

OUR REF: 5738:BC

4th June 2018

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

Via email: DART@goldcoast.qld.gov.au

Attention: Thalia Allsop

Dear Thalia,

**RE: REQUEST TO MAKE A CHANGE APPLICATION TO PRELIMINARY APPROVAL
SECTION 78 OF PLANNING ACT 2016**

**PROPERTY: 31 YELLOWWOOD ROAD, STAPYLTON, 60 STAPYLTON JACOBS WELL ROAD,
STAPYLTON, AND 82 CHRISTENSEN ROAD, STAPYLTON (LOT 4 ON RP6843,
LOT 1 ON RP6882 AND LOT 240 ON W31320)**

We act on behalf of the Applicant, KS8 Pty Ltd, who seek a request to make a change application under s78 of the *Planning Act 2016 (PA)* for the above mentioned property.

We enclose the following:

- Planning Act 2016 Form 5 Change Application, **Appendix A**;
- GCCC Change Application Form, **Appendix B**;
- Owners Consent, **Appendix C**;
- Landuse Classification and Staging Plan, **Appendix D**; and
- M38 Industrial Estate Place Code, **Appendix E**.

As the application will be lodged electronically, the prescribed fee of **\$7,287.80** will be paid upon receiving Council's invoice, in accordance with Council's schedule of fees, being 20% of current land use application fee (\$36,439.00).

1.0 SITE DESCRIPTION

Table 1- Site Summary	
Site Address	60 Stapylton Jacobs Well Road, Stapylton, 82 Christensen Road, Stapylton, & 31 Yellowwood Road, Stapylton
Real Property Description	Lot 1 on RP6882, Lot 240 on W31320 & Lot 4 on RP6843
Total Site Area	771,610m ²

Current Site Use	Rural residential and agricultural purposes, vacant land, Industrial operations soil & fertilizer reconditioning & distribution business.
Local Authority	Gold Coast City Council
Zoning	60 Stapylton Jacobs Well Road, Stapylton, • Low impact industry, Future low impact industry precinct 82 Christensen Road, Stapylton • Medium impact industry, Future medium impact industry 31 Yellowwood Road, Stapylton • Open Space

2.0 APPROVAL HISTORY

Table 2 - Approval History

Approval Reference	Comment
MCU201100650 Dated: 6 May 2013	Preliminary Approval for Making a Material Change of Use (Impact Assessment) to Override The Planning Scheme for Industry Uses
MCU201601390 Dated: 1 November 2016	Request to Change an Existing Approval (Extended 3 May 2023)
MCU201701550 Dated: 23 November 2017	Change Application approval including amended suite of development conditions for MCU201100650
MCU201701550 Dated: 6 March 2018	Submission to satisfy conditions of approval (Landuse Classification and Staging Plan, and Generations Industrial Park Place Code)

3.0 BACKGROUND

The Applicant has recently submitted Stage 1 of the M38 Industrial Estate to create industrial allotments, operational works for earthworks and vegetation clearing.

The Stage 1 application is currently with Council that are assessing the Information Request response recently submitted, and awaiting SARA's Information Request response/conditions before entering into the Decision Making stage.

This Change Application is in response to Council's Information Request for Stage 1 (dated 28 March 2018), in particular, Item 1 b(ii) that states, *"Prepare and submit to Council for approval a Change application to the Preliminary approval, with particular regard to the approved staging plan and associated conditions of approval, which addresses all conflicts"*.

The following is a summary of the conditions that the applicant seeks to amend given a review of the Preliminary Approval conditions, Landuse Classification and Staging Plan, and Place Code in association with the Stage 1 development application.

4.0 CONDITION SUMMARY

- Condition C 1a - Amend plans/drawings,
 - amend wording;
- Condition C 2a - Staged construction of development,
 - amend wording;
- Condition C 9 - Staged development,
 - amend wording;
- Condition C 10 - Roadworks Design,
 - amend wording;
- Condition C 15 - Detailed landscape plan to be submitted for approval relating to landscape buffers,
 - amend wording;
- Conditions C 16 - 23 - Covenant Area,
 - delete conditions;
- Condition C 24 - Transfer of open space,
 - delete condition;
- Condition C 61 - Dual water supply reticulation (potable and recycled),
 - delete condition;
- Condition C 65 - Installation of property service, dual water meter box and meters,
 - amend wording; and
- Condition C 68 - Rainwater tanks – dual reticulated water supply regions,
 - delete condition.

5.0 CHANGES REQUESTED UNDER SECTION 78 OF THE PLANNING ACT

The Applicant proposes to amend the following conditions as outlined below:

5.1 APPROVED PLAN AND PLACE CODE

The Applicant proposes to amend the existing Condition C 1a, that currently read as follows:

C 1a Amended plans/drawings/documents to be submitted

Plan No.	Rev	Title	Date	Prepared By
5093 P 00 1	A	Landuse Classification and Staging Plan	23 January 2018	Gassman Development Perspectives
-	-	Generations Industrial Park Place Code	January 2018	Gassman Development Perspectives

Council have recently approved a 'submission of Information to satisfy conditions of approval' dated 6 March 2018, that has approved a Landuse Classification and Staging Plan, referenced as 'Plan no. P 001 Revision A dated 23 January 2018', that superseded the plan identified in the Preliminary Approval conditions table.

An amended Landuse Classification and Staging Plan has been submitted as part of this current request that reflects the Stage 1 Reconfiguring a Lot (create 38 industrial lots, balance lot, new road and stormwater retention basin), subdivision layout, please refer to **Appendix D**.

The staging boundaries have been amended as follows:

Stages	Approved	Proposed
Stage 1	4.015ha	16.20ha
Stage 2	36.404ha	29.76ha
Stage 3	21.552ha	4.811ha
Stage 4	9.785ha	22.343ha

The amended plan provides for a layout that provides for an increase in Stage 1 developable area and providing the main entrance to the estate from Stapylton Jacobs Well Road, as well as providing for an increase in the number of allotments to allow for a financial and economical development for this stage. The other notable change is the decrease in stage 2 and 3, and an increase of area in Stage 4.

The proposed new plan should be approved and referred to in the Table.

Other amendments include:

- Precinct A realigned with the road internal layout providing a clear precinct alignment and distinction, with no confusion with the precinct boundary traversing through proposed allotments;
- Precinct D reduced in area to allow Precinct B to be extended and provide a frontage along Christensen Road;
- the above amends the precinct areas as follows:
- - o Precinct A reduces in area from 4.0ha to 2.39ha;
 - o Precinct B increase from 54.831ha to 57.369ha; and
 - o Precinct D decreases in area from 1.31ha to 1.16ha.

Generations Industrial Park Place Code is required to be amended as a result of amending the Landuse Classification and Staging Plan, renaming of the estate to 'M38 Industrial Estate', and a result of the Stage 1 proposal and updating, as follows:

- replace wording 'Generations Industrial Park' and replace with 'M38 Industrial Estate'.
- update reference to the amended Landuse Classification and Staging Plan;
- As the proposal is to remove reference to the covenant area and be a landscape buffer to the adjoining land fill, therefore the Acceptable Solution AS25.7 wording should be deleted that currently reads:

AS25.7 A minimum of twenty (20) metre wide north south landscape buffer is provided along the eastern boundary of the site within the covenant area, and delete the reference to covenant area and words underlined.

Recommend

The condition be amended to read as follows:

Plan No.	Rev	Title	Date	Prepared By
5738 P 00 1	C	Landuse Classification and Staging Plan	30 May 2018	Gassman Development Perspectives
-	-	M38 Industrial Estate Place Code	May 2018	Gassman Development Perspectives

5.2 STAGED CONSTRUCTION

The Applicant proposes to amend the existing Condition C 2a, that currently read as follows:

C 2a Staged construction of development

- a *Subject to the changes required by Condition 1 within section B of this Decision Notice, the stages as shown on the following plan are approved (subject to the relevant Operational Works approvals):*
*xxx Landuse Classification and Staging Plan, drawing **5093 P 00 12A**, dated 06/11/2012 and prepared by Gassman Development Perspectives.*
- b *The construction of the development must be in sequence of the stages shown on the approved staging plan.*
- c *Deleted.*
- d *Any subsequent proposed amendments to the approved staging plan (including sequence of development must be approved by the Chief Executive Officer.)*

The Applicant seeks to amend the approved Staging Plan to reflect new staging boundaries in accordance with Applicants requirements and current market demands, refer **Appendix D** for the amended Landuse Classification and Staging Plan.

The proposal:

- amends the staging boundary predominantly for Stage 1 of the estate, to provide the entrance from Stapylton Jacobs Well Road rather than from DeBortoli Road;
- increasing the Stage 1 area from 4.051ha to 16.15ha;
- decreasing Stage 2 area from 36.404ha to 29.76ha;
- decreasing Stage 3 area from 21.552ha to 4.81ha; and
- increasing Stage 4 area from 9.785ha to 22.343ha.

Recommend

The condition be amended to read as follows:

C 2a Staged construction of development

- a Subject to the changes required by Condition 1 within section B of this Decision Notice, the stages as shown on the following plan are approved (subject to the relevant Operational Works approvals):

Landuse Classification and Staging Plan, drawing 5738 P 001 Revision C dated 30-05-18 prepared by Gassman Development Perspectives.

- b The construction of the development must be in sequence of the stages shown on the approved staging plan.
- c Deleted.
- d Any subsequent proposed amendments to the approved staging plan (including sequence of development must be approved by the Chief Executive Officer.)

5.3 STAGED DEVELOPMENT

The Applicant proposes to amend the existing Condition C 9, that currently read as follows:

C 9 Staged development

Subject to the changes required by Condition 1 within section B of this Decision Notice the stages as shown on Proposal Plan / Staging Plan: 5093 P00 12A, Land Use Classification and Staging Plan, dated 06/11/12 and prepared by Gassman Development Perspectives are approved for the purposes of construction (subject to the relevant Operational Work approvals) and compliance assessment of subdivision plans, subject to the following requirements:

The condition refers to the Landuse Classification and Staging Plan that should be amended accordingly to reflect the proposed and approved plan lodged with this change application, refer **Appendix D**.

Recommend

The condition be amended to read as follows:

C 9 Staged development

Subject to the changes required by Condition 1 within section B of this Decision Notice the stages as shown on Proposal Plan / Staging Plan: **5738 P00 1 Revision C Land Use Classification and Staging Plan, dated 30-05-18 and prepared by Gassman Development Perspectives** are approved for the purposes of construction (subject to the relevant Operational Work approvals) and compliance assessment of subdivision plans, subject to the following requirements.

5.4 ROADWORKS DESIGN

The Applicant proposes to amend the existing Condition C 10, that currently read as follows:

C 10 Roadworks Design (Stage 4)

Prior to the issue of any development approval for Stage 4, detailed design for roadworks must be submitted for the following:

- a the upgrade of Christensen Road and Christensen Road South;*
- b the intersection of Christensen Road and proposed Road 1;*
- c the intersection of Christensen Road and the Eastern Service Road;*
- d the re-prioritisation of the intersection of Christensen Road and Christensen Road South.*

The designed works must be supported by a Traffic Impact Assessment Report, and must be completed at no cost to Council and to the satisfaction of the Chief Executive Officer.

Advice Note: Any identified roadworks supported by Council will be conditioned for construction as part of future development applications associated with Stage 4.

The proposed Staging Plan indicates the internal road layout onto Christensen Road now in Stage 3, rather than the previous Stage 4.

The reference to the staging should be amended accordingly.

Recommend

The condition be amended to read as follows:

C 10 Roadworks Design (Stage 3)

Prior to the issue of any development approval for Stage 3, detailed design for roadworks must be submitted for the following:

- a the upgrade of Christensen Road and Christensen Road South;
- b the intersection of Christensen Road and proposed Road 1;
- c the intersection of Christensen Road and the Eastern Service Road;

- d the re-prioritisation of the intersection of Christensen Road and Christensen Road South.

The designed works must be supported by a Traffic Impact Assessment Report, and must be completed at no cost to Council and to the satisfaction of the Chief Executive Officer.

Advice Note: Any identified roadworks supported by Council will be conditioned for construction as part of future development applications associated with Stage 3.

5.5 LANDSCAPE BUFFERS STAGE 2

The Applicant proposes to amend the existing Condition C 15, that currently reads ,'in part' as follows:

C 15 Detailed landscape plan to be submitted for approval relating to landscape buffers within Stage 2

- a *In relation to the landscape buffer ten (10) metres wide for the length of the western property boundary of Precinct A and six (6) metres wide for the entire length of the subject site adjoining the Stapylton Jacobs Well Road frontage, the applicant must submit to Council for approval a detailed landscape plan, by making a development application for operational work (landscape work).*
- b *Approval of proposed landscape work (adjoining Precinct A) must be obtained prior to the commencement of works relating to Stage 2 of this development. These approved landscape work must be constructed prior to the commencement of use of any part of Stage 2 of this development...*

The proposed Staging Plan indicates the landscape buffers areas in Stage 1, rather than the previous Stage 2.

The reference to the staging should be amended accordingly.

Recommend

The condition be amended to read as follows:

C 15 Detailed landscape plan to be submitted for approval relating to landscape buffers within Stage 1

- a In relation to the landscape buffer ten (10) metres wide for the length of the western property boundary of Precinct A and six (6) metres wide for the entire length of the subject site adjoining the Stapylton Jacobs Well Road frontage, the applicant must submit to Council for approval a detailed landscape plan, by making a development application for operational work (landscape work).
- b Approval of proposed landscape work (adjoining Precinct A) must be obtained prior to the commencement of works relating to Stage **1** of this development. These approved landscape work must be constructed prior to the commencement of use of any part of Stage **1** of this development...

5.6 COVENANT AREA

The Applicant proposes to amend the existing Conditions C 16-C 23, that relate to the Covenant Area toward the eastern boundary.

The Applicant considers that providing a covenant over the 20 metre landscape buffer area to be unnecessary.

The 20 metre buffer acts as a 'buffer to a buffer' that exists on the adjoining landfill site. The purpose is to provide a visual landscaped area in this region and protect any buildings from being constructed within this particular setback area.

Also to note that the building setback for this precinct (Precinct C) from the adjoining boundary of the Stapylton Landfill is 50 metres and recognises this vegetated buffer, as indicated in PC4 Building Setback and AS4.4 of the Place Code.

"Building shall be setback 50 metres from the adjoining property boundary of the 'Stapylton Landfill'. The 50 metres shall be inclusive of the vegetated buffer area adjoining the eastern property boundary".

The imposition of preparing a covenant management plan and associated documents on both the Applicant and Council, is not considered necessary in this instance.

Recommend

Delete conditions C 16-C 23 that relate to the Covenant Area.

5.7 TRANSFER OPEN SPACE

The Applicant proposes to amend the existing Condition C 24, that currently reads, as follows:

C 24 Transfer of open space

- a *The applicant must transfer to Council the areas of public open space listed below, as identified on the plans indicated (subject to any amendments required by these conditions):*

Purpose	Description on Plan	Plan Reference
Conservation Area	Area D – Open Space/Reserve	Land Use Classification and Staging Plan, Drawing 5093 P 0012A, prepared by Gassman Development Perspectives and dated 06/11/2012.

The proposed Landuse Classification and Staging Plan amends the above plan that requires to be referenced to, and should be amended.

Recommend

The condition be amended to read as follows:

Purpose	Description on Plan	Plan Reference
Conservation Area	Area D – Open Space/Reserve	Land Use Classification and Staging Plan, Drawing 5738 P 001 Revision C , prepared by Gassman Development Perspectives and dated 30-05-18.

5.8 DUAL WATER SUPPLY RETICULATION

- The Applicant proposes to amend the existing Condition C 61, that currently read as follows:

C 61 Dual water supply reticulation (potable and recycled)

The development must be connected to Council's dual water reticulation system (potable and recycled supply) at the applicant's cost.

The requirement for connection to dual water reticulation is no longer a requirement for Council, therefore, it is respectfully requested that the condition be deleted.

Recommend

The condition be deleted.

5.9 PROPERTY SERVICE, DUAL WATER METER BOX AND METERS

The Applicant proposes to amend the existing Condition C 65, that currently read as follows:

C 65 Installation of property service, dual water meter box and meters

The applicant must, prior to a request for compliance assessment of the overall development:

- Provide property service and dual water meter box at the boundary of the development site in accordance with Gold Coast City Council Planning Scheme Policy 11 – Land Development Guidelines, Standard Specifications and Drawings; and*
- A complete property service connection that includes the meter installation and tapping of the main shall be installed by the Council the time of the building application and at the cost of the applicant.*
- All development shall comply with Clause 4.2.7 of Gold Coast City Council Planning Scheme Policy 11 – Land Development Guidelines.*

Reticulated recycled water is no longer in use within the City and as such dual meters will not be required, therefore the condition should be deleted.

Recommend

The condition be deleted.

5.10 RAINWATER TANKS

- The Applicant proposes to amend the existing Condition C 68, that currently read as follows:

C 68 Rainwater tanks – dual reticulated water supply regions

*To achieve water savings targets in dual reticulated water supply regions all: a
“Commercial Building” or “Non-residential Building” must meet the
requirements of Clause 7.3.2.4 (Rainwater Tanks) of Planning Scheme Policy
11- Land Development Guidelines 2005 as amended from time to time.*

*Advice Note: The terms ‘Commercial Building’ and ‘Non-residential Building’ are defined
in the code.*

The requirement for mandatory rainwater tanks is no longer enforced, and therefore respectfully request that this condition be deleted.

Recommend

The condition be deleted.

6.0 PLANNING ACT LEGISLATIVE AND STATUTORY CONSIDERATIONS

6.1 PA – MINOR CHANGE ASSESSMENT PROVISIONS

To assist the determination of this minor change application, detailed assessment of the requested changes has been undertaken against the assessment provisions as outlined within section 81 of the *Planning Act 2016* in which the responsible.

The outcome of this assessment is as follows:

81(3)(a) *must assess against, or have regard to, the matters that applied when the development application was made; and*

Comment: The original development application was considered under the 2003 Planning Scheme that identified the subject land as Future Business and Industry Precinct and Open Space Precinct of the Yatala Enterprise Local Area Plan

The Preliminary Approval allowed for making a Material of Change to override the Planning Scheme for Industry Uses.

This request does not alter the matters that applied when the development application was made.

81(3)(b) *may assess against, or have regard to, the matters that applied when the change application was made.*

Comment: The proposed amendment to the conditions is to predominantly allow for an amended staging plan for the overall development of the industrial estate. The precinct boundaries remain relatively unaltered and the overall site area remains the same.

The preliminary approval sets the parameters of the development via the approved place code (Generations Industrial Park Place Code (M38 Industrial Estate)) that provides level of assessment, performance criteria and acceptable solutions, and urban design standards.

6.2 PLANNING ACT SCHEDULE 2 (DICTIONARY)

Chapter 1 Section 6 of the *PA* provides the Definitions and meanings of particular words used throughout the Act, and refers specifically to the Dictionary in Schedule 2.

Schedule 2 provides the definition of ‘minor change’:

- (a) for a development application; and
- (b) for a development approval.

For this particular application request, a minor change ‘for a development approval’ is relevant.

The definition assists in providing a guideline to the compliance within meaning of minor change, and is presented in the below table.

Table 1

Minor Change	
(b) for a development approval-	Comment/Compliance
(i) would not result in substantially different development; and	Complies The proposal does not result in substantially different development, as indicated in Table 2 below. It is the same land use, within the same development footprint and site area. As such, the proposal is seen as generally consistent with the original approval.
(ii) if a development application for a development including the change, were made when the change application is made would not cause –	

Minor Change	
(b) for a development approval-	Comment/Compliance
(A) the inclusion of prohibited development in the development; or	Complies The proposed change would not result in prohibited development.
(B) referral to a referral agency, other than to the chief executive, if there were no referral agencies for the development application; or	Not Applicable
(C) referral to extra referral agencies, other than to the chief executive officer; or	Not Applicable
(D) a referral agency to assess the application against, or have regard to, matters prescribed by a regulation under section 55(2), other than matters the referral agency must have assessed the application against, or have had regard to, when the application was made; or	Not Applicable
(E) public notification if public notification was not required for the development application.	Complies The development application has always required impact assessment.

Table 2

DA Rules Schedule 1 - Substantially different development	
A change may be considered to result in a substantially different development if the proposed change:	
Test	Comment/Compliance
(a) involves a new use; or	Complies Proposal does not involve a new use or additional impacts above what was originally approved.
(b) results in the application applying to a new parcel of land; or	Complies The proposal is over the same parcel of land.
(c) dramatically changes the built form in terms of scale, bulk and appearance; or	Complies The proposal does not involve a dramatic change in built form in terms of scale, bulk and appearance.
(d) changes the ability of the proposed development to operate as intended; or	Complies The proposal does not change the ability of the

	land use to function or operate.
(e) removes a component that is integral to the operation of the development; or	Complies The proposal does not remove any integral component to the proposed development or operation of the development.
(f) significantly impacts on traffic flow and the transport network, such as increasing traffic to the site; or	Complies The proposal does not involve a change to the type and yield of development. Accordingly, the traffic generation potential and nature (scale, location etc) of traffic flows and impacts will be generally consistent with the already approved application.
(g) introduces new impacts or increase the severity of known impacts; or	Complies The proposal will not introduce or exacerbate any portion of the proposed development that already has been assessed as part of the approved application.
(h) removes an incentive or offset component that would have balanced a negative impact of the development; or	Complies The proposal does not remove any incentive or offset component in relation to the proposed development.
(i) impacts on infrastructure provisions.	Complies The proposal does not involve a change that would impact on the provision of planned infrastructure.

Given the above, we are of the position that the proposed changes generally comply with the relevant provisions under the PA.

7.0 CONCLUSION

Having consideration to the above compliance statement and attached information, it is considered that the proposed change to the conditions of approval are relatively minor in nature and are consistent with those that are generally envisaged under s78 of the PA.

If you require any further information or have any queries, please contact the undersigned.

Yours faithfully,

GASSMAN DEVELOPMENT PERSPECTIVES PTY LTD



Barry Craddock

Senior Town Planner

Appendix A - Planning Act 2016 Form 5 Change Application

Appendix B - GCCC Change Application Form

Appendix C - Owners consent

Appendix D - Landuse Classification and Staging Plan

Appendix E - M38 Industrial Estate Place Code

Appendix A – Planning Act 2016 Form 5 Change Application

Appendix B – GCCC Application Form

Appendix C – Owners Consent

Appendix D – Amended Landuse Classification and Staging Plan

Appendix E – M38 Industrial Estate Place Code

Change application form

Planning Act Form 5 (version 1.0 effective 3 July 2017) made under Section 282 of the Planning Act 2016.

This form is to be used for a change an application made under section 78 of the *Planning Act 2016*. It is important when making a change application to be aware of whether the application is for a minor change that will be assessed under section 81 of the *Planning Act 2016* or for an 'other' change that will be assessed under section 82 of the *Planning Act 2016*.

An applicant must complete all parts of this form, and provide any supporting information that the form identifies as being required to accompany the change application, unless stated otherwise. Additional pages may be attached if there is insufficient space on the form to complete any part.

Note: All terms used in this form have the meaning given under the *Planning Act 2016*, the *Planning Regulation 2017*, or the *Development Assessment Rules (DA Rules)*.

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	KS8 Pty Ltd
Contact name (only applicable for companies)	C/ Gassman Development Perspectives
Postal address (P.O. Box or street address)	PO Box 392
Suburb	Beenleigh
State	Queensland
Postcode	4207
Country	Australia
Email address (non-mandatory)	bcraddock@gassman.com.au
Mobile number (non-mandatory)	-
Applicant's reference number(s) (if applicable)	5738

2) Owner's consent - Is written consent of the owner required for this change application?
Note: section 79(1)(b)(iii) of the <i>Planning Act 2016</i> states the requirements in relation to owner's consent.
☒ Yes – the written consent of the owner(s) is attached to this change application ☐ No – proceed to 3) in Part 2

PART 2 – RESPONSIBLE ENTITY DETAILS

3) Identify the responsible entity that will be assessing this change application
Note: see section 78(3) of the <i>Planning Act 2016</i>
Gold Coast City Council

PART 3 – CHANGE DETAILS

4) Provide details of the existing development approval subject to this change application			
Approval type	Reference number	Date issued	Assessment manager/approval entity
☐ Development permit ☒ Preliminary approval	MCU201100650	6 May 2013	Gold Coast City Council
☐ Development permit ☐ Preliminary approval			

5) Type of change proposed

5.1) Provide a brief description of the changes proposed to the development approval (e.g. changing a development approval for a 5 unit apartment building to provide for a 6 unit apartment building):

Amending or deleting relevant conditions of approval, and amending the Landuse Classification and Staging Plan and Place Code, of the Preliminary Approval for making a Material Change of Use to Override the Planning Scheme for Industry Uses, to be aligned with the amended Staging Plan.

5.2) What type of change does this application propose?

☒ Minor change application – proceed to Part 4

☐ Other change application – proceed to Part 5

PART 4 – MINOR CHANGE APPLICATION REQUIREMENTS**6) Are there any affected entities for this change application**

☒ No – proceed to Part 6

☐ Yes – list all affected entities below and proceed to Part 6

Note: section 80(1) of the Planning Act 2016 states that the person making the change application must give notice of the proposal and the details of the change to each affected entity as identified in section 80(2) of the Planning Act 2016.

Affected entity	Pre-request response provided? (where a pre-request response notice for the application has been given, a copy of the notice must accompany this change application)	Date notice given (where no pre-request response provided)
	☐ No ☐ Yes – pre-request response is attached to this change application	
	☐ No ☐ Yes – pre-request response is attached to this change application	
	☐ No ☐ Yes – pre-request response is attached to this change application	

PART 5 – OTHER CHANGE APPLICATION REQUIREMENTS

Note: to complete this part it will be necessary for you to complete parts of DA Form 1 and in some instances parts of DA Form 2, as mentioned below. These forms are available at www.dilgp.qld.gov.au.

7) Location details - Are there any additional premises included in this change application that were not part of the original development approval?

☐ No

☐ Yes – complete Part 2 (Location details) of DA Form 1 as it relates to the additional premises is completed and provided with this application.

8) Development details

8.1) Are there any new or changed development aspects included in this change application that are not part of the original development approval?

☐ No – proceed to 9)

☐ Yes – the completed Sections 1 and 2 of Part 3 (Development details) of DA Form 1 as these sections relate to the new or changed aspects of development are provided with this application.

8.2) Does the change application involve building work?

☐ No

☐ Yes – the completed Part 5 (Building work details) of DA Form 2 as it relates to the change application is provided with this application.

9) Referral details - Do any aspects of the change application require referral for any referral requirements?

Note: The application must be referred to each referral agency triggered by the change application as if the change application was the original development application including the proposed change.

- ☐ No
- ☐ Yes – the completed Sections 1 and 2 of Part 5 (Referral details) of DA Form 1 as it relates to the change application is provided with this application. Where referral is required for matters relating to building work the referral checklist for building work is also completed.

10) Information request under Part 3 of the DA Rules

- ☐ I agree to receive an information request if determined necessary for this change application
- ☐ I do not agree to accept an information request for this change application

Note: By not agreeing to accept an information request I, the applicant, acknowledge:

- that this change application will be assessed and decided based on the information provided when making this change application and the assessment manager and any referral agencies relevant to the change application are not obligated under the DA Rules to accept any additional information provided by the applicant for the change application unless agreed to by the relevant parties
- Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.

Further advice about information requests is contained in the [DA Forms Guide](#).

11) Further details

- ☐ Part 7 of DA Form 1 is completed as if the change application was a development application and is provided with this application.

PART 6 – CHECKLIST AND APPLICANT DECLARATION**12) change application checklist**

I have identified the:

- responsible entity in 3); and
- for a minor change, any affected entities; and
- for an 'other' change all relevant referral requirement(s) in 9)

☒ Yes

Note: See the [Planning Regulation 2017](#) for referral requirements

For an 'other' change application, the relevant sections of *DA Form 1 – Development details* have been completed and is attached to this application

☐ Yes

☒ Not applicable

For an 'other' change application, where building work is associated with the change application, the relevant sections of *Form 2 – Building work details* have been completed and is attached to this application

☐ Yes

☒ Not applicable

Supporting information addressing any applicable assessment benchmarks is attached to this application

Note: This includes any templates provided under 23.6) of DA Form 1 that are relevant as a result of the change application, a planning report and any technical reports required by the relevant categorising instrument(s) (e.g. the local government planning scheme, State Planning Policy, State Development Assessment Provisions). For further information, see [DA Forms Guide: Planning report template](#).

☒ Yes

Relevant plans of the development are attached to this development application

Note: Relevant plans are required to be submitted for all relevant aspects of this change application. For further information, see [DA Forms Guide: Relevant plans](#).

☒ Yes

24) Applicant declaration

- ☒ By making this change application, I declare that all information in this change application is true and correct.
- ☒ Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the responsible entity and any relevant affected entity or referral agency for the change application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001*.

Note: It is unlawful to intentionally provide false or misleading information.

Privacy – Personal information collected in this form will be used by the responsible entity and/or chosen assessment manager, any relevant affected entity or referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the change application.

All information relating to this change application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.

Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, Planning Regulation 2017 and the DA Rules except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the Planning Regulation 2017, and the access rules made under the *Planning Act 2016* and Planning Regulation 2017; or
- required by other legislation (including the *Right to Information Act 2009*); or
- otherwise required by law.

This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

PART 7 – FOR OFFICE USE ONLY

Date received: Reference number(s):

QLeave notification and payment

Note: For completion by assessment manager if applicable

Description of the work	
QLeave project number	
Amount paid (\$)	
Date paid	
Date receipted form sighted by assessment manager	
Name of officer who sighted the form	

The *Planning Act 2016*, the *Planning Regulation 2017* and the DA Rules are administered by the Department of Infrastructure, Local Government and Planning. This form and all other required change application materials should be sent to the responsible entity.

Request to make a change application

**Planning and Environment
Planning Assessment
City Development**

PO Box 5042 GOLD COAST MC QLD 9729

P: 07 5582 8866 F: 07 5596 3653

W: cityofgoldcoast.com.au**Please use BLOCK LETTERS and complete all details in full****Privacy statement**

Council of the City of Gold Coast (Council) is collecting your personal information in order to provide the services requested, perform associated Council functions and services, and to update and maintain Council's customer information records. Your information is handled in accordance with the **Information Privacy Act (Qld) 2009** and may only be accessed by Councillors, Council employees and authorised contractors. Unless authorised or required by law, we will not provide your personal information to any other person or agency. For further information go to <http://www.cityofgoldcoast.com.au/privacy>.

Council may also use your personal information in order to contact you to provide you with information regarding Council functions and services. If you do not wish to receive such information please opt out using the unsubscribe link in the communication material sent to you.

Request type (Please select)

Minor change to the development approval (<i>Planning Act 2016</i>)	X
Minor change to the conditions imposed by Council as referral agency in relation to building work	
Other changes	

Applicant details

Name	KS8 Pty Ltd C/ Gassman Development Perspectives		
Postal address	PO Box 392 Beenleigh		
Primary phone	07 3807 3333	Alternative phone	
Facsimile		Email	bcraddock@gassman.com.au

Property details

Lot number	1 , 240, 4	Registered plan number	RP6882, W31320, RP6843
Property address	60 Stapylton Jacobs Well Road, Stapylton, 82 Christensen Road, Stapylton, and 31 Yellowwood Road, Stapylton		
Existing approval number	MCU201100650		
Date of approval	6 May 2013		
The City's reference file number	PN163781/01/DA1		

Details of existing approval (Please select)

Development permit	Environmentally relevant activity		Material change of use	X
Operational works	Preliminary approval	X	Reconfiguration of lot	

Fees

The fees for this application can be found on the last page of this form.

These fees are in accordance with Councils regulatory fees and non-regulatory charges in place at time of lodgement. A copy of the Councils regulatory fees and non-regulatory charges can be found on the website cityofgoldcoast.com.au

Payment Options

Business partner account (BP)	
Business partner name	Business partner number
Cash, cheque or credit card at any of Council's branch offices. For branch office locations and operating hours, please refer to Council's website.	
Please be advised that payment by credit card will incur a surcharge.	
Cheque or money order may be posted to Council's post office box address as above. Please ensure that you provide	

Office use only

Date received		Fee paid	
Received by		Receipt number	
Business partner name		Account number	
Business partner number		AMS code	(if applicable)

adequate reference details or attachments to allow the cheque to be appropriately receipted.

Details of the request

Condition number	Condition C 1 a
Description of requested change to condition	Amend plans/drawings (APPROVED PLANS/DRAWINGS/DOCUMENTS) Landuse Classification & Staging Plan and Place Code

Justification for change

Please refer to accompanying planning report dated 30 May 2018.

Condition number	C 2 a
Description of requested change to condition	Staged construction of development (APPROVED PLANS/DRAWINGS/DOCUMENTS)

Justification for change

Please refer to accompanying planning report dated 30 May 2018.

Condition number	C 9
Description of requested change to condition	Staged development (CITY TRANSPORT)

Justification for change

Please refer to accompanying planning report dated 30 May 2018.

Condition number	C 10
Description of requested change to condition	Roadworks Design Stage 4 (CITY TRANSPORT)

Justification for change

Please refer to accompanying planning report dated 30 May 2018.

Condition number	C 15
Description of requested change within Stage 2 (LANDSCAPING)	Detailed landscape plan to be submitted for approval relating to landscape buffers

Justification for change:

Please refer to accompanying planning report dated 30 May 2018.

Condition numbers	C 16-23
Description of requested change AND COVENANT)	Covenant Area (COVENANT AREA - PROHIBITED ACTIVITIES, MANAGEMENT

Justification for change:

Please refer to accompanying planning report dated 30 May 2018.

adequate reference details or attachments to allow the cheque to be appropriately receipted.

Details of the request

Condition number	Condition C 1 a
Description of requested change to condition	Amend plans/drawings (APPROVED PLANS/DRAWINGS/DOCUMENTS) Landuse Classification & Staging Plan and Place Code

Justification for change

Please refer to accompanying planning report dated 30 May 2018.

Condition number	C 2 a
Description of requested change to condition	Staged construction of development (APPROVED PLANS/DRAWINGS/DOCUMENTS)

Justification for change

Please refer to accompanying planning report dated 30 May 2018.

Condition number	C 9
Description of requested change to condition	Staged development (CITY TRANSPORT)

Justification for change

Please refer to accompanying planning report dated 30 May 2018.

Condition number	C 10
Description of requested change to condition	Roadworks Design Stage 4 (CITY TRANSPORT)

Justification for change

Please refer to accompanying planning report dated 30 May 2018.

Condition number	C 15
Description of requested change within Stage 2 (LANDSCAPING)	Detailed landscape plan to be submitted for approval relating to landscape buffers

Justification for change:

Please refer to accompanying planning report dated 30 May 2018.

Condition numbers	C 16-23
Description of requested change AND COVENANT)	Covenant Area (COVENANT AREA - PROHIBITED ACTIVITIES, MANAGEMENT

Justification for change:

Please refer to accompanying planning report dated 30 May 2018.

Condition number C 24
 Description of change Transfer of open space (OPEN SPACE)
 Justification for change:
 Please refer to accompanying planning report dated 30 May 2018.

Condition number C 61
 Description of change Dual water supply reticulation (potable and recycled) (WATER SUPPLY RETICULATION)
 Justification for change:
 Please refer to accompanying planning report dated 30 May 2018.

Condition number C 65
 Description of change Installation of property service, dual water meter box and meters (WATER SUPPLY RETICULATION)
 Justification for change:
 Please refer to accompanying planning report dated 30 May 2018.

Condition number C 68
 Description of change Rainwater tanks – dual reticulated water supply regions (WATER SUPPLY RETICULATION)
 Please refer to accompanying planning report dated 30 May 2018.

Details of the request

Please provide any relevant history of the application

- MCU201100650, Dated: 6 May 2013 - Preliminary Approval for Making a Material Change of Use (Impact Assessment) to Override The Planning Scheme for Industry Uses
- MCU201601390, Dated: 1 November 2016 - Request to Change an Existing Approval (Extended 3 May 2023)
- MCU201701550, Dated: 23 November 2017 - Change Application approval including amended suite of development conditions for MCU201100650
- MCU201701550, Dated: 6 March 2018 - Submission to satisfy conditions of approval (Landuse Classification and Staging Plan, and Generations Industrial Park Place Code)

Resource owners agreement

If an application for the existing approval was being lodged now, would evidence be required to support the application because it involved taking or interfering with State-owned resource? (refer to *Planning Act 2016*)

Yes

No

If yes – the written agreement of the chief executive from whom evidence would need to be obtained under the *Planning Act 2016* must be attached

Referral agencies

Were there one or more referral agencies involved in the original approval?

X

Yes

No

If Yes

Referral Agencies
 (Use a separate row for each agency)

Department of Natural Resources and Mines
 Department of Transport and Main Roads
 Department of State Development Infrastructure and Planning

Has the applicant sent a copy of the request to the referral agency? – **NOT APPLICABLE**

Yes – please attach evidence of referral

Yes

X

No

Details are pre-request response notice

Has a pre-request response notice been issued from a referral agency in relation to this application in accordance with the *Planning Act 2016*

Yes

X

No

Declaration

I/ We, the owner/s of the land, consent to the making of this request

Name		Signature		Date	
Name		Signature		Date	
Name		Signature		Date	
Name		Signature		Date	

Applicants declaration

By making this request I declare that:

- The information provided in this form is complete and correct
- I have read the privacy notice

Please Note: A request to make a change application may lead to a change in the relevant infrastructure charges

Signature		Date	4 June 2018
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Notes

- Applications can be lodged at a Customer Service Centre or mailed to Council, accompanied by a cheque.
- Lodge applications via email DART@goldcoast.qld.gov.au

Customer Service Centres where you may choose to lodge your application

City of Gold Coast Customer Service Centres are open from 8.15am to 4.30pm, Monday to Friday

Broadbeach office - 61 Sunshine Boulevard, Mermaid Waters**Bundall** - 8-10 Karp Court, Bundall**Burleigh Heads office** - Park Avenue, Burleigh Heads**Coolangatta office** - Showcase on the Beach, Griffith Street Coolangatta**Helensvale office** - Corner Lindfield Road and Sir John Overall Drive, Helensvale**Nerang** - 833 Southport Nerang Road, Nerang**Palm Beach office** - 26 Eleventh Avenue, Palm Beach**Southport office** - 47 Nerang Street, Southport**Upper Coomera office** - 90 Reserve Road (corner Reserve and Abraham Roads), Upper Coomera**Fees**

Fee name [✓] please tick applicable fee(s) Account number Amount

Material Change of Use and Reconfiguration of a Lot applications

	Request to change development application – minor change (as defined <i>Schedule 2, Planning Act 2016</i>)	99096	\$623.00
	Minor change to the conditions imposed by Council as referral agency in relation to building work (referral agency assessment for amended siting variations)	98958	Fee amount is 50% of current variation - sitings fee (\$573.00)
	Request for other changes	99096	POA
X	Request to change development approval, includes pre-request response notice	99096	Fee amount is 20% of current application fee (up to a maximum of \$14,584.00).
	Request to make a change - minor change • Change that affects up to three contiguous lots within a ROL approval • Change to conditions based on plan references • Amendment to a building envelope (up to three lots)	99096	\$1,003.00

Operational Works Application

	Request to change approved operational works civil engineering drawings	99098	20% of current operational works application fee (up to a maximum of \$886.00).
	Request to change approved operational works associated building works	99098	
	Request to change approved operational works change to ground level	99098	

Amendment to approved Landscaping plan (Includes request to change development approval); Request to change/cancel conditions	99101	20% of current landscaping application fee
Request to change operational works prescribed tidal works	96655	20% of current fee (up to a maximum of \$844.00).
Request to change operational works vehicular crossing or driveway	98117	\$159.00

Individual owner's consent for making a development application under the *Planning Act 2016*

I, William Arthur Hester

and

I, Patricia Ann Hester

as owner of the premises identified as follows:

31 Yellowwood Road, Stapylton (Lot 4 on RP6843), 60 Stapylton Jacobs Well Road, Stapylton (Lot 1 on RP6882), and 82 Christensen Road, Stapylton (Lot 240 on W31320)

consent to the making of a development application under the *Planning Act 2016* by:

KS8 Pty Ltd C/ Gassman Development Perspectives

on the premises described above for:

Planning Act 2016, development applications (including Material Change of Use, Reconfiguring a Lot, Operational works, Change Application)

William Hester

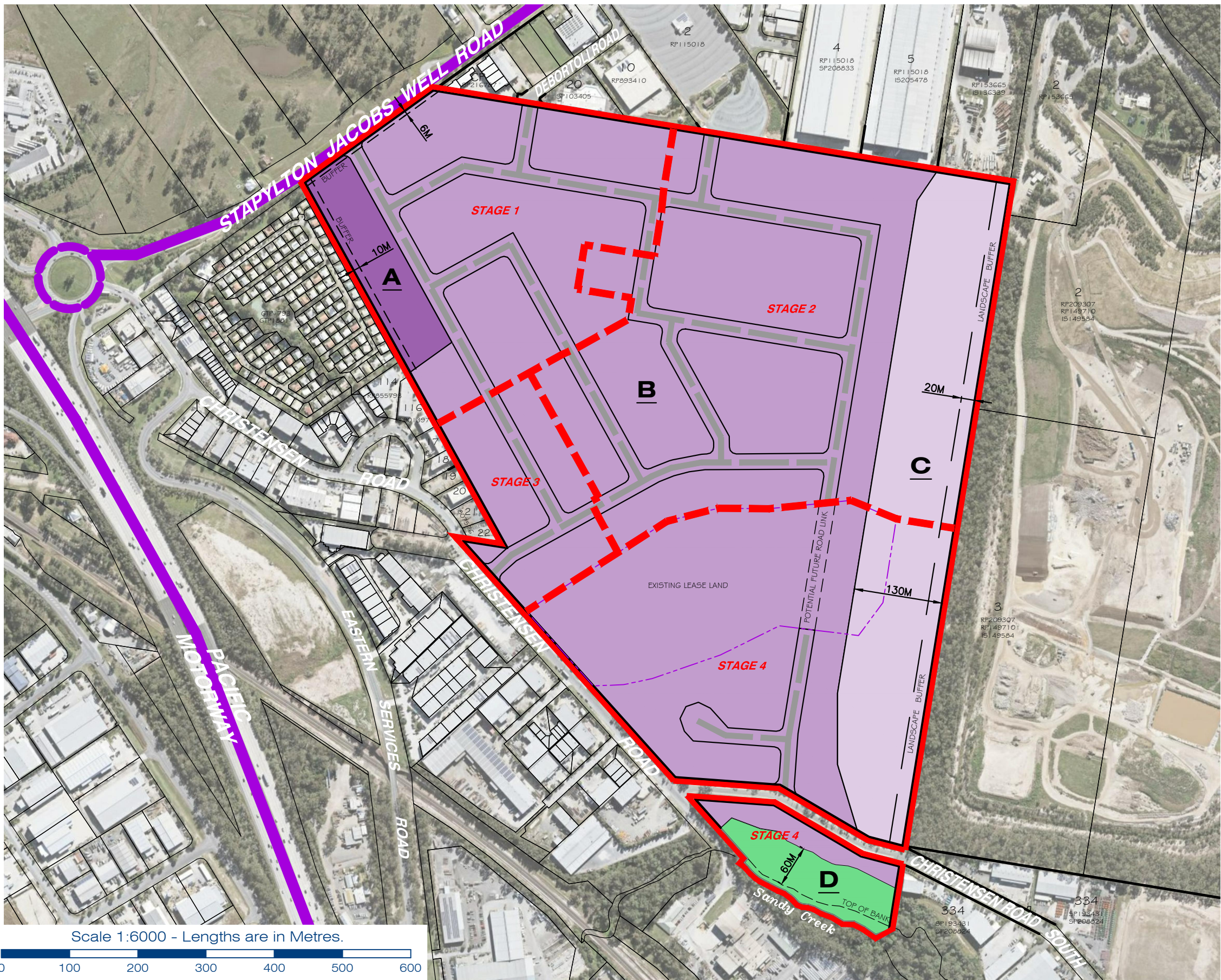
W.A. Hester

Date: *21-2-18*

Patricia Hester

P.A. Hester

Date: *21-2-18*



LEGEND

Site Area: 73.114 Ha

- Limit of Application
- Major State controlled Roads
- Possible future industrial collector road
- Existing lease land extent

A	LOW IMPACT AND SERVICE INDUSTRY	2.391Ha
B	GENERAL IMPACT BUSINESS & INDUSTRY	57.369Ha
C	LIMITED GENERAL IMPACT BUSINESS & INDUSTRY	12.193Ha
D	OPEN SPACE / RESERVE	1.161Ha

STAGE	AREA
STAGE 1	16.20Ha
STAGE 2	29.76Ha
STAGE 3	4.811Ha
STAGE 4	22.343Ha

NOTE:

- The landscaped buffer areas shall be established and maintained for the life of the development. No building works are to occur within the landscape buffer areas unless otherwise approved by the Chief Executive Officer;
- Roadworks and land dedication associated with Road 1, Chrstensen Road, Eastern Service Road and Christensen Road South will be subject to the detailed design for Stage 4 of the development;
- Lot access on the southern side of Christensen Road South is subject to further evaluation and approval following the detailed design of roadworks in Stage 4 of the development;

Scale 1:6000 - Lengths are in Metres.



planning | environment | landscape | engineering | survey

T: 3807 3333 | F: 3287 5461 | www.gassman.com.au

Gold Coast & Logan | 76 Business Street, Yatala QLD | PO Box 392, Beenleigh 4207

Scale at A3:		1:6000		
Date:		30-05-18		
Design:		.		
Drawn:		RM		
Checked:		BC		
C	30/05/2018	MINOR UPDATES		RM BC
B	11/05/2018	POSSIBLE FUTURE COLLECTOR ROADS		RM BC
A	08/02/2018	ORIGINAL ISSUE		RM/SH BC
Issue	Date	Description		DRN CHK

Project:

M38 INDUSTRIAL ESTATE
Stapylton-Jacobs Well Road,
Stapylton

Client:

KS8 Pty Ltd

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

All dimensions are approximate only and subject to survey.

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Drawing Title:

Landuse
Classification
and Staging Plan

Drawing No:
5738 P 001

Revision No:
C

M38 INDUSTRIAL ESTATE PLACE CODE

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

ADDRESS:

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

PREPARED FOR:

KS8 P/L

MAY 2018



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

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

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1.0 M38 INDUSTRIAL ESTATE PLACE CODE INTENT

1.1 PLACE CODE INTENT

The M38 Industrial Estate Place Code shall provide opportunities for industrially-related development at a scale that has regional economic significance and shall offer long-term employment benefits to the northern Gold Coast area. Ideally, the M38 Industrial Estate Place Code area ('the site') shall provide a location for the development of a variety of scales of general impact business and industry uses to complement and support the major industries that have, and will continue to, establish themselves in the ultimate precinct designation of the site which is General Business and Industry – Precinct 1 under the Yatala Enterprise Area Local Area Plan (YEA LAP).

Accordingly, the M38 Industrial Estate Place Code, in conjunction with the **enclosed** land-use classification plan creates the following Precincts:

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

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

- Precinct B (General Impact Business and Industry): The majority of the land-uses promoted in this precinct, which covers the bulk of the developed site, are consistent with those itemised within the Precinct 1 land use designation of the YEA LAP. Those that are not, are industrially related and befit the future development prospects of the site and the YEA LAP generally. The ultimate intent of this precinct is to promote the land uses and allotment sizes that would ordinarily be located within Precinct 1 land located within the YEA LAP. It is also noted that the proposed subdivision lot-size parameters from Precinct 1 of the YEA LAP have been adopted within this precinct.
- Precinct C (Limited General Impact Business and Industry): The land-uses promoted in this precinct are similar to that of Precinct B and Precinct 1 of the YEA LAP. This precinct is however responsive to established nearby heavy industrial uses and mindful of likely odour impacts and therefore food industry and related uses are not envisaged within this precinct.
- Precinct D (Open Space/Reserve): This precinct is reflective of the land-uses that would otherwise be promoted within the Precinct 6 – Open Space land-use designation of the YEA LAP. All areas within the site that are highlighted as Precinct D are intended to serve as an area of environmental conservation and natural landscape relief compatible with the retention and rehabilitation of vegetation and habitat landscape and/or buffer values. Open space corridors linking adjacent open space areas will be established. Land may be in public or private ownership.

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

Proposals under the M38 Industrial Estate Place Code area shall consider the relative proximity of the site to residential neighbours located to the south and the Stapylton landfill located to the east. Accordingly, a high level of screening is encouraged along the eastern portion of the site and relevant acoustic treatments along part of the southern section of the site. Further, attention is given to improving visual appearance and providing high landscape amenity along the Stapylton-Jacobs Well Road frontage. Buildings shall address the street, incorporate articulated exterior walls and rooflines, a mixture of building materials and exterior finishes, and other architectural details or features to enhance the appearance of any structures associated with a business/industry activity.

1.2 BACKGROUND

- 1.2.1 Strategic Considerations:** The M38 Industrial Estate Place Code seeks to activate the industrial land-use potential of 'future industry' land that is included within the YEA LAP. The site is strategically located within/near a cluster of developed industrial uses that are situated within both the 'future industry' and 'general business and industry' precincts of the YEA LAP. Accordingly, the preliminary approval effectively brings forward several preferred land-uses of the site, consistent with surrounding development and the ultimate intent of the YEA LAP.
- 1.2.2 The Site Context:** The site is suitably located within the YEA LAP and shall enable the logical growth of industrial development in the area. This M38 Industrial Estate Place Code recognises the site's strategic position along major roads servicing the Yatala Enterprise Area, namely Stapylton Jacobs-Well Road. The plan provides for appropriate transport connectivity to the north and south, as intended under the YEA LAP. Optimal ecological linkages are also supplied within this Place Code to ensure the ecological priorities of the YEA LAP are also met.
- 1.2.3 The Land Use Classification Plan:** Please refer to the attached plan no. **5738 P 001 Rev C** (Schedule 1) specifying the part of the site that is affected by the M38 Industrial Estate Place Code. It communicates the area of the site that will be developed after taking into account relevant amenity, ecological, stormwater, connectivity and constraint issues. This approach shall also provide an understanding that the purpose of the development is to enable an extension to the Yatala Enterprise Area rather than a land use area in conflict with the ultimate land uses intended for the local area plan.

2.0 APPLICATION OF THE M38 INDUSTRIAL ESTATE PLACE CODE

2.1 APPLICATION

- 2.1.1** The M38 Industrial Estate Place Code applies to all proposed development located within the Place Code area, as indicated in the **M38 Industrial Estate Land Use Classification Plan, Plan No.5738 P 001 Rev C**.
- 2.1.2** The Table of Development indicated in **Clause 4.0** identifies the levels of assessment for development occurring within this development area. These tables override all applicable material change of use overlay provisions as contained within the Gold Coast Planning Scheme 2003, as amended.
- 2.1.3** The codes that may be relevant to the assessment of development in this Place Code area are listed in **Clause 5.0**.
- 2.1.4** It should be noted that self assessable development is deemed to be development that is consistent with the intent of this Place Code, and therefore need only comply with the self assessable acceptable solutions of the **M38 Industrial Estate Place Code** contained in **Clause 6.0** and any other acceptable solutions identified in the relevant codes explicitly referred to in **Subclauses 5.1.1 – 5.1.7**.
- 2.1.5.** The definitions of all relevant terms and land uses contained within this Place Code are to be found within **Part 4, Division 1, Chapters 1-3 of the Gold Coast City Planning Scheme 2003, as amended** except as separately defined within **Clause 3.0** of this document.
- 2.1.6.** The operation of this Place Code is guided, where necessary, by the protocols of **Part 6, Division 1, Chapters 2 of the Gold Coast City Planning Scheme 2003, as amended**.
- 2.1.7.** This M38 Industrial Estate Place Code only applies to the specific forms of development outlined within the Table of Development in **Clause 4.0**. All other forms of development are subject to the relevant planning provisions of the Gold Coast City Council, which is currently the Gold Coast Planning Scheme 2003, as amended.

3.0 DICTIONARY

3.1 APPLICATION OF DEFINITIONS

The definitions outlined in Clause 3.2 have been compiled specifically for the M38 Industrial Estate Place Code only. Where applicable, these specific use or development definitions override those contained within **Part 4 Division 1 Chapter 2 of the Gold Coast Planning Scheme 2003, as amended**. For any proposed use that does not comply with these specific definitions, the current use or development definitions contained within the Gold Coast Planning Scheme 2003, as amended apply.

3.2 USE OR DEVELOPMENT DEFINITIONS

Food industry

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

Low impact industry

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

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

Service industry

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

Industry

As defined in the Gold Coast Planning Scheme 2003 as amended, where not 'low impact industry' or 'service industry' as defined in the M38 Industrial Estate Place Code.

3.3 SPECIFIC USE OR DEVELOPMENT DEFINITIONS EXAMPLES

The following table provides more specific examples of the specific use definitions applicable to the M38 Industrial Estate Place Code.

Column 1 Use	Column 2 Examples include	Column 3 Does not Include the following examples
Low impact industry	- Repairing and servicing motor vehicles, including mechanical components, radiators, electrical components, wheel alignments, exhausts, tyres, suspension or air conditioning, not including spray painting; - Repairing and servicing lawn mowers and outboard engines; - Fitting and turning workshop; - Assembling or fabricating products from sheet metal or welding steel, producing less than 10 tonnes a year and not including spray painting; - Assembling wood products not involving cutting, routing, sanding or spray painting; - Dismantling automotive or mechanical equipment, not including debonding brake or clutch components.	Panel beating, spray painting or surface coating, tyre recycling, drum re-conditioning, wooden and laminated product manufacturing.
Service industry	Audio visual equipment repair, film processing, bicycle repairs, clock and watch repairs, computer repairs, dry cleaning, hand engraving, jewellery making, laundromat, locksmith, picture framing, shoe repairs, tailor.	Small engineer mechanical repair workshop, cabinet making, shop fitting, sign writing, tyre depot

4.0 M38 INDUSTRIAL ESTATE PLACE CODE – TABLE OF DEVELOPMENT

4.1 TABLE OF DEVELOPMENT

Pursuant to s.242 of the *Sustainable Planning Act 2009*, the **Yatala Enterprise Area Local Area Plan Table of Development (as modified)** below, is nominated as the applicable Table of Development. It applies to the area specified within the M38 Industrial Estate Land Use Classification Plan and the specific forms of development outlined. Precincts nominated in this plan and the following tables of development and Place Code are as follows:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

5.0 M38 INDUSTRIAL ESTATE PLACE CODE RELEVANT CODES FOR ASSESSMENT

5.1 RELEVANT CODES

References to Relevant Codes

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

5.1.1 All proposed development within the site is subject to the **M38 Industrial Estate Place Code**.

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

PLACE CODE	SPECIFIC DEVELOPMENT CODES	CONSTRAINT CODES
M38 Industrial Estate Place Code	2 Advertising Devices 4 Animal Husbandry 10 Caretaker's Residence 24 Office 25 Private Recreation 27 Retail and Related Establishments 34 Temporary Use 36 Vegetation Management	2 Bushfire Management Areas 3 Canals and Waterways 4 Car Parking, Access and Transport Integration 8 Flood Affected Areas 10 Nature Conservation 16 Steep Slopes or Unstable Soils

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

PLACE CODE	SPECIFIC DEVELOPMENT CODES	CONSTRAINT CODES
M38 Industrial Estate Place Code	4 Animal Husbandry 10 Caretaker's Residence 17 Farm Forestry 20 Kennels 21 Landscape Work 24 Office 25 Private Recreation 27 Retail and Related	2 Bushfire Management Areas 3 Canals and Waterways 4 Car Parking, Access and Transport Integration 5 Cultural Heritage (Historic) 6 Cultural Heritage (Indigenous) 8 Flood Affected Areas 9 Natural Wetland Areas and Natural Waterways

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

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

PLACE CODE	SPECIFIC DEVELOPMENT CODES	CONSTRAINT CODES
M38 Industrial Estate Place Code	11 Changes to Ground Level and Creation of New Water bodies	2 Bushfire Management Areas 3 Canals and Waterways 4 Car Parking, Access and Transport Integration 6 Cultural Heritage (Indigenous) 7 Flood Affected Areas 9 Natural Wetland Areas and Natural Waterways 10 Nature Conservation 14 Sediment and Erosion Control 16 Steep Slopes or Unstable Soils

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

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

PLACE CODE	SPECIFIC DEVELOPMENT CODES	CONSTRAINT CODES
M38 Industrial Estate Place Code	2 Advertising Devices 21 Landscape Work 39 Works for Infrastructure	2 Bushfire Management Areas 3 Canals and Waterways 4 Car Parking, Access and Transport Integration 5 Cultural Heritage (Historic) 6 Cultural Heritage (Indigenous) 8 Flood Affected Areas 9 Natural Wetland Areas and Natural Waterways 10 Nature Conservation 14 Sediment and Erosion Control 15 Service Roads (Pacific Motorway) 16 Steep Slopes or Unstable Soils

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

PLACE CODE	SPECIFIC DEVELOPMENT CODES	CONSTRAINT CODES
M38 Industrial Estate Place Code	36 Vegetation Management	2 Bushfire Management Areas 5 Cultural Heritage (Historic) 6 Cultural Heritage (Indigenous) 9 Natural Wetland Areas and Natural Waterways 10 Nature Conservation 14 Sediment and Erosion Control 16 Steep Slopes or Unstable Soils

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

PLACE CODE	SPECIFIC DEVELOPMENT CODES	CONSTRAINT CODES
M38 Industrial Estate Place Code	11 Changes to Ground Level and Creation of New Water bodies 21 Landscape work 28 Reconfiguring a Lot 36 Vegetation Management 39 Works for infrastructure	2 Bushfire Management Areas 3 Canals and Waterways 4 Car Parking, Access and Transport Integration 5 Cultural Heritage (Historic) 6 Cultural Heritage (Indigenous) 8 Flood Affected Areas 9 Natural Wetland Areas and Natural Waterways 10 Nature Conservation 12 Rail Corridor Environs 13 Road Traffic Noise Management 14 Sediment and Erosion Control 15 Service Roads (Pacific Motorway) 16 Steep Slopes or Unstable Soils 17 Unsewered Land

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

5.2 PERFORMANCE CRITERIA AND ACCEPTABLE SOLUTIONS

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

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

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

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

5.3 CONFLICT BETWEEN PLACE CODE AND PLANNING SCHEME

In situations where the Performance Criteria and/or Acceptable Solutions contained in Codes within this M38 Industrial Estate Place Code conflict with the Performance Criteria and/or Acceptable Solutions of a Council Code, the Performance Criteria and/or Acceptable Solution of the Code within the relevant M38 Industrial Estate Place Code shall prevail.

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

6.0 M38 INDUSTRIAL ESTATE PLACE CODE DEVELOPMENT REQUIREMENTS

6.1 PURPOSE

The M38 Industrial Estate Place Code seeks to ensure that the scale and intensity of development including the impact, design and appearance of industrial development for this land is consistent with the role of the site and the YEA as a regionally significant location for industrial development. These provisions also aim to ensure that the intent of the Place Code is followed and high standards of urban design and architecture are promoted.

6.2 APPLICATION

- This Code applies to all identified forms of development taking place within the Place Code area as nominated within the M38 Industrial Estate Land Use Classification Plan.

6.3 DEVELOPMENT REQUIREMENTS

M38 INDUSTRIAL ESTATE PLACE CODE

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

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
	Precinct D: The maximum site coverage shall not exceed 10%.
BUILDING SETBACK	
PC4 The layout of buildings, structures and activities achieves an attractive and orderly appearance where development is visible from the public domain. A good standard of visual amenity is achieved through generous building setbacks and high quality landscaping.	Precinct A AS4.1 Buildings are set back from frontages: a) 10 metres from the primary frontage; b) 7 metres from the secondary frontage; and c) 10 metres from the western boundary adjoining the existing residential uses. Precincts B, C & D AS4.2 Buildings are set back from frontages: a) 10 metres from the primary frontage; and b) 7 metres from the secondary frontage. AS4.3 Where the site adjoins a public open space area the building or structure is setback a minimum of three meters from the common boundary with the public open space, and the setback area includes; a) a landscape buffer strip a minimum width of two metres; and b) fencing of the common boundary between the private lot and public open space. AS4.4 Buildings shall be setback 50 metres from the adjoining property boundary of the 'Stapylton Landfill'. The 50 metres shall be inclusive of the vegetated buffer area adjoining the eastern property boundary.
BOUNDARY FENCING	
PC5 The erection of boundary fencing is undertaken in a manner that promotes an attractive streetscape and is responsive to the intended purpose of the fencing.	AS5.1 The design of front boundary fencing is conducive to the establishment of an attractive streetscape and is generally in accordance with the design measures outlined in Figure to AS5.1 included in this code. Generally speaking, design features or strategies such as transparency or landscape buffering should be utilised to soften the effect of front boundary fencing. Solid fencing exceeding 1.5 metres in height should only be established where required for acoustic attenuation purposes.

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
	AS5.2 The height of side and rear boundary fencing, where not required for acoustic attenuation purposes, does not exceed a height of two metres. Due to the general low visibility of this fencing, there is no requirement for this fencing to be transparent or landscaped.
DESIGN OF DEVELOPMENT NEAR MAJOR ROADS	
PC6 Those developments visible from, or facing Stapylton-Jacobs Well Road must exhibit a high standard of architectural presentation.	AS6 Facades visible from, or facing Stapylton-Jacobs Well Road are designed to incorporate: a) materials such as glass, brick and coloured/textured block work (standard concrete block should not be used). If metal cladding is used, it should be pre-coated in an appropriate colour and have some form of relief; b) relatively unobtrusive, earth toned colours, such as subdued greens, blues, browns and greys (bright colours and/or materials which cause glare are avoided); c) horizontal/vertical articulation of walls at least at 15 metre intervals; d) 'humanising' elements, such as entry forecourts, porticos, verandahs, windows, awnings and fenestration; e) other features which contribute to an interesting and attractive appearance These design features are to be applied to the main facade facing the relevant road, as well as along a brief return or the full length of side walls.
VEHICULAR CROSSINGS	
PC7 Vehicular crossings associated with the development must be designed and constructed to ensure: a) A safe footpath environment; b) Safe vehicular access to the property; c) Appropriate hydraulic performance of the stormwater infrastructure; d) No damage to vehicle or road infrastructure; e) Minimal loss of on-street parking spaces; and f) Continued amenity of the neighbourhood.	AS7 Driveways are designed and constructed in accordance with relevant sections of Planning Scheme Policy 11 – Land Development Guidelines.
VEHICULAR PARKING	
PC8 On-site vehicle parking is provided to meet expected demand, having regard to:	AS8.1.1 The number of car parking spaces provided on-site generally meets the standards set out in the Constraint Code 4 - Car Parking, Access and

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
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.	Transport Integration in the Gold Coast City Planning Scheme (version 1.1 Amended January 2007); OR AS8.1.2 The number of car parking spaces provided on-site is generally in accordance with Table to Acceptable Solutions AS8.1.2. AS8.2 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. AS8.3 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.
ENVIRONMENTAL MANAGEMENT	
PC9 The environmental mitigation methods for the development as detailed within the Environmental Management Plan must take into account and seek to ameliorate any negative aspects of the existing amenity of the local area having regard, but not limited to the impact of noise, hours of operation, visual amenity, odour, emissions and dust.	AS9 For development located within Precinct C an Environmental Management Plan (EMP) has been prepared and approved by Council and the development complies with the requirements of the EMP. The EMP is to prepared in accordance with the Planning Scheme Policy 10 – Guidelines for Preparing Management Plans and Plans of Development.
REFUSE FACILITIES	
PC10 Refuse facilities must be provided on site to service the needs of the development.	AS10.1 A Provision is made for the storage of refuse on site and access for the removal of refuse in accordance with "Solid Waste Management Policy for New Developments"; AS10.2 The refuse storage area is not less than three metres to the frontage of the site and not less than 1.5 metres from any other site boundary;

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

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
BUILDING AND LAYOUT DESIGN, SAFETY AND COMFORT	
PC17 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.	AS17.1 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. AS17.2 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).
PC18 Buildings are sited and designed to suit climatic conditions.	AS18.1 Wherever practicable, buildings are oriented to the north east to take advantage of summer breezes and winter sun. Western aspects are avoided, wherever possible. AS18.2 Where not air conditioned, buildings incorporate a maximum of openings (ie. louvring, windows, doorways) on eastern walls. AS18.3 Windows are minimised and trees are planted along west walls for protection from hot afternoon sun. AS18.4 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. AS18.5 Semi-enclosed workstations, where relatively strenuous manual labour takes place, are located in the cooler and more ventilated parts of the building.
PC19 All buildings must be designed and constructed to a high aesthetic standard and to complement or enhance the local character of the YEA.	AS19.1 The massing and proportions of new industrial buildings are consistent with those of adjoining industrial buildings. AS19.2 Building materials, patterns, textures and colours used in new buildings are complementary to those of nearby buildings.
PC20 Building design and appearance must be conducive to the safety and comfort of all building users.	AS20.1 Glass which forms all or part of any external wall of a building does not exceed a maximum degree of reflection of both heat and light of 20%. The glass area does not exceed 60% of the total area of the external wall.

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
	AS20.2 Entrances to premises are clearly visible from the street, and are not obscured or dominated by car parking.
DESIGN OF CAR PARK AREAS	
PC21 All ground level parking is to be suitably landscaped to provide an attractive and pleasant outlook and shade for parked vehicles, and to contribute towards the quality presentation of new developments.	AS21.1 Significant trees are preserved and incorporated into car parking areas. AS21.2 Landscaped bays for the planting of shade trees are provided at regular intervals throughout car parking areas, at the rate of one landscaped bay per 40 vehicle parking bays or one large shade tree per ten parking spaces. Landscape bays have the same dimensions as a vehicle parking space. AS21.3 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. AS21.4 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	
PC22 Advertising signage does not dominate the visual amenity of the area.	AS22 No advertising, freestanding or otherwise, is erected which would be readily visible from the Pacific Motorway or the Gold Coast City Rail Line.
PC23 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.	AS23.1 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. AS23.2 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 of

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
	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. AS23.3 All signs are consistent with the provisions for the Industry 2 Domain set out in Specific Development Code 2 – Advertising Devices.
OPEN SPACE/RESERVE AREA	
PC24 In the areas identified as Precinct D (Open Space/Reserve) within the Staging Plan, development is of a limited scale and intensity, compatible with the retention of and rehabilitation of vegetation and habitat, landscape amenity and/or buffer values.	AS24.1 Areas identified as Precinct D (Open Space/Reserve) on the Staging Plan are reserved for conservation and landscape amenity purposes, through: a) Transfer to Council as public open space b) Dedication of a conservation / landscape amenity buffer; or c) Reservation of an area as open space / reserve. AS24.2 Areas identified as Precinct D (Open Space/Reserve) are to be provided in accordance with the following: a) the areas identified as Precinct D as open space will be subject to the application of a statement of landscape intent and/or open space management statement/plan, designed in accordance with Council's Open Space Management and Land Development Guidelines. b) Eventual commitment of the area identified as Precinct D is provided to Council as public open space, in accordance with the requirements of an approved open space management statement/plan and/or rehabilitation management plan. AS24.3 Areas identified within the Precincts D (Open Space/Reserve) including areas identified for revegetation within an approved open space management plan and/or rehabilitation management plan are to be managed in the following manner:

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
	a) the land remains largely undisturbed by any buildings, clearing and earthworks; b) the land is provided exclusive of unacceptable hazards such as contaminated land under the Contaminated Land Act 1991 or land subject to geotechnical hazard; c) existing vegetation and natural drainage patterns are retained and rehabilitated, and additional trees planted within a 60 metre wide band utilising local native species; d) the area must be of a physical standard and condition that permits use of the land for its intended purpose, compliments existing adjacent and surrounding public open space areas and provides linkages to other open space areas, where practical; e) the area may form part of the landscape open space areas, associated with individual development proposals; f) the area facilitates appropriate measures for stormwater and flood management and the care of environmental features; g) any parallel roads or services are grouped on one side of the area, to minimise disturbance h) any breaks in the vegetation canopy, necessary for roads or services, are minimised by cutting through perpendicular to the link at a point where damage and discontinuity are minimised, such as where the canopy is already broken or sparse.
LANDSCAPE DESIGN	
PC25 Landscape design is used to enhance the landscape character of the YEA.	AS25.1 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. AS25.2 Planting of shade trees occurs along pathways, throughout car parking areas and within public road reserve, as well as and in any other exposed areas where relief from sun and glare would be beneficial.

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
	AS25.3 Dwarf walls prevent vehicles breaching landscaped areas along frontages. AS25.4 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. AS25.5 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. AS25.6 A minimum ten (10) metre wide north south landscape buffer is provided along the western boundary of the site adjoining the existing residential uses generally as outlined on the Landscape Intent Plan prepared by Gassman Development Perspectives and titled 5093 L LI 03. AS25.7 A minimum of twenty (20) metre wide north south landscape buffer is provided along the eastern boundary of the site.
PC26 Potentially obtrusive noise, odour and visual impacts are effectively buffered.	AS26.1.1 Development incorporates landscape buffers, earth mounds and acoustic fencing appropriate to the likely off-site impacts of particular developments. OR AS26.1.2 A landscape buffer to a minimum width of ten metres is provided along the western property boundary where adjoining residential uses to effectively screen development behind. Species selection, use of mature or semi mature trees, and density of planting will be important in this respect.

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
PC27 The street side environment and other public spaces are developed to enhance their visual appeal and create a physical continuity and legibility throughout the YEA area and its component precincts.	AS27 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.
PC28 Public open spaces are developed to enhance their recreational amenity for workers and visitors to the Yatala area and the wider community.	AS28 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.
PC29 Landscape design contributes to the creation of a distinctive, memorable and legible town centre, local centres and surrounding suburban areas for YEA.	AS29.1 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). AS29.2 Footpath paving treatments and street furniture integrate with adjoining development, and setback areas are integrated with public footpaths. AS29.3 Landscape plantings utilise local native species to promote a distinctive site character.
PC30 Open space and pedestrian areas are to be designed to be both functional and safe.	AS30 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.
PC31 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.	AS31 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.

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS															
LOT SIZE (FOR SUBDIVISION ONLY)																
PC32 All lots are to be of sufficient size to comfortably accommodate the type of development envisaged in the LAP and the relevant precinct intent. The number of allotments within Precinct C is controlled to minimise the number of premises exposed to any environmental nuisance from nearby landfill and associated heavy industrial uses.	AS32.1 Any new lots created are sized in accordance with the following schedule: <table><tr><th>Precinct</th><th>Min Area</th><th>Ave Area</th></tr><tr><td>A</td><td>2000m²</td><td>1 hectare</td></tr><tr><td>B</td><td>2000m2</td><td>1 hectare</td></tr><tr><td>C</td><td>1 hectare</td><td>1 hectare</td></tr><tr><td>D</td><td>20 hectares</td><td>20 hectares</td></tr></table> AS32.2 The number of allotments and tenancies located within Precinct C is minimised.	Precinct	Min Area	Ave Area	A	2000m ²	1 hectare	B	2000m2	1 hectare	C	1 hectare	1 hectare	D	20 hectares	20 hectares
Precinct	Min Area	Ave Area														
A	2000m ²	1 hectare														
B	2000m2	1 hectare														
C	1 hectare	1 hectare														
D	20 hectares	20 hectares														
PC33 Allotments prior to development have suitable topography for industry.	AS33 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%.															
PC34 Allotments are of regular shapes suited to the intended uses, and allowing design flexibility, efficient development and access.	AS34.1 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 AS34.2 Alternative allotment shapes are provided where warranted, due to: a) the special site requirements of particular industries; and/or b) exceptional physical constraints. OR AS34.3 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 creating allotments of such shapes, as well as reducing road frontage construction costs and providing appropriate sites for visually offensive industries.).															

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
PC35 Allotments are oriented to suit climatic conditions.	AS35 Allotments are arranged in a manner that maximizes the number of allotments oriented to the north east to take advantage of breezes and enable optimal building orientation for energy efficiency and use of natural lighting.
PC36 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.	AS36.1 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. AS36.2 Reconfiguration proposals incorporate a plan showing street planting to be undertaken. Planting themes contribute to the overall streetscape character of the estate.
PC37 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.	AS37 Community Title subdivisions within Precincts A-C (Industrial) are provided, which: a) are consistent with the Acceptable Solutions for PCs 32-36; b) generally maintain a minimum lot size of 100-200m² within a minimum overall site area of 2,000m²; c) are not used for heavy manufacturing, metal/food processing, or noxious, offensive or hazardous industries.
ROAD DESIGN	
PC38 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.	AS38.1 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. AS38.2 Concept plans submitted with reconfiguration and/or development applications identify road connections with adjacent allotments that will promote connectivity; and AS38.3 Proposed road hierarchies are generally consistent with the conceptual road hierarchy identified on the M38 Industrial Estate Land Use Classification Plan.

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

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
PC41 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 bicycle end-of-trip facilities.	AS41.1 Footpaths are provided as follows: a) on both sides of all future major industrial roads. b) as specified in any relevant Council adopted strategy. AS41.2 Paths are designed and constructed in accordance with Council standards and AUSTROADS Part B. AS41.3 Features such as signs, road markings, lighting, paving, bollards and street furniture are provided to enhance the safety and amenity of foot/cycle paths. AS41.4 Bicycle end-of-trip facilities are provided in accordance with the requirements outlined in the Table to Acceptable Solution AS41.4.
PC42 The road network is designed to accommodate the extension and integration of the public transport system, with accessible linkages and routes and stops providing for passenger comfort without obstructing traffic flow.	AS42 For major industrial roads, constructed to a Industrial Collector standard, a minimum 3.5m parking lane is to be line marked and maintained to allow for future bus routes/stops.
SITE ACCESS	
PC43 Site access is designed and constructed to provide for the safe ingress/egress of vehicles to the site.	AS43 Vehicular access to the site is designed and constructed in accordance with Council, Department of Main Roads and AUSTROAD standards, and/or the following minimum requirements: a) comprises a single vehicular driveway (entrance/exit), wherever possible; b) is not closer than ten metres to an intersecting street on the same side of the street; c) provides a minimum sight distance of 110 metres; d) shares adjoining property access driveways, wherever possible; e) always enters the street at right angles; f) where the site has frontage to two roads, access is taken off the secondary/minor road, if possible; g) where separate entry and exit driveways are used, the first driveway reached from the kerbside land is clearly delineated and sign posted.

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
PC44 Treatment of access points to the site maintains appropriate sight distances and visually enhances its identification.	AS44 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.
PC45 Provision is made for safe pedestrian and disabled access.	AS45.1 Pedestrian paths designed for disabled access are provided between building entrances, public footpaths and car parking areas. AS45.2 Pedestrian paths are separated from vehicular driveways.
AMENITY PROTECTION	
PC46 The proposed use must not detract from the amenity of the local area, having regard, but not limited, to the impact of: a) noise; b) hours of operation; c) traffic; d) lighting; e) signage; f) visual amenity; g) privacy; h) odour and emissions.	AS46 No acceptable solution provided.
PC47 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; i) dust; and j) vibration.	AS47 No acceptable solution provided.

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
URBAN/RURAL USE CONFLICTS	
PC48 Conflicts between urban and rural uses are to be avoided by effective development design.	AS48 The development of land adjacent to the agricultural character areas includes a suitable buffer.
EXTRACTIVE INDUSTRY	
PC49 Extractive industry operations are managed to make effective use of the extractive resource, while containing any impacts on the subject site.	AS49 The extractive industry is managed and developed consistent with the Extractive Industry Domain Place Code.
ON-SITE VEHICLE PARKING AND MOVEMENT	
PC50 Internal driveways are provided for safe and easy maneuvering of vehicles.	AS50.1 Internal driveways are designed and constructed to enable all vehicles to enter and exit the site in a forward motion. AS50.2 Minimum driveway widths are as follows: a) eight metres to accommodate non articulated vehicles; b) ten metres to accommodate articulated vehicles; c) 4.5 metres for one-way driveways.
PC51 On-site vehicle parking is located: a) to allow easy access to building entrances; b) to provide visitor spaces for short term/high turnover use clearly visible from the street and signposted accordingly; c) to be adequately screened from the street; d) compatible with surrounding development and, where possible, facilitating shared use with adjacent land users.	AS51.1 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. AS51.2 Some parking may be located toward the front of the site convenient to the street, provided it is behind landscaping strips and treated aesthetically. AS51.3 Short term/high turnover visitor parking and disabled parking spaces are located close to the main building entrance and clearly signposted. AS51.4 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.

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
LOADING AND UNLOADING	
PC52 All loading and unloading activities take place onsite.	AS52 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.
PC53 Adequate provision is made for on-site manoeuvring of service vehicle/s.	AS53.1 On sites over 4,000m² and/or where the uses thereon involve regular servicing by service vehicle/s, on-site service areas are provided. On-site service areas comprise an area of land with an appropriate hard surface to enable a service vehicle/s to turn around within the site (based on standard design turning templates given by AUSTROADS AS 2890.1, 2890.2), and space for additional service vehicle parking and storage requirements. AS53.2 It may be acceptable for two or more developments to share service vehicle/s turning areas.
SITE SERVICING	
PC54 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.	AS54.1 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). AS54.2 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.
PC55 Conflicts between pedestrians and vehicles at entrance points to parking areas are to be minimised.	AS55.1 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. AS55.2 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.

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
PC56 Development is to be designed to support the functional operation of the cycle network.	AS56 Development is designed to support the functional operation of the local and regional cycleway system. (Local cycle ways will be determined at time of subdivision of each development.)
PUBLIC CONVENIENCE FACILITIES WITHIN BUILDINGS	
PC57 Commercial developments are to include public convenience facilities, where there is a need for their provision.	AS57 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.

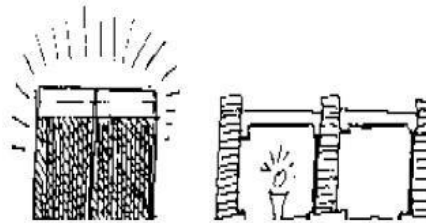
M38 INDUSTRIAL ESTATE

Figure to Acceptable Solution AS5.1

Negative Fences

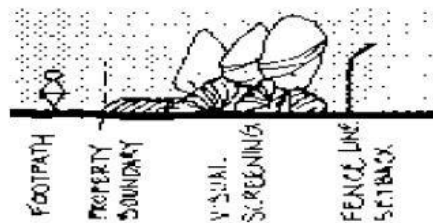


High security fencing on street alignment dominated streetscape.

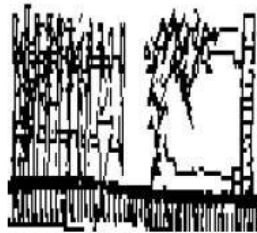


Chain fencing has a prison-like effect and is highly reflective. Height barriers can be visually intrusive.

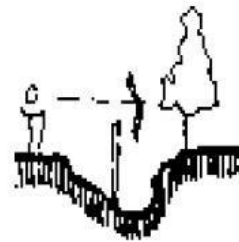
Positive Fences



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



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



Obtrusive fence placed in a swale to minimise visual impact.

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Table to Acceptable Solutions AS8.1.2

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

Table to Acceptable Solutions AS41.4

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

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SCHEDULE 1:

M38 INDUSTRIAL ESTATE - LANDUSE CLASSIFICATION AND STAGING PLAN
