waterways Car Parking, Access and Transport Integration Natural Wetland Areas and Natural Waterways Nature Conservation

8.4 Place Code

As the subject site is located within the boundaries of the Yatala LAP, assessment against the Yatala LAP Place Code is required to be undertaken.

The proposal complies with Acceptable Solutions of Yatala LAP Place Code and no compliance with overall outcomes of the code is required.

The full assessment against the Low Density Residential Zone code is provided in **Appendix C** – Code Assessment.

8.5 Specific Development Codes

As the proposal is defined as Reconfiguring a Lot, assessment against the Reconfiguring a Lot Code is required. The proposal complies with Acceptable Solutions of the Reconfiguring a Lot Code and no compliance with overall outcomes is required.

The full assessment against the Reconfiguring a Lot Code is provided in **Appendix C** – Code Assessment.

Due to the nature of the proposal, it is not considered that assessment against the Landscape Work, Vegetation Management, or Works for Infrastructure Codes are relevant. This is due to the following:

- Landscape Work – no new development, changes to existing operations, or changes to appearance of the subject site are proposed to create the new lease area.
- Vegetation Management – no vegetation clearing is required to create the new lease area.
- Works for Infrastructure – no new development, changes to existing operations, are proposed to create the new lease area.

8.6 Constraint Codes

Given the nature of the proposal, it is not considered that a full assessment against the applicable Constraint Codes is necessary. This is due to the following:

- Bushfire Management Areas – the proposal does not involve any new buildings or increase in intensity of the existing use. There will be no increased risk of bushfire to people or property.
- Canals and Waterways – no canals or waterways are located within the proposed lease area.
- Car Parking, Access and Transport Integration – no additional traffic or changes in the type of traffic will be caused by the proposal.
- Natural Wetland Areas and Natural Waterways – no wetland areas or waterways are located within the proposed lease area.
- Nature Conservation – no clearing of vegetation is required to facilitate the amendment to the lease boundary.

8.7 Summary of Code Assessment

Due to the nature of the proposal, it is considered that only a full assessment against the Yatala LAP Place Code and Reconfiguring a Lot Code is required. The proposed minor amendment to the boundary of Lease A complies with all relevant Acceptable Solutions of the Codes. A comprehensive Planning Scheme assessment of the proposal is provided in **Appendix C – Code Assessment**.

10.0 Conclusion

The Applicant has demonstrated that the proposal is consistent with the intent and relevant development provisions at State, regional and local level and specifically contained within the Planning Scheme.

The proposal involves the minor amendment to the lease boundaries of Lease A on SP125788 within Lot 240 on W31320 to reflect the footprint of current fertiliser manufacturing operations at the subject site. No physical works are required to facilitate the proposal and no change is required to the existing fertiliser manufacturing operations at the subject site.

As such, the proposal is:

- Consistent with the State and regional planning provisions applicable to the subject site;
- Consistent with the planning principles in the Planning Scheme; and
- Consistent with Acceptable Solutions of the Yatala LAP Place Code and Reconfiguring a Lot Code.

The proposal is reasonable and appropriate within the context of the subject site and operations on the subject site. Accordingly, it is requested that this application be favourably considered.

Appendix A: Site Photos



Photo 1 – View looking north-east of the existing fertiliser manufacturing use within existing Lease A



Photo 2 – View looking north-east along the southern boundary of existing Lease A



Photo 3 – View looking north-west along the Christensen Road road frontage



Photo 4 – View looking south-west along the Christensen Road road frontage



Photo 5 – View looking north-east along the northern boundary of existing Lease A

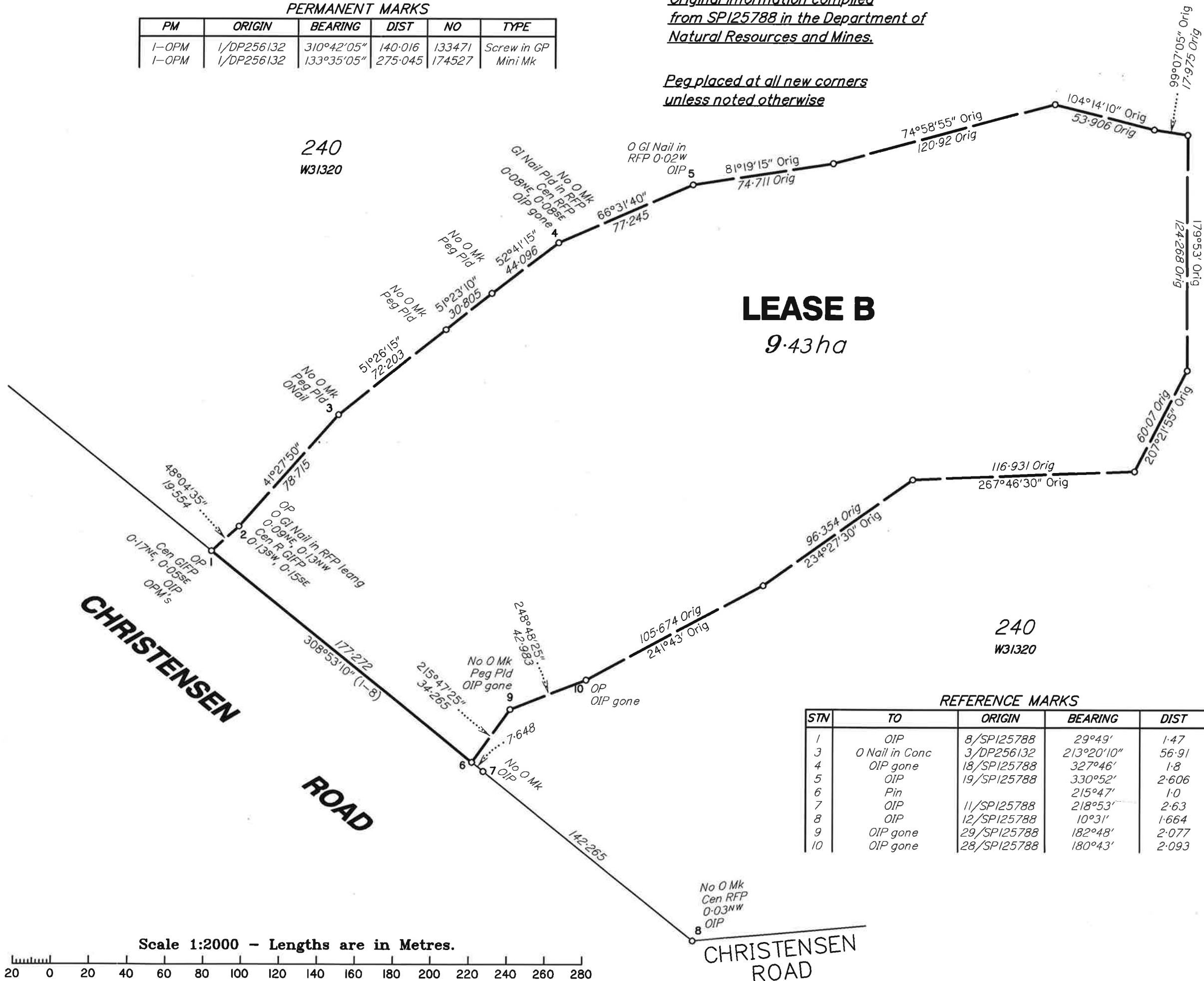
Appendix B: Proposed Lease Plan



Original information compiled
from SPI25788 in the Department of
Natural Resources and Mines.

Peg placed at all new corners
unless noted otherwise

PM	ORIGIN	BEARING	DIST	NO	TYPE
I-OPM	I/DP256132	310°42'05"	140.016	133471	Screw in GP
I-OPM	I/DP256132	133°35'05"	275.045	174527	Mini Mk



REFERENCE MARKS				
STN	TO	ORIGIN	BEARING	DIST
1	OIP	8/SPI25788	29°49'	1.47
3	O Nail in Conc	3/DP256132	213°20'10"	56.91
4	OIP gone	18/SPI25788	327°46'	1.8
5	OIP	19/SPI25788	330°52'	2.606
6	Pin		215°47'	1.0
7	OIP	11/SPI25788	218°53'	2.63
8	OIP	12/SPI25788	10°31'	1.664
9	OIP gone	29/SPI25788	182°48'	2.077
10	OIP gone	28/SPI25788	180°43'	2.093

PERMANENT MARKS

PM	ORIGIN	BEARING	DIST	NO	TYPE
I-OPM	I/DP256132	310°42'05"	140.016	133471	Screw in GP
I-OPM	I/DP256132	133°35'05"	275.045	174527	Mini Mk

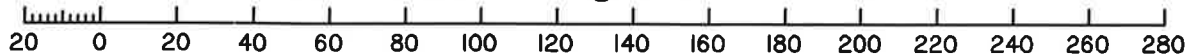
**Plan of LEASE B in Lot 240 on
W31320**

Scale:
1:2000

Format:
STANDARD

State copyright reserved.

Scale 1:2000 - Lengths are in Metres.



ROAD

CHRISTENSEN

**CHRISTENSEN
ROAD**

Date: **24.9.15**

Director

GASSMAN DEVELOPMENT PERSPECTIVES Pty. Ltd.
(ACN 010 752 388) hereby certify that the land comprised in this
plan was surveyed by the corporation by Philippe Louis Paul
CHRISTIAN, Surveying Associate, for whose work the corporation
accepts responsibility under the supervision of Brian Francis
GASSMAN, Cadastral Surveyor, and that the plan is accurate, that
the said survey was performed in accordance with the Survey and
Mapping Infrastructure Act 2003 and Surveyors Act 2003 and
associated Regulations and Standards and that the said survey
was completed on 23-09-2015

LOCAL GOVERNMENT: **GOLD COAST CITY**

LOCALITY: **STAPYLTON**

Meridian: **SP125788**

Survey
Records: **No**

SP264740



WARNING : Folded or Mutilated Plans will not be accepted.
Plans may be rolled.
Information may not be placed in the outer margins.

(Dealing No.)

5. Lodged by

(Include address, phone number, reference, and Lodger Code)

6. Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
10526129	240/W31320	—	—	LEASE B

1. Certificate of Registered Owners or Lessees.

+/We **PATRICIA ANN HESTER**
WILLIAM ARTHUR HESTER
AS TENANTS IN COMMON

(Names in full)

* as Registered Owners of this land agree to this plan and dedicate the Public Use Land as shown hereon in accordance with Section 50 of the Land Title Act 1994.

~~* as Lessees of this land agree to this plan~~

~~Witnessed~~ **William**
P. A. Hester X **W. A. Hester**
Signature of *Registered Owners ~~*Lessees~~

Room Two Only

* Rule out whichever is inapplicable

2. Planning Body Approval.

*
hereby approves this plan in accordance with the :
%

Dated this day of

..... #
..... #

* Insert the name of the Planning Body.
Insert designation of signatory or delegation
% Insert applicable approving legislation.

3. Plans with Community Management Statement :

CMS Number :

Name :

4. References :

Dept File :
Local Govt :
Surveyor : 1292-95

NOTE

Lease B does affect Lease 707913618
Dated 01-09-2015

12. Building Format Plans only.
I certify that :
* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road.
* Part of the building shown on this plan encroaches onto adjoining * lots and road

Lots Orig

7. Orig Grant Allocation :

8. Map Reference :
5942-42222

9. Parish : ALBERT

10. County : Ward

11. Passed & Endorsed :

By : Gassman Development Perspectives Pty Ltd
Date : ACN 010 752 388
Signed :
Designation : Liaison Officer

13. Lodgement Fees :

Survey Deposit \$
Lodgement \$
..... New Titles \$
Photocopy \$
Postage \$
TOTAL \$

14. Insert Plan Number SP264740

Appendix C: Code Assessment



Part 6 Local Area Plans

Division 2 Local Area Plans

Chapter 29 Yatala Enterprise Area

8.0 Yatala Enterprise Area LAP Place Code

8.1 Purpose

This Place Code seeks to ensure that the scale and intensity of development and, in particular the impact, design and appearance of industrial development is consistent with the role of the YEA as a regionally significant location for industrial development. These provisions also aim to ensure that YEA becomes a distinctive and recognisable location within the City, where high standards of urban design and architecture are promoted.

8.2 Application

8.2.1 The Yatala Enterprise Area LAP Place Code applies to development being any **Building Work, Operational Work, Reconfiguring a Lot** and/or **Material Change of Use** indicated as self, code or impact assessable in the Yatala Enterprise Area LAP Table of Development at **Clause 6.0** of this LAP.

8.2.2 Performance Criteria PC1-PC55 apply to all code and impact assessable development in this LAP. For development identified as self assessable in **Clause 6.0**, only the Acceptable Solutions to Performance Criteria PC1-PC6 apply.

8.3 Development Requirements

Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
Development that is Self Assessable, Code Assessable or Impact Assessable			
Building Height			
PC1 The height of buildings is to be consistent with the role of the YEA as a predominantly industrial use area. Buildings are to be constructed to a height that complements the surrounding built form and the local landscape character.	AS1.1 The building has a maximum of two storeys. OR AS1.2 The height of buildings in each precinct does not exceed the maximums shown on Yatala Enterprise Area LAP – Maximum Building Height .	Not Applicable The proposal does not involve a new building. There will be no change to the existing buildings and structures on the subject site.	
Accommodation Density			
PC2 Accommodation density must be consistent with the predominant character of the YEA as	AS2 The maximum dwelling density does not exceed one dwelling per lot.	Not Applicable No residential accommodation is proposed as part of this proposal.	



Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
an industrial location. Accordingly, very low residential densities are envisaged for the LAP area.			

Site Coverage

PC3 The site coverage of development will be in accordance with the open space landscape character of the YEA.	Precincts 1, 2, 3 and 4 AS3.1 The maximum site coverage does not exceed 70%. Precincts 5 and 6 AS3.2 The maximum site coverage does not exceed 10%.	Not Applicable The proposal does not involve a new building. There will be no change to the existing site coverage on the subject site.	
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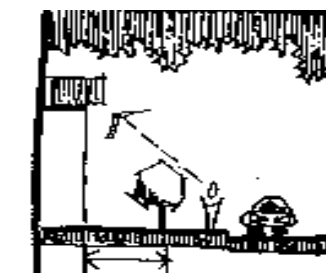
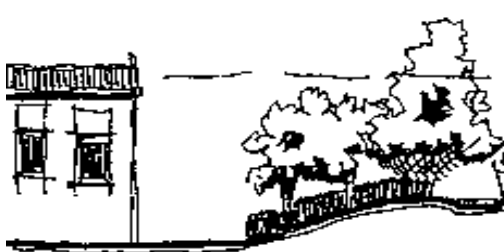
Building Setback

PC4 The layout of buildings, structures and activities achieves an attractive and orderly appearance where development is visible from the public domain. A good standard of visual amenity is achieved through generous building setbacks and high quality landscaping.	Precinct 1 AS4.1 The building or structure is set back not less than: a) 10 metres from the primary road frontage of the site; b) 7 metres from the secondary road frontage(s). Precincts 2, 4, 5 and 6 AS4.2 Buildings are set back from frontages: a) low set buildings less than five metres high, a minimum setback of six metres; b) buildings less than eight metres in height, a minimum setback of ten metres; c) buildings eight metres or more in height, a minimum setback of 15 metres. AS4.3 The site adjoins a residential lot or public open space area, and the building or structure is set back a minimum of three metres from the common boundary with the	Not Applicable The proposal does not involve a new building. There will be no change to the existing buildings and structures and their setbacks on the subject site.	
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Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
	residential lot or public open space, and the setback area includes: a landscape buffer strip a minimum width of two metres; and acoustic screen fencing on the common boundary to the residential lot or public open space area.		

Figure 29-1 Factors Affecting Appropriate Building Setback

				
Only small setback required since building is low-set with screening from vegetation.	Increased height of building requiring larger setback.	Established tall vegetation may reduce building bulk allowing small setback.		
				

Setbacks can be reduced and heights increased according to topography.



Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
	Setbacks are also affected by viewing points.		

Design of Development Adjacent to the Motorway and the Rail Line

PC5 Those developments visible from the Pacific Motorway or the Gold Coast City Rail Line must exhibit a high standard of architectural presentation.	AS5.1.1 Facades visible from the Pacific Motorway or the Gold Coast City Rail Line are designed to incorporate: a) materials such as glass, brick and coloured/textured block work (standard concrete block should not be used). If metal cladding is used, it should be pre-coated in an appropriate colour and have some form of relief; b) relatively unobtrusive, earth toned colours, such as subdued greens, blues, browns and greys (bright colours and/or materials which cause glare are avoided); c) horizontal/vertical articulation of walls at least at 15 metre intervals; d) 'humanising' elements, such as entry forecourts, porticos, verandahs, windows, awnings and fenestration; e) other features which contribute to an interesting and attractive appearance. These design features are to be applied to the main facade facing the relevant roads/railway, as well as along a brief return or the full length of side walls. OR AS5.1.2 A landscaped buffer is provided to the Pacific Motorway or to the Rail Line. Where conservation areas or links are established	Not Applicable The proposal does not involve a new building. There will be no change to the existing buildings and structures on the subject site.	
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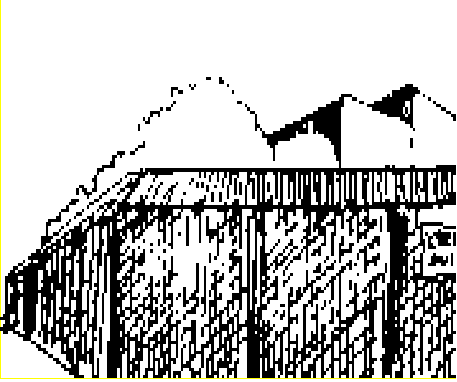
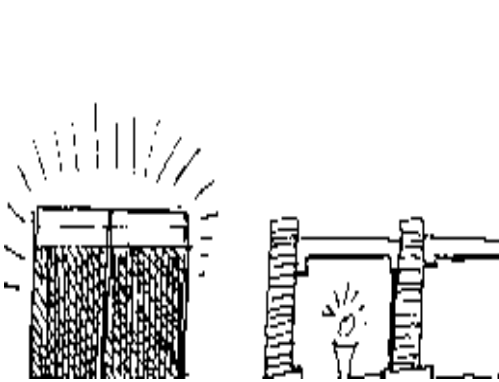
Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
	along the relevant road/railway frontages, such that development behind will be largely screened by vegetation, the design requirements of AS5.1.1 need not be met.		

Vehicular Crossings

PC6 Vehicular crossings associated with the development must be designed and constructed to ensure: a) a safe footpath environment; b) safe vehicular access to the property; c) appropriate hydraulic performance of the stormwater infrastructure; d) no damage to vehicle or road infrastructure; e) minimal loss of on-street parking spaces; f) continued amenity of the neighbourhood.	AS6 Driveways are designed and constructed in accordance with relevant sections of Planning Scheme Policy 11 – Land Development Guidelines.	Not Applicable The proposal does not involve a new vehicular crossing. There will be no change to the existing vehicular crossings or access to the subject site.	
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Figure 29-2 Aspects of Fencing Design

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.		



Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
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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.		

Development that is Code Assessable or Impact Assessable

Building Height

PC7 The height of buildings is to be consistent with the role of the YEA as a predominantly industrial use area. Buildings are to be constructed to a height that complements the surrounding built form and the local	AS7 The maximum height of buildings does not exceed three storeys.	Not Applicable The proposal does not involve a new building. There will be no change to the existing buildings and structures on the subject site.	
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Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
landscape character.			
Siting			
PC8 All buildings must be sited to complement the industrial character and the predominant built form of the surrounding area and to reduce potential conflicts between uses having regard to a site analysis, prepared in accordance with Planning Scheme Policy 17 – Site Analysis.	AS8.1 No acceptable solution provided.	Not Applicable The proposal does not involve a new building. There will be no change to the siting of the existing buildings and structures on the subject site.	
PC9 The layout of the site must provide a clear separation between the public access areas and the areas set aside for servicing the building	AS9 No acceptable solution provided.	Not Applicable The proposal does not involve a new building. There will be no change to the existing site layout on the subject site.	
PC10 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.	AS10 No acceptable solution provided.	Not Applicable The proposal does not involve a new building. There will be no change to the existing buildings and structures or the subject site's appearance.	
Building and Layout Design, Safety and Comfort			
PC11 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.	AS11.1 Building shapes are regular so as to provide opportunities for future expansion in different directions, and for flexibility in internal location of activities and equipment. AS11.2 Internal column spacing and column heights are generous (for example, building spans of 18 metres and over, bay spacing of 12-18 metres, and column heights of at least eight metres).	Not Applicable The proposal does not involve a new building. There will be no change to the existing buildings on the subject site.	
PC12	AS12.1	Not Applicable	



Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
Buildings are sited and designed to suit climatic conditions.	Wherever practicable, buildings are oriented to the north east to take advantage of summer breezes and winter sun. Western aspects are avoided, wherever possible. AS12.2 Where not air conditioned, buildings incorporate a maximum of openings (ie. louvring, windows, doorways) on eastern walls. AS12.3 Windows are minimised and trees are planted along west walls for protection from hot afternoon sun. AS12.4 Shading devices (ie: large roof overhangs, window hoods/blinds, awnings and verandahs) are attached to buildings on all sides, particularly eastern and western sides. Where possible, shading devices are retractable on northern sides during winter. AS12.5 Semi-enclosed workstations, where relatively strenuous manual labour takes place, are located in the cooler and more ventilated parts of the building.	The proposal does not involve a new building. There will be no change to the existing buildings on the subject site.	
PC13 All buildings must be designed and constructed to a high aesthetic standard and to complement or enhance the local character of the YEA.	AS13.1 The massing and proportions of new industrial buildings are consistent with those of adjoining industrial buildings. AS13.2 Building materials, patterns, textures and colours used in new buildings are complementary to those of nearby buildings.	Not Applicable The proposal does not involve a new building. There will be no change to the existing buildings on the subject site.	
PC14 Building design and appearance must be conducive to the safety and comfort of all building users.	AS14.1 Glass which forms all or part of any external wall of a building does not exceed a maximum degree of reflection of both heat and light of 20%. The glass area does not exceed 60% of the total area of the external	Not Applicable The proposal does not involve a new building. There will be no change to the existing buildings on the subject site.	

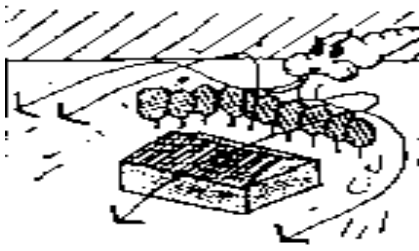


Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
	wall. AS14.2 Entrances to premises are clearly visible from the street, and are not obscured or dominated by car parking.		
Figure 29-3 Example of an Appropriate Site Layout in General Yatala Enterprise Area			

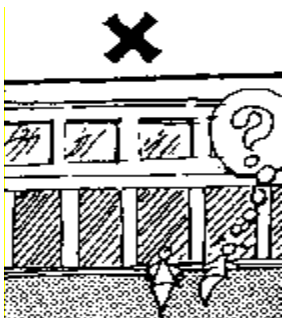
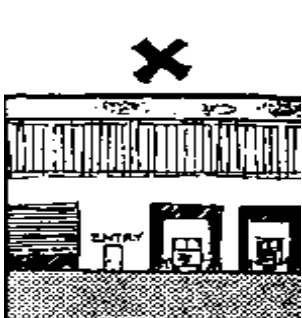
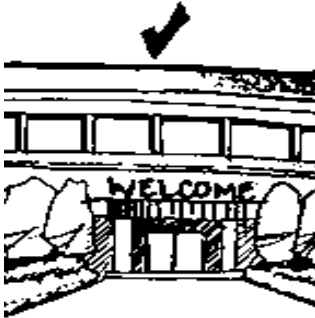
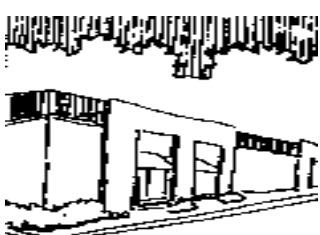


Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?

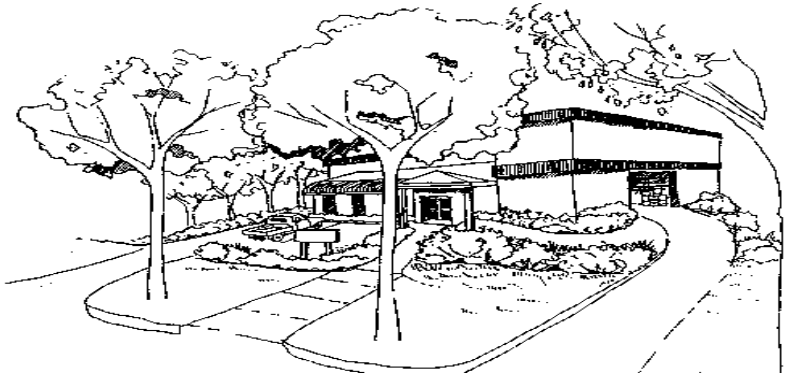
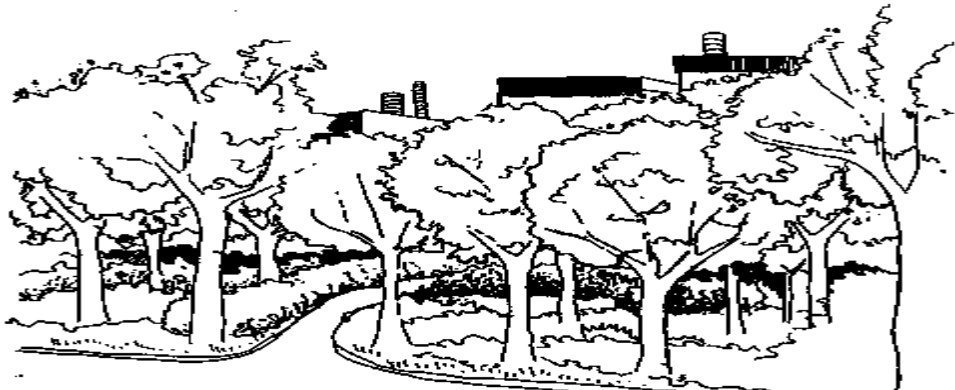


Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
Figure 29-4 Buildings and Landscaping Designed to Suit Climatic Conditions			
			
Avoid western aspects due to hot afternoon sun.	Covered walkways provide protection against rain.		
			
Windbreaks provide protection against unpleasant winds.	Planting to shade westerly walls in summer.		
Figure 29-5 Aspects of Good Building Design			



Performance Criteria		Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
				
Unfenced entrance.	Main entrance with poor legibility.	Main entrance with good legibility.		
				
Fenestration and facade treatment to create interest and human scale.	Free standing facade treatments.	Window coverings and other architectural details to enhance appearance.		
Figure 29-6 Well Presented Buildings Set in Orderly Landscaped Grounds				



Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
			
Figure 29-7 Unobtrusive Industrial Development Behind Neat Screens of Vegetation			
			

Design of Car Park Areas

PC15 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.	AS15.1 Significant trees are preserved and incorporated into car parking areas. AS15.2 Landscaped bays for the planting of shade trees are provided at regular intervals throughout car parking areas, at the rate of	Not Applicable The proposal does not involve any new car parking areas.	
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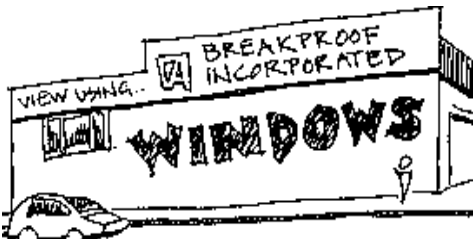
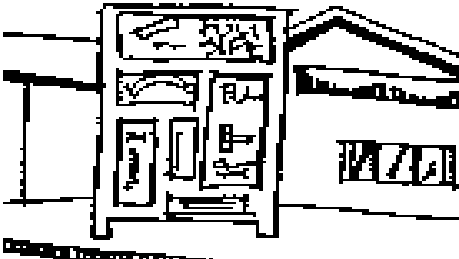
Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
	one landscaped bay per 40 vehicle parking bays or one large shade tree per ten parking spaces. Landscape bays have the same dimensions as a vehicle parking space. AS15.3 Large car parking areas and all heavy/service vehicle parking are situated to the side or rear of sites. Smaller car parking areas, particularly for short term and disabled parking, may be located to the front of sites. AS15.4 Car parking areas located in frontage setback areas are set back behind a minimum three metre landscaped buffer to the frontages. To reduce their visual impact, front car parking areas may be lowered and mounds incorporated in frontage landscaping.		
Advertising Devices			
PC16 Advertising signage does not dominate the visual amenity of the area.	AS16 No advertising, freestanding or otherwise, is erected which would be readily visible from the Pacific Motorway or the Gold Coast City Rail Line.	Not Applicable The proposal does not involve any new advertising devices.	
PC17 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.	AS17.1 There is one sign per premises. Multi-unit developments display a single index sign at the entrance to the development which details each occupant, its activity/process and respective unit number. AS17.2 The design and construction of signs meets the following parameters: a) signs are situated near site entries and are well placed for viewing by pedestrians and drivers; b) free-standing signs have a maximum area of 3m²; c) signs on facades have a maximum area	Not Applicable The proposal does not involve any new advertising devices.	



Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
	of 5m²; d) signs utilise company logos or symbolic representations for quick and easy identification; e) wording on signs is limited to the name, location, business and products of the establishment; f) signs do not utilise fluorescent paints; g) signs do not rotate, flash or move; h) signs are integrated with the form of development and are not visually dominating. AS17.3 All signs are consistent with the provisions for the Industry 2 Domain set out in Specific Development Code 2 – Advertising Devices.		

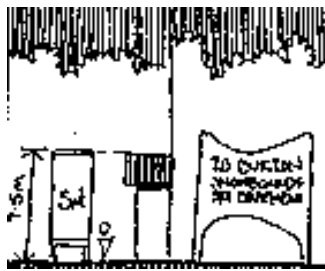
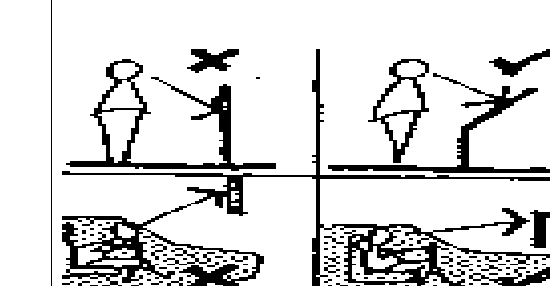
Figure 29-8 Appropriate Signage Design

Negative Signage

			
Facade signage dominating a visual amenity.	Signage of different colours graphics, appear disjointed.		

Positive Signage



Performance Criteria		Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
				
Signage integrated with development form.	Signage on facades discreet with aesthetic graphics.	Signage of appropriate size with wording limited to locations, name and products.		
				
Using landscape to integrate signage.	Pedestrian and vehicular signage placement.			

Conservation Areas and Open Space Linkages

PC18 Identified conservation areas remain in a substantially undeveloped condition, with vegetation retained to the fullest extent possible and, where necessary, rehabilitated using local native species.	AS18.1 Areas identified as Conservation on Yatala Enterprise Area LAP Map 29.3 – Conservation Areas and Priorities are reserved for conservation purposes, through: a) transfer to Council; b) dedication of a conservation easement; or c) reservation of an area of the site as open space. AS18.2	Not Applicable The proposal will not involve any clearing of vegetation on the subject site in order to facilitate the amendment to the lease boundaries.	
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Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
	Reserved Conservation Areas are managed in the following manner: a) the land remains largely undisturbed by any buildings, clearing and earthworks; b) rehabilitation of natural features is undertaken, where necessary, particularly by way of revegetation of any previously cleared areas and stabilisation of any eroding banks of watercourses. AS18.3 In Conservation Areas associated with the Albert River and Sandy and Halfway Creeks, there is no discharge of waste water or contaminants or piped discharge of stormwater. Any development within the catchment of these waterways retains natural drainage patterns as far as possible, and utilises appropriate stormwater management techniques to minimise any increase in the volume, velocity or sedimentation of runoff into the river or creeks. AS18.4 For linear Conservation Areas, any parallel roads or services are grouped on one side of the corridor to minimise disturbance. Fencing through Conservation Areas is avoided, wherever possible. Any breaks in the vegetation canopy, necessary for roads or services, are minimised by cutting through perpendicular to the corridor at a point where damage and discontinuity are minimised, such as where the canopy is already broken or sparse. AS18.5 On land adjacent to Conservation Areas, buildings, clearing and earthworks are sited as far away as practicable from reserved Conservation Areas, with the greatest possible separation in the case of ridges, gullies and watercourses.		



Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
	AS18.6 Existing trees are retained, and additional trees planted within a 40 metre wide band, generally along the lines of the links identified on Yatala Enterprise Area LAP Map 29.3 – Conservation Areas and Priorities: a) the links may form part of the landscape open space areas, associated with individual development proposals. If so, they should generally remain free of building and earthworks; additional tree planting utilises species similar to those existing naturally in the area; b) any parallel roads or services are grouped on one side of the link, to minimise disturbance; c) 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.		
PC19 In areas identified as Other Open Space on Yatala Enterprise Area LAP Map 29.3 – Conservation Areas and Priorities as having open space values, development is of a limited scale and intensity, compatible with retention of habitat, landscape and/or buffer values.	AS19 No acceptable solution provided.	Not Applicable The subject site is not identified as Other Open Space on Yatala Enterprise Area LAP Map 29.3 – Conservation Areas and Priorities.	
PC20 Other areas within sites (not identified on Yatala Enterprise Area LAP Map 29.3 – Conservation Areas and Priorities), with natural features, such as stands of remnant vegetation, gullies/ridges and watercourses, are to be incorporated in the open space/landscape areas associated with	AS20 In these areas, existing vegetation and natural drainage patterns are retained and rehabilitated using local native species, as far as practical.	Not Applicable The proposal will not involve any clearing of vegetation or any works on the subject site in order to facilitate the amendment to the lease boundaries.	



Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
individual development proposals. Other features of ecological and/or landscape value are to be protected and enhanced, where practicable.			
PC21 Riparian areas include vegetated buffers of sufficient width to operate as wildlife corridors.	AS21 The following minimum buffer widths are provided: a) 50 metres from the top of the bank on either side of Sandy Creek; b) 50 metres from the top of the bank on the south side of Halfway Creek, west of the Pacific Motorway; c) 100 metres from the top of the bank on the north side of Halfway Creek, west of the Pacific Motorway, for fauna corridor purposes; d) ten metres from the top of the bank on either side of Halfway Creek, east of the Pacific Motorway.	Not Applicable The proposal will not involve any clearing of vegetation or any works on the subject site in order to facilitate the amendment to the lease boundaries.	
Landscape Design			
PC22 Landscape design is used to enhance the landscape character of the YEA.	AS22.1 Frontage setback areas are attractively landscaped, including: a) at least 25% of the frontage having a landscaped buffer of minimum five metres depth and the remainder, excluding access ways, a landscape buffer of minimum three metres depth; b) one metre landscaped area adjacent to building walls facing the street. AS22.2 Planting of shade trees occurs along pathways, throughout car parking areas and in any other exposed areas where relief from sun and glare would be beneficial. AS22.3 Dwarf walls prevent vehicles breaching	Not Applicable The proposal will result in no change to the appearance or operation of the existing operations on the subject site. As such, it is not considered that any additional landscaping to what currently exists is required.	



Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
	landscaped areas along frontages. AS22.4 Screen planting, utilising an appropriate mix of tall trees and lower level shrubs, is used around outdoor parking, equipment, storage and other unsightly areas, particularly where visible from roads. AS22.5 Landscape Design includes: a) provision of pleasant, shaded areas with appropriate furniture for lunch/relaxation areas for workers and visitors; b) retention of existing mature vegetation, wherever possible; c) retention of existing natural drainage channels and planting to strengthen their resistance to erosion, especially where proposed development is expected to result in increased volume and velocity of stormwater runoff; d) use of garden edges, lines of trees and mass planting to frame pathways and define site and building entries.		
PC23 Potentially obtrusive noise, odour and visual impacts are effectively buffered.	AS23.1.1 Development incorporates landscape buffers, earth mounds and acoustic fencing appropriate to the likely off-site impacts of particular developments. OR AS23.1.2 A landscape buffer of a 20 metre width, densely planted with shrubs and trees, is provided along the relevant frontage. A landscape buffer to a minimum width of ten metres may be acceptable, depending on the potential of proposed planting arrangements to effectively screen development behind. Species selection, use of mature or semi mature trees, and density of planting will be	Not Applicable The proposal relates only to the amendment of a lease boundary and as such, no additional obtrusive noise, odour and visual impacts will be caused.	



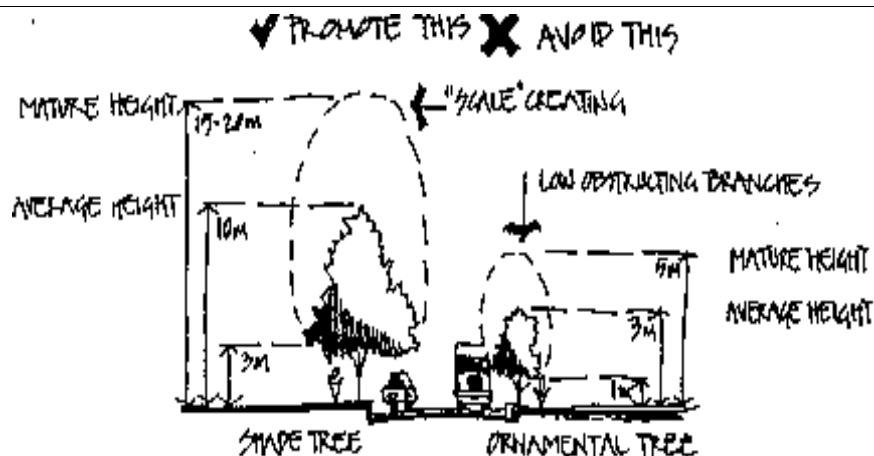
Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
	important in this respect.		
PC24 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 and its component precincts.	AS24 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.	Not Applicable The proposal will result in no change to the appearance or operation of the existing operations on the subject site. As such, it is not considered that any additional landscaping or streetscape enhancement is required.	
PC25 Public open spaces are developed to enhance their recreational amenity for workers and visitors to the Yatala area and the wider community.	AS25 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.	Not Applicable The proposal relates only to the amendment of a lease boundary and as such, the creation of public open spaces is not considered applicable.	
PC26 Landscape design contributes to the creation of a distinctive, memorable and legible town centre, local centres and surrounding suburban areas for the YEA.	AS26.1 Street design and plantings and major pedestrian paths are aligned to take advantage of attractive local and distant views (eg, views to the mountains or other important landscape elements). AS26.2 Footpath paving treatments and street furniture integrate with adjoining development, and setback areas are integrated with public footpaths. AS26.3 Landscape plantings utilise local native species to promote a distinctive YEA or Albert Corridor character.	Not Applicable The proposal will result in no change to the appearance or operation of the existing operations on the subject site. As such, it is not considered that any additional landscaping to what currently exists is required.	
PC27 Open space and pedestrian areas are to be designed to be both functional and safe.	AS27 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.	Not Applicable The proposal relates only to the amendment of a lease boundary and as such, the creation of public open spaces or pedestrian areas is not considered applicable.	



Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
PC28 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.	AS28 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.	Not Applicable No car parking areas, open space and buffer areas are proposed as part of this proposal.	

Figure 29-9 Site Landscaping and Street Planting

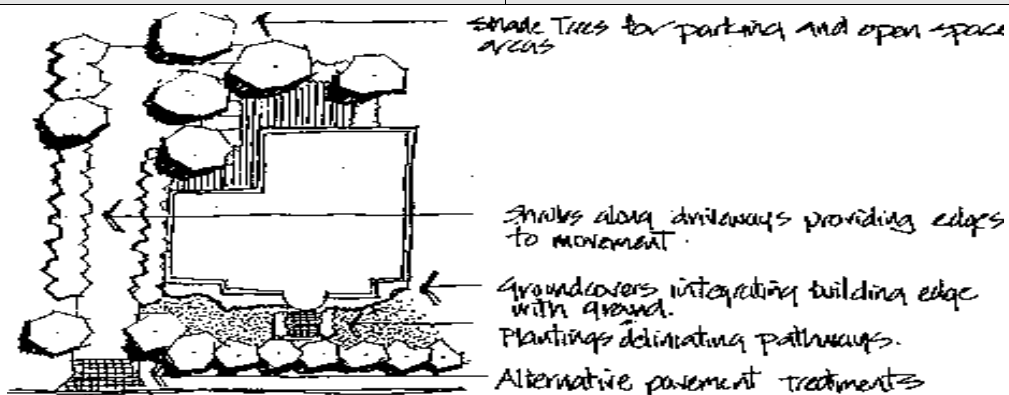
Street Tree Selection



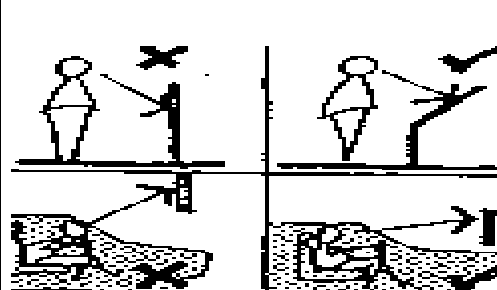
Provide Landscaping that has Meaning and Purpose



Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
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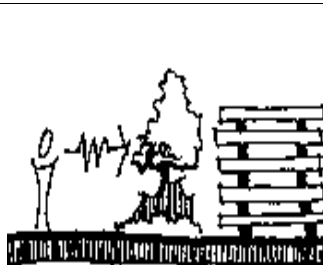
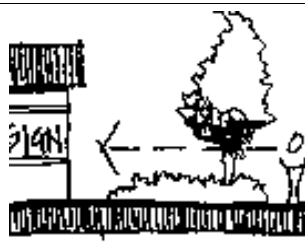
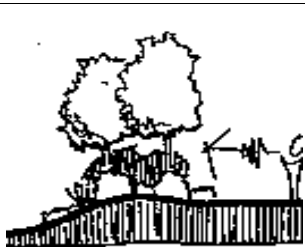


Incorporate Significant Existing Vegetation

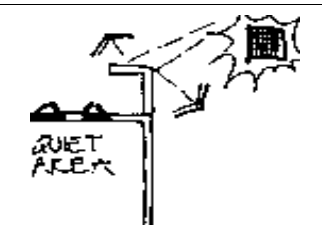
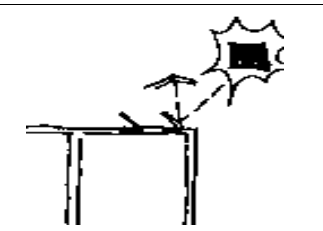
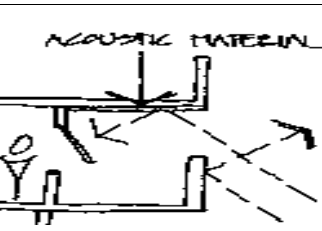


Existing vegetation should be retained where possible and fenced off during construction operations – could be incorporated into parking areas, perimeter planting or screening.

Figure 29-10 On-Site Landscaping





Performance Criteria		Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
Screen planting should be used sparingly because it reduces passive surveillance.	Framing views and maximum passive observation for security and to reduce crime.	Screening storage areas.		
Figure 29-11 Noise Attenuation Techniques				
				
Solid barriers – walls buildings and beams – most effective as sound barriers if the source cannot be effectively muffled.	High walls close to the source are most effective.	For low noise, vegetation screening and soft surfaces will assist in attenuation.		
				
Screen wall to shield noise.	Direction of window opening away from noise.	Bottom opening windows.		
				
Noise sources located away from more sensitive areas.				



Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?																		
Lot Size (For Subdivision Only)																					
PC29 All lots are to be of sufficient size to comfortably accommodate the type of development envisaged in the LAP and the relevant precinct intent.	AS29 Any new lots created are sized in accordance with the following schedule: <table><tr><td>Precinct</td><td>Min Area</td><td>Ave Area</td></tr><tr><td>1</td><td>4,000m²</td><td>1 hectare</td></tr><tr><td>2</td><td>2,000m²</td><td>4,000m²</td></tr><tr><td>4</td><td>20 hectares</td><td>20 hectares</td></tr><tr><td>5</td><td>2 hectares</td><td>2 hectares</td></tr><tr><td>6</td><td>20 hectares</td><td>20 hectares</td></tr></table>	Precinct	Min Area	Ave Area	1	4,000m ²	1 hectare	2	2,000m ²	4,000m ²	4	20 hectares	20 hectares	5	2 hectares	2 hectares	6	20 hectares	20 hectares	Not Applicable This application does not relate to a subdivision, only amendment to lease boundaries. The new lease boundaries will be suitable to contain the existing fertiliser manufacturing use.	
Precinct	Min Area	Ave Area																			
1	4,000m ²	1 hectare																			
2	2,000m ²	4,000m ²																			
4	20 hectares	20 hectares																			
5	2 hectares	2 hectares																			
6	20 hectares	20 hectares																			
PC30 Allotments prior to development have suitable topography for industry.	AS30 Industrial allotments generally have a ground slope not greater than 10%, and access ways associated with battle axe allotments generally have a ground slope not greater than 16%.	Not Applicable This application does not relate to a subdivision, only amendment to lease boundaries. The new lease boundaries will be suitable to contain the existing fertiliser manufacturing use.																			
PC31 Allotments are of regular shapes suited to the intended uses, and allowing design flexibility, efficient development and access.	AS31.1 Development generally incorporates all of the following features: a) allotments that are rectangular shapes; b) allotments which have frontage to depth ratios between 1:2 and 1:4. OR AS31.2 Alternative allotment shapes are provided where warranted, due to: a) the special site requirements of particular industries; and/or b) exceptional physical constraints. OR AS31.3 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	Not Applicable This application does not relate to a subdivision, only amendment to lease boundaries. The new lease boundaries will be suitable to contain the existing fertiliser manufacturing use.																			



Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
	creating allotments of such shapes, as well as reducing road frontage construction costs and providing appropriate sites for visually offensive industries.)		
PC32 Allotments are oriented to suit climatic conditions.	AS32 Allotments are arranged in a manner that maximises the number of allotments oriented to the north east to take advantage of breezes and enable optimal building orientation for energy efficiency and use of natural lighting.	Not Applicable This application does not relate to a subdivision, only amendment to lease boundaries. The new lease boundaries will be suitable to contain the existing fertiliser manufacturing use.	
PC33 Reconfiguration of land incorporates open space provision in a way which takes account of the location and attributes of the site and its surrounds, and the need to set aside certain areas for purposes such as: a) conservation of vegetation/habitat; b) retention of creek corridors and natural drainage patterns; c) provision of pedestrian/cycle linkages and recreational facilities; and/or d) creation of landscaped entrances, focal points and streetscape.	AS33.1 Where reconfiguration takes place, an area of up to 10% of the site is provided as open space. This open space is set aside for public park or conservation purposes, developed with pathways and/or recreational facilities, landscaped and/or rehabilitated to its natural state. AS33.2 Reconfiguration proposals incorporate a plan showing street planting to be undertaken. Planting themes contribute to the overall streetscape character of the estate.	Not Applicable This application does not relate to a subdivision, only amendment to lease boundaries. The new lease boundaries will be suitable to contain the existing fertiliser manufacturing use.	
PC34 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.	AS34 Community Title Subdivisions are provided, which: a) are consistent with the Acceptable Solutions for PC29 – PC33 ; b) generally maintain a minimum lot size of 100-200m ² within a minimum overall site area of 2,000m ² ; c) are not used for heavy manufacturing, metal/food processing, or noxious, offensive or hazardous industries.	Not Applicable This application does not relate to a subdivision, only amendment to lease boundaries. The new lease boundaries will be suitable to contain the existing fertiliser manufacturing use.	

Road Design



Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
PC35 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.	AS35.1 Concept plans submitted with reconfiguration and/or development applications identify all roads proposed to be upgraded and/or newly constructed and their intended function within a road hierarchy. AS35.2 Concept plans submitted with reconfiguration and/or development applications identify road connections with adjacent allotments that will promote connectivity. AS35.3 Proposed road hierarchies are consistent with hierarchy identified on Yatala Enterprise Area LAP Map 29.5 – Transport Infrastructure.	Not Applicable This application does not relate to a subdivision, only amendment to lease boundaries. The new lease boundaries will be suitable to contain the existing fertiliser manufacturing use. There will be no impact on road hierarchy.	
PC36 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 AS35.3, and reflect the nature of traffic management. In particular, road design ensures the safe movement of heavy articulated vehicles.	AS36.1 Road design and construction is in accordance with Planning Scheme Policy 11 – Land Development Guidelines and the Table to this Acceptable Solution. AS36.2 Distances between intersections are not less than 60 metres. AS36.3 Streets intersect at right angles, or as near as topography or other limiting factors permit. AS36.4 Various vehicle control devices are used to regulate traffic speed and enhance pedestrian safety (such as traffic lights and illuminated pedestrian crossings). AS36.5 Paving surfaces, landscape treatment and signage are used to define entrances to the estate and joint use areas within the estate. AS36.6	Not Applicable This application does not relate to a subdivision, only amendment to lease boundaries. The new lease boundaries will be suitable to contain the existing fertiliser manufacturing use. There will be no impact on road hierarchy.	



Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
	Road pavements are designed and constructed for long life, hard wearing and suitability to the load capacity of expected vehicles. AS36.7 Median strips, roundabouts and footpaths are to be aesthetically treated and planted and paved accordingly. AS36.8 The design of road networks avoids the use of <i>culs-de-sac</i>.		
PC37 The alignment of roads reflects the physical land characteristics, and provides adequate drainage and safety.	AS37.1 Road drainage is designed and situated along natural drainage courses. AS37.2 Road grades are established to avoid excessive grading, indiscriminate removal of ground cover and tree growth, and unnecessary topographical levelling.	Not Applicable This application does not relate to a subdivision, only amendment to lease boundaries. The new lease boundaries will be suitable to contain the existing fertiliser manufacturing use. There will be no impact on road hierarchy.	
PC38 A network of pedestrian paths and cycleways is provided which considers: a) expected levels of pedestrian and cyclist activity; b) linkages between public transport, major employment activities, and parks; c) recreation opportunities along open space corridors; d) safe integration of users and vehicles, particularly at intersections; e) provision of end-of-journey facilities.	AS38.1 Concept plans submitted with reconfiguration and/or development applications identify all footpaths and, where appropriate, cycle paths proposed to be upgraded and/or newly constructed. AS38.2 Footpaths are provided as follows: a) throughout the main strip of Yatala township; b) on at least one side of all major industrial roads, shown on Yatala Enterprise Area LAP Map 29.5 – Transport Infrastructure; c) as specified in any relevant Council adopted strategy. AS38.3 Cycle paths are provided along major open	Not Applicable The provision of pedestrian paths and cycleways is not considered relevant as the proposal is for a minor amendment to the boundaries of a lease.	



Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
	space corridors, such as alongside the Albert River and Upper and Lower Sandy Creek, or as specified in any relevant adopted Council strategy. AS38.4 Paths are designed and constructed in accordance with Council standards and AUSTROADS Part B. AS38.5 Features such as signs, road markings, lighting, paving, bollards and street furniture are provided to enhance the safety and amenity of foot/cycle paths. AS38.6 Individual establishments, particularly those with 100 employees or more, provide bike racks, showers/change rooms, and other-end-of journey facilities.		
PC39 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.	AS39.1 Bus routes are located along the major industrial roads shown on Yatala Enterprise Area LAP Map 29.5 – Transport Infrastructure, or as specified by Council's City Transport Plan. AS39.2 Road design and construction incorporates bus lay-bys and sheltered passenger waiting areas at regular intervals along bus routes, or as specified in any relevant Council strategy.	Not Applicable The proposal involves only a minor amendment to the boundaries of a lease and there will be no changes to the road network of public transport system.	
Site Access			
PC40 Site access is designed and constructed to provide for the safe ingress/egress of vehicles to the site.	AS40 Vehicular access to the site is designed and constructed in accordance with Council, Department of Main Roads and AUSTROAD standards, and/or the following minimum requirements: a) comprises a single vehicular driveway	Not Applicable The proposal involves only a minor amendment to the boundaries of a lease and there will be no changes to access to the subject site.	



Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
	(entrance/exit), wherever possible; b) is not closer than ten metres to an intersecting street on the same side of the street; c) provides a minimum sight distance of 110 metres; d) shares adjoining property access driveways, wherever possible; e) always enters the street at right angles; f) where the site has frontage to two roads, access is taken off the secondary/minor road, if possible.		
PC41 Treatment of access points to the site maintains appropriate sight distances and visually enhances its identification.	AS41 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.	Not Applicable The proposal involves only a minor amendment to the boundaries of a lease and there will be no changes to access to the subject site.	
PC42 Provision is made for safe pedestrian and disabled access.	AS42.1 Pedestrian paths designed for disabled access are provided between building entrances, public footpaths and car parking areas. AS42.2 Pedestrian paths are separated from vehicular driveways.	Not Applicable The proposal involves only a minor amendment to the boundaries of a lease and there will be no changes to pedestrian access to and within the subject site.	
Amenity Protection			
PC43 The proposed use must not detract from the amenity of the local area, having regard, but not limited, to the impact of: a) noise; b) hours of operation; c) traffic; d) lighting; e) signage;	AS43 No acceptable solution provided.	Not Applicable The proposal will not result in any change to the operation of the existing uses at the subject site. There will be no change to existing amenity.	

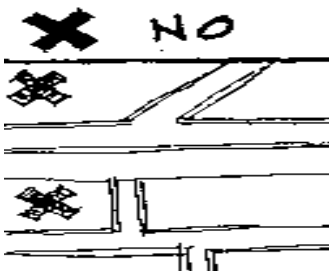
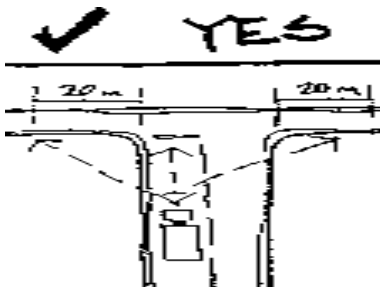
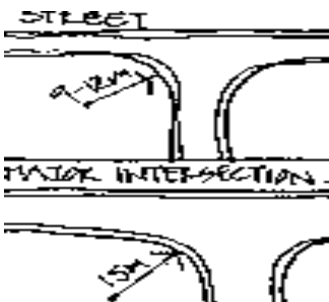
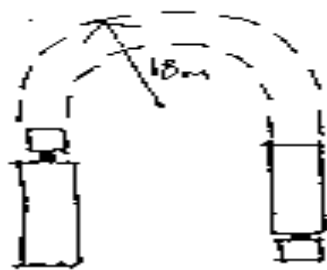


Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
f) visual amenity; g) privacy; h) odour and emissions.			
PC44 The proposed development must take into account and seek to ameliorate any negative aspects of the existing amenity of the local area, having regard, but not limited, to the existing impact of: a) noise; b) hours of operation; c) traffic; d) lighting; e) signage; f) visual amenity; g) privacy; h) odour and emissions.	AS44 No acceptable solution provided.	Not Applicable As the proposal involves only a minor amendment to a lease boundary, it is not considered that impacts from the local area on amenity is relevant.	
Urban/Rural Use Conflicts			
PC45 Conflicts between urban and rural uses are to be avoided by effective development design.	AS45 The development of land adjacent to the agricultural character areas includes a suitable buffer.	Not Applicable The proposal involves only a minor amendment to a lease boundary to align with existing uses at the subject site.	
Extractive Industry			
PC46 Extractive industry operations are managed to make effective use of the extractive resource, while containing any impacts on the subject site.	AS46 The extractive industry is managed and developed consistent with the Extractive Industry Domain Place Code.	Not Applicable The proposal does not involve an extractive industry operation.	
On-Site Vehicle Parking and Movement			
PC47 Internal driveways are provided for safe and easy manoeuvring of vehicles.	AS47.1 Internal driveways are designed and constructed to enable all vehicles to enter and exit the site in a forward motion.	Not Applicable The proposal involves only a minor amendment to a lease boundary to align with existing uses at the subject site. There will be no changes to internal driveways.	



Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
	AS47.2 Minimum driveway widths are as follows: a) six metres to accommodate non-articulated vehicles; b) nine metres to accommodate articulated vehicles; c) 4.5 metres for one-way driveways.		
PC48 On-site vehicle parking is provided to meet expected demand, having regard to: a) the size of the proposed workforce; b) the likely number of visitors to the site; c) the likely size and number of service and transport vehicles to be on the site at any one time; d) on-site parking and loading/unloading activities within sites; e) the availability of conveniently located on-street parking; f) any possible future expansion, redevelopment or change of use.	AS48.1 The number of car parking spaces provided on-site generally meets the standards set out in Constraint Code 4 – Car Parking, Access and Transport Integration. AS48.2 For multi-unit or multi-use developments, the total car parking provided is an aggregate of the standard parking required for each individual unit and/or component use. AS48.3 A lesser provision may be acceptable where it can be demonstrated, to Council's satisfaction, that the parking needs of a particular development will be adequately met. Where less than the standard amount of parking is provided, the left over space is retained as landscaped open space and placed so as to be suited to ready conversion to additional parking, should the use of the site change and/or the actual car parking demand rise.	Not Applicable The proposal involves only a minor amendment to a lease boundary to align with existing uses at the subject site. There will be no changes to on-site vehicle car parking.	
Figure 29-12 Aspects of Good Road Design			

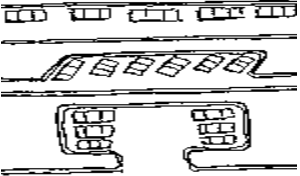
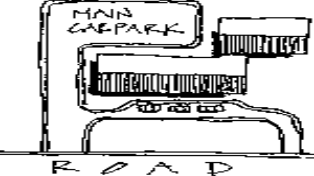
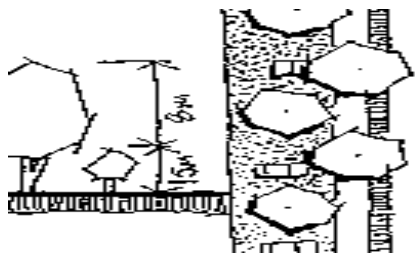
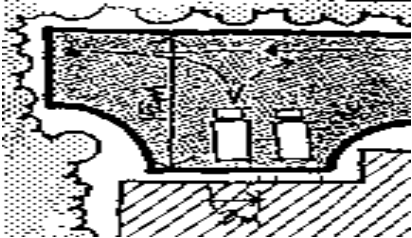


Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
			
Intersections should be near perpendicular. Off-set distances should be considered depending on road types and design speeds.	Sight distances depend on design speeds. However a driver 20m from an intersection should see the entire intersection plus 20m of the intersecting street either side.		
			
Kerb radii requirements for heavy vehicles.	Minimum turning radius for heavy vehicles.		
PC49 On-site vehicle parking is located: - to allow easy access to building entrances; - to provide visitor spaces for short term/high turnover use clearly visible from the street and signposted accordingly; - to be adequately screened from the street; - compatible with surrounding development and, where possible,	AS49.1 In areas where visual amenity is important and/or where relatively large amounts of parking are provided, parking areas are generally situated to the rear or side of the site. In particular, employee parking is situated at the rear of the site, with staff entrances at the rear of the building. AS49.2 Some parking may be located toward the front of the site convenient to the street, provided it is behind landscaping strips and	Not Applicable The proposal involves only a minor amendment to a lease boundary to align with existing uses at the subject site. There will be no changes to on-site vehicle car parking.	



Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
facilitating shared use with adjacent land users.	treated aesthetically. AS49.3 Short term/high turnover visitor parking and disabled parking spaces are located close to the main building entrance and clearly signposted. AS49.4 Driveways and parking areas may be constructed to property boundaries and linked to adjoining car parking areas. Similarly, loading areas may be located to facilitate shared turning areas across property boundaries.		
Loading and Unloading			
PC50 All loading and unloading activities take place on-site, unless access is from a service street and effectively screened.	AS50 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.	Not Applicable The proposal involves only a minor amendment to a lease boundary to align with existing uses at the subject site. There will be no changes to loading and unloading activities.	
PC51 Adequate provision is made for on-site manoeuvring of heavy vehicles.	AS51.1 On sites over 4,000m² and/or where the uses thereon involve regular servicing by heavy vehicles, on-site service areas are provided. On-site service areas comprise an area of land with an appropriate hard surface to enable a heavy vehicle to turn around within the site (based on standard design turning templates given by AUSTROADS AS 2890.1, 2890.2), and space for additional service vehicle parking and storage requirements. AS51.2 It may be acceptable for two or more developments to share heavy vehicle turning areas.	Not Applicable The proposal involves only a minor amendment to a lease boundary to align with existing uses at the subject site. There will be no changes to on-site manoeuvring.	
Figure 29-13 Design Aspects – On-Site Car Parking & Circulation			



Performance Criteria		Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
				
One way loop.	Two way entry.	Separate entry.		
				
Car parking layouts.	Slopes in any direction across car park 5% maximum and 1% minimum spaces provided for physically challenged.	Visitor spaces for short term high turnover.		
				
One tree every 6 parking spaces 1.5m high at time of planting capable of reaching a maximum height of 8m.	Loading unloading areas to provide for adequate turning circles.			
Figure 29-14 Shared Vehicle Access				



Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
	Diagram illustrating a site plan with property boundaries, shared loading/unloading facilities, and a main arterial road.		
Shared site facilities allows for more efficient use of space could be achieved by access easements. Close attention to detail design required to avoid conflict during heavy usage periods may require some staggering of docking facilities.			
Site Servicing			
PC52 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.	AS52.1 The design and supply of water, stormwater drainage, sewerage, electricity, gas and communication services is in accordance with the requirements of Planning Scheme Policy 11 – Land Development Guidelines and the responsible authority (eg. Telstra, Queensland Electricity Boards, and Queensland Emergency Services). AS52.2 Car park entrances and ramps, loading docks and access ways are minimised, suitably designed and treated to ensure that they do not adversely impact on the streetscape and adjoining development.	Not Applicable The proposal involves only a minor amendment to a lease boundary to align with existing uses at the subject site. There is no changes proposed to the design and provision of services to the subject site or the existing fertiliser manufacturing use within the lease area.	
PC53 Conflicts between pedestrians and vehicles at entrance points to parking areas are to be minimised.	AS53.1 The number of vehicle entry points to a development site is minimised, particularly in areas which have high volumes of pedestrian traffic and on streets with a significant through road function.	Not Applicable The proposal involves only a minor amendment to a lease boundary to align with existing uses at the subject site. There will be no changes to vehicle entrance or exit points.	



Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
	AS53.2 Entrance points to parking and loading areas have clear and unobstructed visibility of pedestrian pathway areas, with pedestrian crossing points clearly identified which give priority to pedestrians.		
PC54 Development is to be designed to support the functional operation of the cycle network.	AS54 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.)	Not Applicable The proposal will have no effect on the operation of the cycle network.	
Public Convenience Facilities Within Buildings			
PC55 Commercial developments are to include public convenience facilities, where there is a need for their provision.	AS55 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.	Not Applicable The proposal does not involve a commercial development.	



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: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
Development that is Code Assessable or Impact Assessable			
Lot Size			
PC1 Lots must have the appropriate area and dimensions to enable: 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; b) siting and construction of buildings to minimise risk of soil erosion, flooding and bushfire; c) siting and construction of buildings to minimise detriment from effluent disposal and d) water quality impacts; e) retention of ecologically significant areas and other remnant vegetation; f) retention of cultural features and views; g) minimisation of earthworks and/or retaining walls associated with building construction on steep sites; h) provision of private outdoor space and on-site landscaping; i) convenient vehicle access and on-site parking.	AS1.1.1 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 Overlay Map OM5 – Minimum Lot Size. OR AS1.1.2 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 30m², with the following criteria: a) ratio 2:1 (length to width) maximum; b) gradient less than 5%; c) adjoining proposed building envelope; d) flood free for the 1 in 5 ARI. OR AS1.1.3 The site is located in the Park Living Domain and the average lot size is not less than 8000m², excluding areas of public open space dedication. OR AS1.1.4 The lot has a minimum area less than that provided in the Table to Acceptable Solution AS1.1.1 and a Hinterland Subdivision is achieved, consistent with AS3.1 to AS3.9	Not Applicable The proposal involves only a minor amendment to a lease boundary relating to an existing fertiliser manufacturing use.	



Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
	inclusive. OR AS1.1.5 The lot has a minimum area less than that provided in the Table to Acceptable Solution AS1.1.1 , 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 # Corner Lot ^ Rear Lot (m ²)	Minimum Frontage/ Minimum Average Width for Irregularly Shaped Allotments (metres)	Minimum Width of Access Strip or Easement (metres)	Maximum Ratio of Average Depth to Width
Rural*	20 ha	200	10	3:1
Park Living	α4,000	50	6 (for rear allotments)	3:1
Village	600 # 600 ^ 600	17 20	4.5 (for rear allotments)	2.5:1
Detached Dwelling	600 # 600 ^ 600	17 20	4.5 (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 ^3,000	25	8	4:1
Industry 2	1,000 ^2,000	25	8	4:1
Extractive Industry	200,000	200	10	3:1



Domain	Minimum Area # Corner Lot ^ Rear Lot (m ²)	Minimum Frontage/ Minimum Average Width for Irregularly Shaped Allotments (metres)	Minimum Width of Access Strip or Easement (metres)	Maximum Ratio of Average Depth to Width
Marine Industry	1,000 ^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 8,000m² (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 Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
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Protection of Good Quality Agricultural Land

PC2 Lots created for residential purposes in the vicinity of and identified on Overlay Map OM2 – Good Quality Agricultural Land must ensure that potential impacts from	AS2 Lot layout is consistent with State Planning Policy 1/92: Development and Conservation of Agricultural Land and its supporting Planning Guidelines –	Not Applicable The proposal involves only a minor amendment to a lease boundary relating to an existing fertiliser manufacturing use.	
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Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
agricultural activities do not adversely affect community health, safety, amenity and the continuing use of the agricultural land resource.	Separating Agricultural and Residential Land Uses.		
Hinterland Protection			
PC3 Ecologically significant areas located on sites identified on Overlay Map OM1 – Rural Subdivision must be protected. To determine ecologically significant areas, consideration will be given, but not limited, to: a) Part 2, Division 1, Chapter 2 – Ecological Processes; b) Part 3, Division 2, Chapter 1 – Nature Conservation; c) Part 3, Division 3, Chapter 2 – Open Space Nature Conservation and Chapter 3 – Rural/Nature Conservation; d) Part 7, Division 3, Chapter 11 – Nature Conservation Constraint Code; e) Council's organisational objectives for conserving natural assets; f) Planning Scheme Policy 8 – Guidelines for Ecological Assessments.	AS3.1 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 Planning Scheme Policy 17 – Site Analysis. AS3.2 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 Overlay Map OM1 – Rural Subdivision, using the total land area as the basis for calculation. AS3.3 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 Overlay Map OM1 – Rural Subdivision, increased by no more than 15%, and using the total land area as the basis for calculation. AS3.4 Where the ecologically significant area to be dedicated for public open space or otherwise protected exceeds 30% of the total site area	Not Applicable The proposal involves only a minor amendment to a lease boundary relating to an existing fertiliser manufacturing use. No clearing of vegetation or any works will be required to establish the new boundary.	



Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
	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 Overlay Map OM1 – Rural Subdivision, increased by no more than 25% , and using the total land area as the basis for calculation. AS3.5 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 Overlay Map OM1 - Rural Subdivision, increased by no more than 30%, and using the total land area as the basis for calculation. AS3.6 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 Local Law No 6 – Vegetation Management or a registrable planning covenant. AS3.7 The minimum size of any lot in a hinterland subdivision, established in accordance with the Acceptable Solutions to PC3, is not less than 4,000m². AS3.8 Lot layout is consistent with State Planning Policy 1/92: Development and Conservation of Agricultural Land and its supporting Planning Guidelines – Separating Agricultural and Residential Land Uses.		



Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
	AS3.9 Lot layout is informed by a site analysis that is prepared consistent with Planning Scheme Policy 17 – Site Analysis.		
Safe Access			
PC4 Safe and efficient access for vehicles and pedestrians must be provided.	AS4.1 All lots and building sites are accessible by legal road access, in compliance Planning Scheme Policy 11 – Land Development Guidelines. AS4.2 Driveways internal to the property are not steeper than 25% (1V:4H) for a distance not greater than 50 metres.	Not Applicable The proposal involves only a minor amendment to a lease boundary relating to an existing fertiliser manufacturing use. No changes to access will be required.	
PC5 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 Each new lot has the necessary access easements in place to ensure that no additional accesses are created as a result of the reconfiguration. AS5.2 Notwithstanding the requirements set out in AS1.1.1, lots have a depth-to-frontage ratio less than 1:1. AS5.3 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 Overlay Map OM15 – Pacific Motorway Service Road Types.	Not Applicable The proposal involves only a minor amendment to a lease boundary relating to an existing fertiliser manufacturing use. No changes to access will be required.	
Neighbourhood Design and Character			
PC6 Subdivision of land must provide for a neighbourhood with a strong and positive identity, through: a) clearly readable street and open space networks;	AS6.1 The development is guided by a plan of development based on a site analysis consistent Planning Scheme Policy 17 – Site Analysis, with: a) proposed street network;	Not Applicable The proposal involves only a minor amendment to a lease boundary relating to an existing fertiliser manufacturing use. No subdivision of land is proposed.	



Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
b) appropriate response to site characteristics and setting (including landmarks and views); c) integration with the surrounding urban environment; d) location of community, retail and commercial facilities at focal points, within convenient walking distance for residents; e) shared use of public facilities by adjoining communities (where relevant); f) enhancement of personal safety and minimisation of potential for crime, vandalism and fear by maximising opportunities for casual surveillance of public spaces; g) achieving a sense of place.	b) proposed access arrangements; c) proposed uses of individual lots; d) proposed locations of buildings on each lot; e) proposed open space; f) proposed landscape work theme. AS6.2 The design and layout of the subdivision is consistent with any relevant LAP or structure plan under the Emerging Communities Domain. AS6.3 Lots are arranged to front streets and public open space. AS6.4.1 Battle-axe lots are not created. OR AS6.4.2 Battle-axe lots are created that provide an outlook over public open space.		
PC7 The residential subdivision design must promote the variety in residential streetscapes, rather than rows of uniform dwellings and/or garages.	AS7.1 A variety of building setback requirements on adjacent lots is provided. AS7.2 A variety of lot sizes and shapes are provided within the subdivision. AS7.3 A variety of road carriageway width is provided in the subdivision, in accordance with Planning Scheme Policy 11 – Land Development Guidelines. AS7.4 There is a coordinated design of fencing requirements incorporated with the landscape works for the subdivision.	Not Applicable The proposal involves only a minor amendment to a lease boundary relating to an existing fertiliser manufacturing use. No subdivision of land is proposed.	

Circulation and Access Design



Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
PC8 An overall street network must be provided which: 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; b) provides a high level of internal accessibility and appropriate external connections for vehicles, pedestrian and cycle movements; c) deters through traffic from residential areas and creates safe conditions for local road users, pedestrians and cyclists; d) incorporates street junctions and accesses to lots that are located and spaced to facilitate safe and convenient vehicle movements; e) provides for street widths and lengths that optimise the cost effectiveness of the network and the provision of public utilities; f) allows for efficient and unimpeded movement of buses, without facilitating high traffic speeds on streets that are identified bus routes.	AS8 Where involving the construction of a new road, the development conforms to Planning Scheme Policy 11 – Land Development Guidelines.	Not Applicable The proposal involves only a minor amendment to a lease boundary relating to an existing fertiliser manufacturing use. No new road is proposed.	
PC9 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).	AS9 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).	Not Applicable The proposal involves only a minor amendment to a lease boundary relating to an existing fertiliser manufacturing use. No new road is proposed.	
PC10 The subdivision design must achieve enhanced vehicular permeability and legibility	AS10.1 There are multiple connections and intersections for all roads and streets within	Not Applicable The proposal involves only a minor amendment to a lease boundary relating to	



Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
in the location and layout of roads and streets.	the subdivision. AS10.2 The length of a <i>cul-de-sac</i> does not exceed 120 metres. AS10.3 Where <i>culs-de-sac</i> are used, their design and location allows for future connectivity to adjoining roads or streets.	an existing fertiliser manufacturing use. No subdivision of land is proposed.	
PC11 The subdivision layout must encourage walking and cycling and a safe environment for pedestrians.	AS11.1 Pedestrian routes are located along or visible from all streets. AS11.2 The subdivision layout provides a safe environment for walking and cycling routes. AS11.3 Street and road design, including road width, is a traffic calming measure to encourage lower traffic speeds. AS11.4 There are increased residential densities in proximity to public transport services and transit mode change points. AS11.5 Pedestrian routes provide clear, comfortable and direct access to commercial areas and transit stops. AS11.6 All primary pedestrian routes are bordered by residential frontages, public parks, plazas or commercial uses. AS11.7 Pedestrian paths provide connections between residential and retail areas, where street connections are not feasible. AS11.8 Pedestrian routes through parking lots or at the rear of residential developments are	Not Applicable The proposal involves only a minor amendment to a lease boundary relating to an existing fertiliser manufacturing use. No subdivision of land is proposed.	



Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
	avoided.		
PC12 The subdivision layout must be designed to facilitate integration with adjoining sites and the overall framework for development of the local area.	AS12.1.1 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. OR AS12.1.2 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.	Not Applicable The proposal involves only a minor amendment to a lease boundary relating to an existing fertiliser manufacturing use. No subdivision of land is proposed.	
Retail and Community Services			
PC13 All subdivisions with more than 250 lots are to include appropriate sites for the location of convenience shops and/or community facilities.	AS13.1 A site is allocated to accommodate a convenience shop or an alternative community facility in a subdivision catchment of more than 250 lots. AS13.2 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.	Not Applicable The proposal involves only a minor amendment to a lease boundary relating to an existing fertiliser manufacturing use. No subdivision of land is proposed.	
Energy Efficient Design			
PC14 The street and lot orientation must facilitate the construction of energy efficient buildings that respond to the local climate conditions by: a) maximising solar access to the north in winter; b) minimising solar access to the east and	AS14 No acceptable solution provided.	Not Applicable The proposal involves only a minor amendment to a lease boundary relating to an existing fertiliser manufacturing use. No new lots are proposed.	



Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
west in the summer; c) maximising access to any prevailing summer breezes; d) minimising exposure to prevailing winter winds.			
PC15 Lots are to provide favourable solar access and to allow potential dwellings to take advantage of breezes and other positive natural attributes.	AS15.1 The design and shape of lots on the north and south sides of roads is controlled in response to solar access opportunities. AS15.2.1 Building envelopes or house plans are provided, prior to release of lots smaller than 600m². OR AS15.2.2 Zero lot line design is applied to maximise efficient and flexible use of land.	Not Applicable The proposal involves only a minor amendment to a lease boundary relating to an existing fertiliser manufacturing use. No new lots are proposed.	

Filling and Drainage of Lots

PC16 All lots created have sufficient area that is flood free to safely and adequately accommodate their intended use and development.	AS16.1 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. AS16.2 Any filling to be undertaken to provide the minimum area above the planning flood level required by AS16.1 is in accordance with Specific Development Code 11 – Changes to Ground Level and Creation of New Waterbodies and Constraint Code 9 – Flood Affected Areas and Constraint Code 10 – Natural Wetland Areas and Natural Waterways. AS16.3	Not Applicable The proposal involves only a minor amendment to a lease boundary relating to an existing fertiliser manufacturing use. No new lots are proposed.	
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Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
	Residential lots contain a rectangle above the planning flood level measuring nine metres by 15 metres and clear of all statutory boundary setbacks. AS16.4 Residential lots with an area less than 300m² are square or rectilinear in shape. AS16.5 The flood free area provided in accordance with AS16.1 has access to a road frontage that is flood free. AS16.6 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 Village, Detached Dwelling, Residential Choice, Residential and Tourist, Integrated Business, Local Business and Fringe Business Domains and their LAP precinct equivalents.		

Table to Acceptable Solutions AS16.1

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



Domain	Minimum Area that is Flood Free
Industry 1	1,000m ²
Industry 2	800m ²
Extractive Industry	n/a
Marine Industry	800m ²
Community Purposes	450m ²
Conservation	n/a
Private Open Space	n/a
Public Open Space	1,000m ² or 10% of the total site area, whichever is the greater.
Emerging Communities	450m ² , 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: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
PC17 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.	AS17.1 A Stormwater Management Plan is prepared. AS17.2 A Stormwater Intent Plan is provided for: a) a staged subdivision involving more than five stages, or b) a subdivision resulting in more than 50 lots, or c) a subdivision impacting on three or more sub catchments. AS17.3 Stormwater treatment devices are provided in accordance with Planning Scheme Policy 11 – Land Development Guidelines.	Not Applicable The proposal involves only a minor amendment to a lease boundary relating to an existing fertiliser manufacturing use. There will be no change to the hydrological regime over the subject site.	

Recreation and Sporting Parkland Provision

PC18 The development must provide a Recreation Facilities contribution in accordance with the Priority Infrastructure Plan.	AS18 The development provides a Recreation Facilities contribution taking one of the forms of contribution specified in the Priority	Not Applicable The proposal involves only a minor amendment to a lease boundary relating to an existing fertiliser manufacturing use. No	
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Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
	Infrastructure Plan, Recreation Facilities Infrastructure Charges Schedule.	new lots are proposed.	
PC19 A public open space network must be provided which: a) provides or incorporates a range of recreation settings and can accommodate adequate facilities to meet the needs of the community; b) provides well distributed public open space that contribute to the legibility, accessibility and character of the development; c) creates attractive urban environment settings and focal points; d) establishes a clear relationship between public open space and adjoining land uses; e) facilitates appropriate measures for stormwater and flood management and care of valuable environmental resources; 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 g) is cost effective to maintain.	AS19.1.1 Recreation and Sporting Parklands are designed in accordance with the Priority Infrastructure Plan, Recreation Facilities Design Guideline and approved Council Master Plans. OR AS19.1.2 Public open space is provided in accordance with an already approved open space strategy or development plan.	Not Applicable The proposal involves only a minor amendment to a lease boundary relating to an existing fertiliser manufacturing use. No new lots are proposed.	
PC20 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.	AS20.1 A park has direct road frontages of: a) a minimum of 75% of the total allotment boundary of the park to provide physical access and visibility; or b) a minimum of 15% of the total allotment boundary of the park, where the proposed park is required for conservation purposes; or c) a greater amount of the boundary of the park, where the proposed park is an extension of an existing park with limited	Not Applicable The proposal involves only a minor amendment to a lease boundary relating to an existing fertiliser manufacturing use. No new lots are proposed.	



Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
	road frontage. AS20.2 Recreational components within a dedicated open space are set back a minimum of 30 metres from the top of the bank of a waterway. AS20.3 Land intended for public open space complements existing adjacent and surrounding open space provision, and provides linkages to other open space areas. AS20.4 The design and location of open space areas, access ways and infrastructure provides for a safe recreational opportunity for the community. AS20.5 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.		
PC21 Land intended for public open space must be of a physical standard and condition that permits use of the land for its intended purpose.	AS21.1 Areas of public open space are provided, exclusive of any land affected by unacceptable hazards such as contaminated land under the Contaminated Land Act 1991 or land subject to geotechnical hazard. AS21.2 Adequate areas of public open space for recreation purposes are provided, exclusive of: a) land affect by stormwater or overland flow discharge from adjacent allotments; b) drainage reserves and detention basins which cannot be shown to safely and effectively contribute to the network of parks and open space areas; c) land subject to cut and fill, with a batter	Not Applicable The proposal involves only a minor amendment to a lease boundary relating to an existing fertiliser manufacturing use. No new lots are proposed.	



Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
	slope that exceeds a grade of more than 1 in 6; d) areas of land less than 15 metres wide, such as access and service easements; e) land required to serve primarily as a buffer to any existing development or major transport corridor; and easements. OR AS21.3 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.		
Open Space Safety and Design			
PC22 Open space areas must be designed and managed to promote user safety.	AS22.1 Areas intended for use during times of darkness are lit in accordance with Council's Land Development Guidelines. AS22.2 Landscaping is designed to minimise interference with sightlines. AS22.3 Casual surveillance is achieved through: 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. AS22.4 Interpretive signage is provided to enable clear understanding of points of interest such as the location of public toilets, telephones, environmental or heritage features, routes and park activities where relevant. AS22.5.1	Not Applicable The proposal involves only a minor amendment to a lease boundary relating to an existing fertiliser manufacturing use. No new lots are proposed.	



Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
	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. OR AS22.5.2 Fencing adjoining a park is to be no more than 1.2m in height.		
Environmental Open Space, Habitat and Landscape Protection			
PC23 An environmental open space network must be protected to: 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 b) facilitate appropriate measures for stormwater and flood management and care of valuable environmental resources; c) be cost effective to maintain.	AS23 No acceptable solution provided.	Not Applicable The proposal involves only a minor amendment to a lease boundary relating to an existing fertiliser manufacturing use. No new lots are proposed.	
Infrastructure Connections			
PC24 The design and provision of public utilities, including sewerage, water, electricity, street lighting and communication services, must: a) meet the needs of users; b) ensure the health, safety and convenience of the community; c) be cost effective over their life cycle; d) minimise adverse impacts to the environment (including the amenity of the local area) in the short and long term.	AS24.1 All lots are connected to electricity supply and telecommunications services. A24.2 Electricity supply and telecommunications infrastructure are provided underground, where the development involves the creation of more than five lots. AS24.3 Reticulated water supply and street lighting is provided in accordance with Planning Scheme Policy 11 – Land Development	Not Applicable The proposal involves only a minor amendment to a lease boundary relating to an existing fertiliser manufacturing use. There will be no change to existing services to the subject site.	



Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
	Guidelines, except in the Extractive Industry, Rural, Conservation or Village Domains. AS24.4 Reticulated sewerage is provided in accordance with Planning Scheme Policy 11 – Land Development Guidelines, except in the Extractive Industry, Rural, Conservation, Village or the Park Living Domains. AS24.5 On-site water supply is provided, in accordance with Planning Scheme Policy 11 – Land Development Guidelines for properties in the Extractive Industry, Rural, Conservation and Village Domains. AS24.6 On-site sewage disposal is provided in accordance with Council's Guidelines for the Installation and Operation of Aerobic Wastewater Treatment Plants for Domestic and Small Scale Commercial Users 1995 and AS1547 for properties in the Extractive Industry, Rural, Conservation, Village and Park Living Domains.		
Volumetric Subdivision			
PC25 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.	AS25 No acceptable solution provided.	Not Applicable The proposal involves only a minor amendment to a lease boundary relating to an existing fertiliser manufacturing use. No new lots are proposed.	