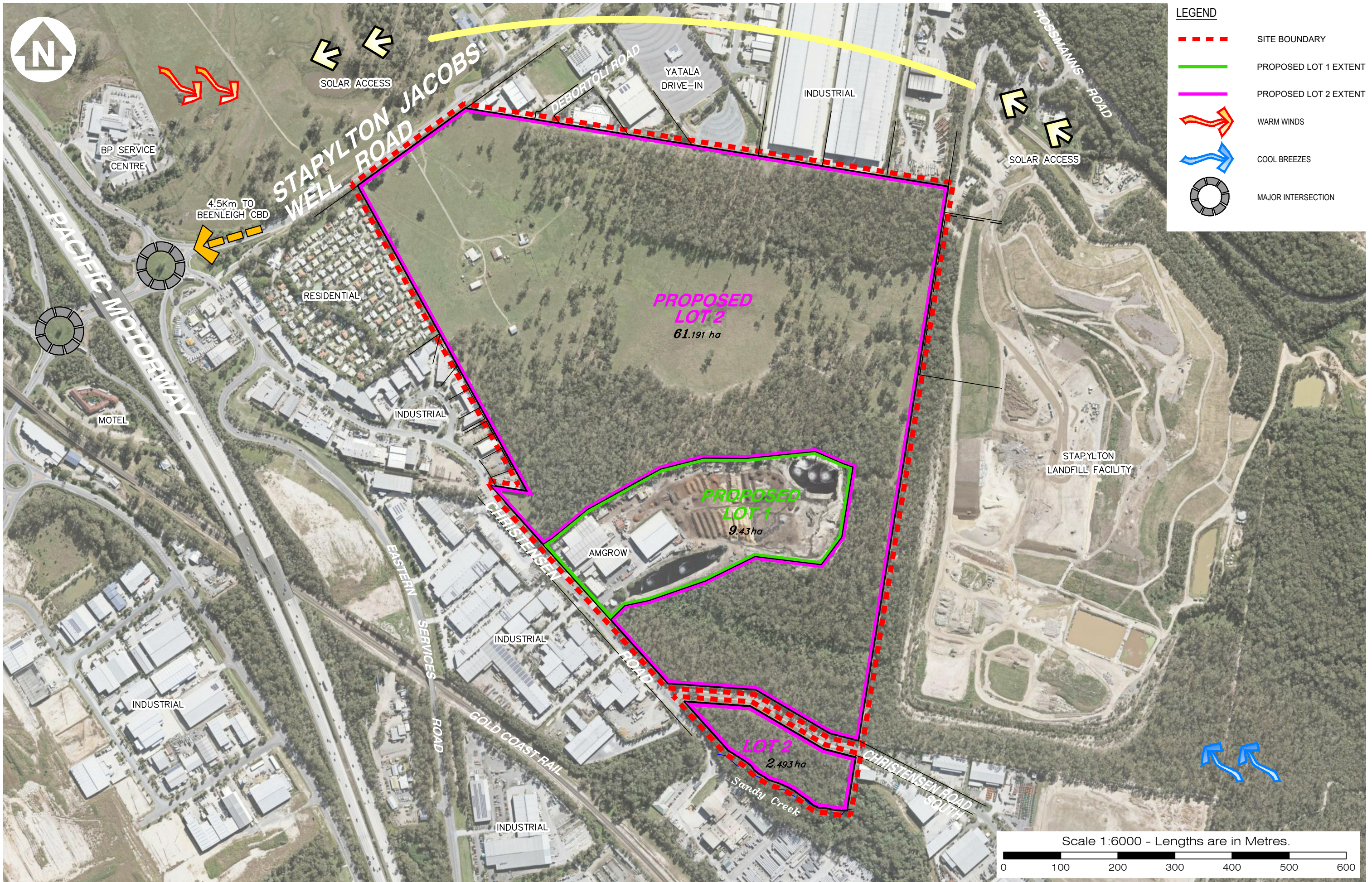




OUR REF: 5738:BC

30 January, 2018

Gold Coast City Council
PO Box 5042
GOLD COAST MC QLD 9729

Dear Sir / Madam.

RE: DEVELOPMENT APPLICATION FOR DEVELOPMENT PERMIT – RECONFIGURING A LOT (BOUNDARY REALIGNMENT) AT NO.60 STAPYLTON JACOBS WELL ROAD, STAPYLTON AND NO.82 CHRISTENSEN ROAD, STAPYLTON (LOT 1 ON RP6882 AND LOT 240 ON W31320)

Please find enclosed a development application (code assessable) on behalf of our client KS8 Pty Ltd over the abovementioned property.

In order to efficiently assess the application, please find attached to this correspondence the following:

- DA Form 1;
- Owners consent declaration;
- GCCC Application Forms and Infrastructure Charges Form;
- Planning Assessment Report dated 30 January, 2018;
- Site Analysis Plan;
- Plans and Drawings;
- Code Assessment Report; and
- Traffic Impact assessment report.

As the application has been lodged electronically, the required fee of **\$1,246.00** will be paid following receipt of the electronic fee invoice.

We look forward to Councils timely and favourable consideration of this application.

Should you require any clarification on any of the contained within please do not hesitate to contact the undersigned.

Yours faithfully,

GASSMAN DEVELOPMENT PERSPECTIVES PTY LTD



Barry Craddock

Senior Town Planner

DEVELOPMENT APPLICATION

REQUESTING DEVELOPMENT PERMIT FOR:

- RECONFIGURING A LOT
(BOUNDARY REALIGNMENT)

ADDRESS:

No.60 Stapylton Jacobs Well Road, Stapylton, and No. 82 Christensen Road, Stapylton

REAL PROPERTY DESCRIPTION:

Lot 1 on RP6882 and Lot 240 on W31320

PREPARED FOR:

KS8 Pty Ltd

30 January 2018



gassman
development
perspectives

est 1985

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

“IMPORTANT NOTE”

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We have prepared this report for the sole purposes of KS8 Pty Ltd (“Client”) for the specific purpose of a Planning Assessment Report (“Purpose”). This report is strictly limited to the Purpose and the facts and matters stated in it and does not apply directly or indirectly and will not be used for any other application, purpose, use or matter.

In preparing this report we have made certain assumptions. We have assumed that all information and documents provided to us by the Client or as a result of a specific request or enquiry were complete, accurate and up-to-date. Where we have obtained information from a government register or database, we have assumed that the information is accurate. Where an assumption has been made, we have not made any independent investigations with respect to the matters the subject of that assumption. We are not aware of any reason why any of the assumptions are incorrect.

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GDP DOCUMENT CONTROL

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Revision / Checking History

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Approval for Issue

Rev. No.	Name	Position	Signature	Date
1.	Barry Craddock	Senior Town Planner		30 January 2018

Final Distribution

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

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1.0 INTRODUCTION

Gassman Development Perspectives (GDP) have been engaged by KS8 Pty Ltd (Applicant) to prepare a Code assessable Development Application requesting a Development Permit for Reconfiguring a Lot (boundary realignment - 2 into 2 lots) at No.60 Stapylton Jacobs Well Road, Stapylton and No.82 Christensen Road, Stapylton (Lot 1 on RP6882 and Lot 1 on W31320).

The proposal for a boundary realignment is to allow the portion of the land currently occupied by Amgrow Pty Ltd, to exist on a freehold titled lot (proposed Lot 1), and the remaining land (proposed Lot 2) to remain as a management lot for the purposes of future industrial development.

Amgrow Pty Ltd occupy a leased area (Lease B on SP264740) approximately 9.43 ha in area, for the purpose of industry and warehousing, with this proposal allowing the lease to be extinguished and replaced by a freehold allotment identical in area.

The boundary realignment will also facilitate the future industrial subdivision of the balance lot, proposed Lot 2, in accordance with the valid and lawful Preliminary Approval and associated applicable codes and land use classification and staging plan, that applies over this land, and subject to a further development application lodged for Council consideration.

A full assessment of the relevant State and Local Planning instruments has been provided as part of this report.

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

2.0 SUMMARY TABLES

Table 1 - Site Details	
Site Address	No.60 Stapytton Jacobs Well Road, Stapytton No.82 Christensen Road, Stapytton
Real Property Description	Lot 1 on RP6882 Lot 240 on W31320
Site Area	205,050m ² (20.505ha) 526,091m ² (52.609ha)
Name of Owner(s)	William Arthur Hester Patricia Ann Hester
Local Authority	Gold Coast City Council

Table 2 - State Planning Summary	
Regional Plan	South East Queensland Regional Plan 2017
Regional Plan Land Use Designation	Urban Footprint

Table 3 - Local Planning Summary	
Zone / Precinct	
- Low impact industry zone – Future low impact industry precinct - Medium impact industry zone – Future medium impact industry precinct - High impact industry zone	
Local Area Plan	
Not Applicable	
Defined Use and Approval sought	
Development Permit for Reconfiguring a Lot (boundary realignment)	
Level of Assessment	
Code Assessable	
Overlays	
- Acid sulfate soils overlay - land at or below 5m AHD - Land at or below 20m AHD - Bushfire hazard Overlay - Bushfire hazard area - Environmental significance - wetland and watercourse - Natural watercourse - Watercourse 30m buffer - Local significant wetlands 100m buffer area - Environmental significance – priority species - State significance species - Koala habitat areas - Local significant species - Environmental significance - vegetation management - Regulated vegetation	

- Vegetation management
- Extractive resources
 - 100m transport route separation area
- Flood Overlay
 - Flood assessment required
- Industry, community infrastructure and agriculture land interface area
 - Community infrastructure interface area
 - Industry interface area
- Water catchments and dual reticulation
 - Woongoolba flood mitigation catchment area
- Landslide hazard
- State controlled roads, rail corridor and transport noise corridors
 - Transport noise corridor
 - Property adjacent to State controlled road

Potential Applicable Codes

- Low impact industry zone code
- Medium impact industry zone code
- High impact industry zone code
- Acid sulphate soils overlay code
- Bushfire hazard overlay code
- Environmental significance overlay code
- Flood overlay code
- Industry, community infrastructure and agriculture interface area overlay code
- Water catchments and dual reticulation overlay code
- Reconfiguring a Lot code
- Fire services in developments accessed by common private title code
- General developments provisions code
- Healthy Waters code
- On-site sewerage facilities code
- Vegetation management code

3.0 SITE DESCRIPTION AND SURROUNDING LAND USES

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

3.1 SITE LOCATION

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

- 500m from the Pacific Motorway, Yatala north interchange (Exit 38);
- 5.5km from the Beenleigh CBD;
- 5km from Beenleigh Transit Centre;
- 30 minutes from Southport CBD; and
- 30 minutes from Brisbane CBD.

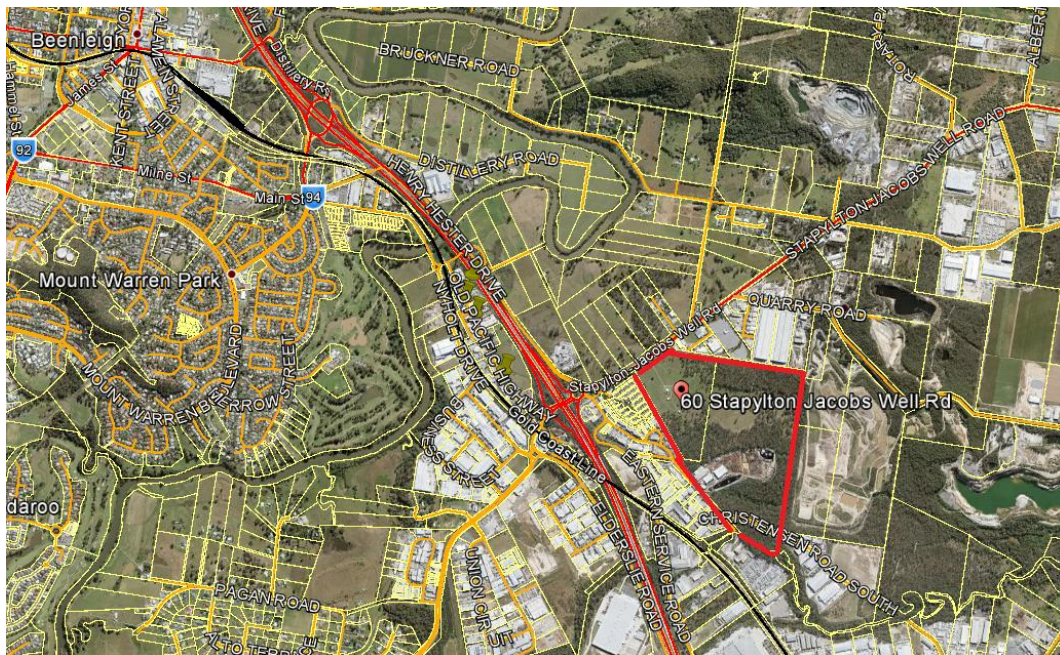


Figure 1 - Location Aerial (Source: Google Earth 2017)



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

3.2 LAND OWNERSHIP AND ENCUMBRANCES

The subject site consists of two (2) freehold allotments owned by William Arthur Hester and Patricia Ann Hester.

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

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

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

3.3 EXISTING LAND USES

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

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

3.4 SURROUNDING LAND USES

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

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

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

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

To the immediate west of the site, lying closest to Stapylton Jacobs Well Road is 'The Lodge' residential estate. This gated community houses 160 homes. Further eastwards along the southern boundary lie a range of industrial uses.

Further south west lies the Henry Hester service road / Stapylton-Jacobs Well interchange (Exit 48) for the Pacific Motorway. Beyond the Motorway to the immediate west lie more industrial uses such as the Caterpillar, Carlton United Brewery etc which forms part of the Yatala Enterprise Area.

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

3.5 FRONTAGE AND ACCESS

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

3.6 TOPOGRAPHY AND VIEWS

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

3.7 EXISTING VEGETATION

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

3.8 CONTAMINATED LAND

The land at Lot 1 on RP6682 is listed on the Environmental Management Register for a 'notifiable activity' - Livestock Dip or Spray race.

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

3.9 FLOODING AND STORMWATER

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

3.10 WETLANDS/WATERWAYS

No significant wetlands or waterways exist over the subject land.

3.11 CONSERVATION /HERITAGE AREAS

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

3.12 RELEVANT APPROVALS

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

An approval was granted by Council dated 1 December 2015, for a Reconfiguring a Lot (lease term greater than ten (10) years) to amend the lease boundary over No.82 Christensen Road, Stapylton (Lot 240 on W31320), that increased the lease boundary from 9.27ha to 9.43ha (Council Ref: ROL201500416 – PN184540/02/DA9), refer **Figure 4** below.

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

4.0 THE PROPOSED DEVELOPMENT

The proposal for a boundary realignment (2 into 2 lots) is to allow the portion of the land currently occupied by Amgrow Pty Ltd, to exist on a freehold titled lot (proposed Lot 1), and the remaining land (proposed Lot 2) to remain as a management lot for the purposes of future industrial subdivision., refer **Figure 3** below for Proposal Plan.



Figure 3 - Proposal Plan - Boundary realignment

Amgrow Pty Ltd occupy a leased area (Lease B on SP264740) approximately 9.43 ha in area, for the purpose of industry and warehousing, with this proposal to allow the lease to be extinguished and replaced by a freehold allotment identical in site area.

The boundary of proposed Lot 1 is identical and runs along the current lease boundary.

Below is the approved Council plan that indicates the lease area.

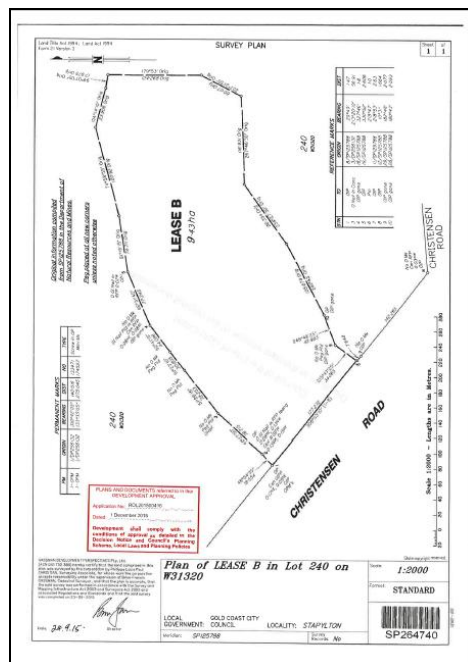


Figure 4 - Council Approved Lease Plan (Lease B on SP264740)

The following table provides the existing and proposed site areas:

Table 4 - Existing and Proposed site areas			
Existing Lot/Site Area		Proposed Lot/Site Area	
Lot 1 on RP6882	526,091m ²	Lot 1	94,300m ²
Lot 240 on W31320	205,050m ²	Lot 2	636,841m ²
	731,141m ²		731,141m ²

Correspondence has been submitted as part of this application from Rytenskild Traffic Group that indicates that the proposal will not result in any change in the existing developable area, therefore, will not result in any change of traffic generation or impact upon the surrounding road network, refer **Appendix E**.

4.1 SUMMARY OF SUPPORTING SPECIALIST REPORTS/DOCUMENTATION

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

Table 5 - Supporting Specialist Reports/Documentation			
CATEGORY	CONSULTANT	TITLE OF DOCUMENTS	LOCATION
Site Analysis & Site Photos	Gassman Development Perspectives	Site Analysis Plan & Site Photos	Appendix B
Plans and Drawings	Gassman Development Perspectives	Proposal Plan	Appendix C
Code Assessment	Gassman Development Perspectives	Code Assessment	Appendix D
Traffic	Rytenskild Traffic Group	Traffic Impact Assessment	Appendix E

5.0 PRE-LODGEEMENT MEETING DISCUSSION – GOLD COAST CITY COUNCIL

A Pre-lodgement meeting was not considered necessary given the minor nature of the proposed development application for a boundary realignment.

6.0 STATE AND REGIONAL PLANNING FRAMEWORK ASSESSMENT

6.1 STATE LEGISLATION

6.1.1 PLANNING ACT 2016 (PA)

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

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

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

- Reconfiguring a Lot for rearranging the boundaries of a lot by registering a plan of subdivision under the Land Act or Land Title Act.

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

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

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

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

In this case, the *Gold Coast City Plan 2015* is the applicable categorising instrument for the proposed development.

6.2 SUBORDINATE LEGISLATION

6.2.1 PLANNING REGULATION 2017

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

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

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

- The matters stated in Schedules 9 and 10 of the *PR* for the development; and
- If the prescribed assessment manager is a person other than the chief executive (i.e. the Local Government)—
 - the regional plan for a region, to the extent the regional plan is not identified in the planning scheme as being appropriately integrated in the planning scheme; and
 - the State Planning Policy, to the extent the State Planning Policy is not identified in the planning scheme as being appropriately integrated in the planning scheme; and
 - for designated premises—the designation for the premises; and
- Any temporary State planning policy applying to the premises; and
- Any development approval for, and any lawful use of, the premises or adjacent premises; and
- The common material.

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

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

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

The abovementioned matters are addressed in the following sections.

6.2.1.1 REFERRAL REQUIREMENTS

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

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

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

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

Table 6 – Referral Triggers		
State Matter	PR Trigger	Referral Agency
State transport infrastructure	Schedule 10, Part 9, Division 4 , Subdivision 1 , Table 1 Development application for an aspect of development stated in schedule 20 that is assessable development under a local categorising instrument or section 21, if— (a) the development is for a purpose stated in schedule 20, column 1 for the aspect; and (b) the development meets or exceeds the threshold—	SARA (\$6,260.00)

Table 6 – Referral Triggers

State Matter	PR Trigger	Referral Agency
	(i) for development in local government area 1—stated in schedule 20, column 2 for the purpose; Column 1 – Purpose 42 – industry activity - (32,000m² total site area (combined total)	

6.3 STATE PLANNING INSTRUMENTS

6.3.1 STATE PLANNING POLICY

The Queensland State Planning Policy (SPP) is a key component of Queensland's planning system. The SPP expresses the State's interests in land use planning and development. Promoting these State interests through plan making and development decisions of State and Local Government, has the purpose of securing a liveable, sustainable and prosperous Queensland.

The SPP applies, to the extent relevant, when:

- 1) making or amending a local planning instrument;
- 2) making or amending a regional plan;
- 3) designating premises for infrastructure;
- 4) local government is assessing a development application, if its planning scheme has not yet appropriately integrated the relevant SPP State interest policies; or
- 5) an assessment manager or referral agency other than local government is assessing a development application.

As this development application will be assessed by Gold Coast City Council as assessment manager and there are no referral agency requirements, point 4 above is relevant in this instance.

Depending on how well the State interests are integrated into a planning scheme, different parts of the SPP can be applicable to a development application and require assessment. More specifically, Part B of the SPP (Application and operation) identifies that:

- Part C (Purpose and guiding principles) and Part D (The State interest statements) require assessment by development applications **requiring referral agency assessment**;
- Part C, D, and E (State interest policies and Assessment benchmarks) require assessment by development applications **where particular State interest policies are not yet appropriately integrated into the applicable planning scheme**.

Section 2.1 of the *Gold Coast City Plan 2015* (City Plan) identifies that the State interest policies not yet appropriately integrated into the planning scheme are 'Natural hazards, risk and resilience (coastal hazards)'.

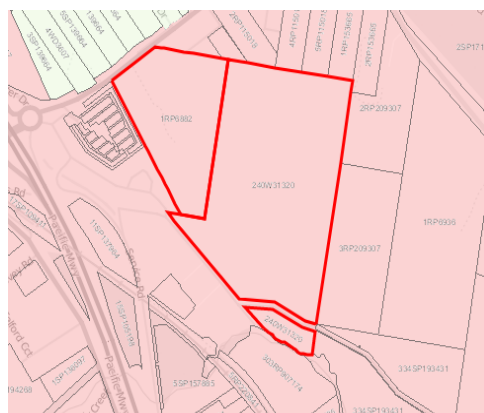
As the site is not located within the coastal zone no further or supplementary SPP assessment is required. All relevant matters are addressed through the Planning Scheme assessment.

6.3.2 SOUTH EAST QUEENSLAND REGIONAL PLAN 2017

The subject site is located within the Urban Footprint of the *South East Queensland Regional Plan 2017* (SEQ Regional Plan), as shown in **Figure 5**.

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

The proposal boundary realignment does not alter the existing land uses over the site and is consistent with the intent of the Urban Footprint as it represents an urban use within an urban area.



6.3.3 STATE DEVELOPMENT ASSESSMENT PROVISIONS (SDAPs)

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

- State code 6: Protection of state transport networks;

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

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



Figure 6 - Fish Habitat Areas
Queensland waterways for waterway barrier works
Source: DA Mapping

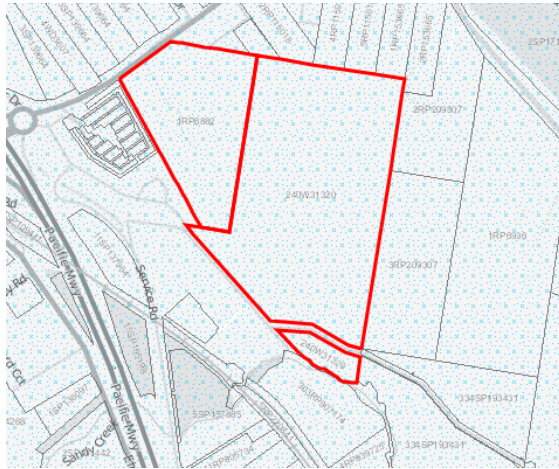


Figure 7 - Water Resources
Water resource planning area
Source: DA Mapping

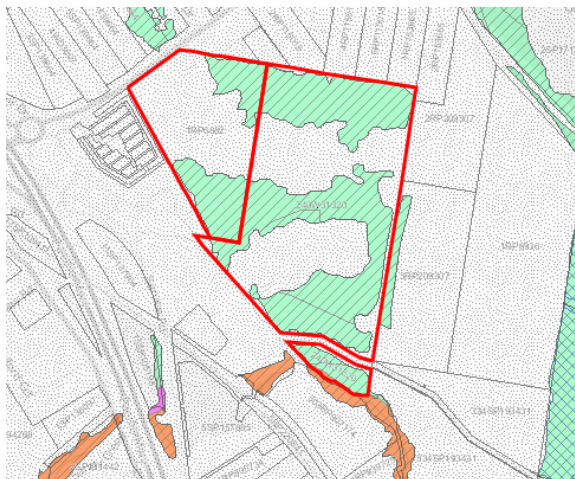


Figure 8 - Native vegetation clearing
Regulated vegetation management (category A and B extract)
Source: DA Mapping

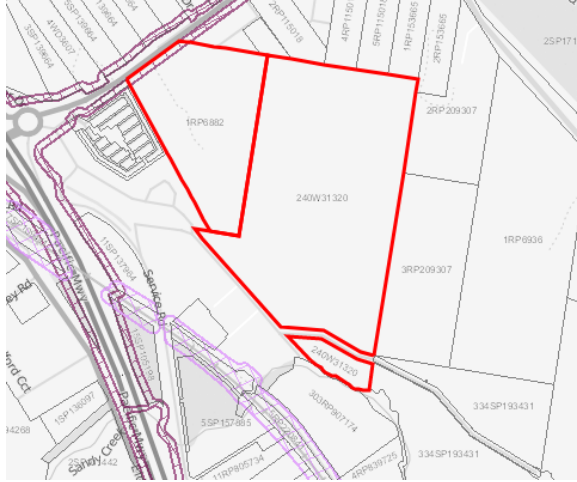


Figure 9 - State Transport Corridor
State controlled road – Area within 25m of a State-controlled road
Source: DA Mapping

7.0 LOCAL PLANNING ASSESSMENT

7.1 OVERVIEW

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

7.2 RELEVANT ZONING AND INTENT

The subject site is located within the Low impact industry zone, Medium impact industry zone and High impact industry zone of the Planning Scheme. The below figure illustrates the zoning of the subject site:

Please refer to **Figure 10** below which shows the subject site with respect to the relevant zoning.

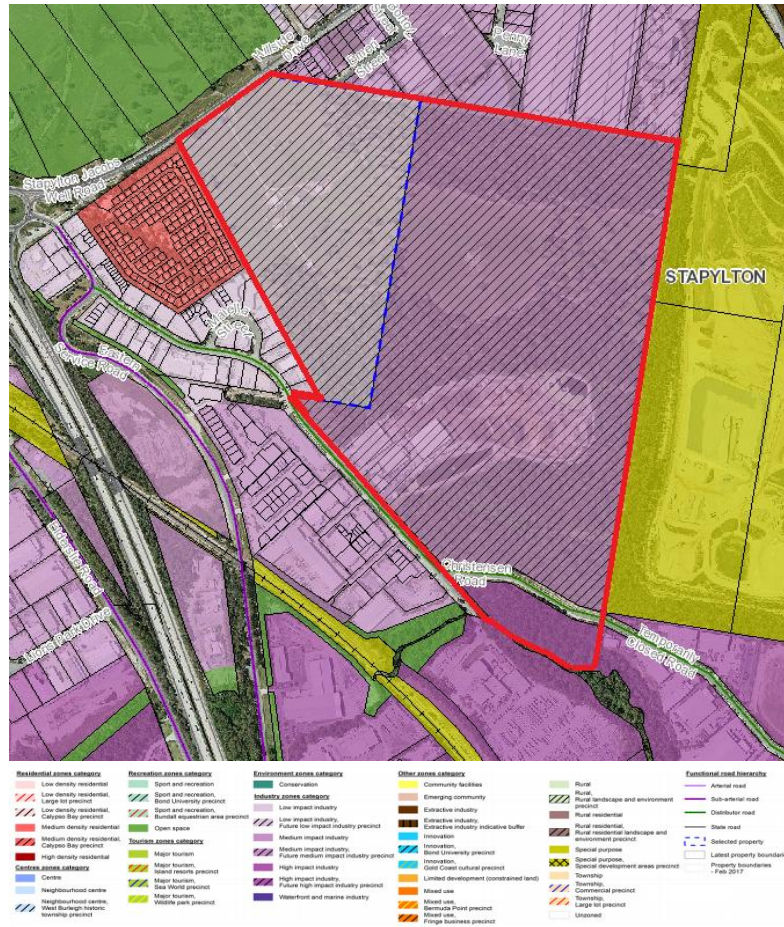


Figure 10 – Planning Scheme Zoning

Source: City Plan Interactive Mapping

7.3 LEVEL OF ASSESSMENT

Pursuant to the City Plan 2015, Part 1 Section 5.3.2, Determining the level of assessment, Clause (2), the scheme states that:

Reconfiguring a lot is code assessable unless the tables of assessment state otherwise or prescribed within the Act or the Regulation.

The subject land is zoned Low, Medium and High impact industry whereby the level of assessment for Reconfiguring a Lot, Table of assessment Table 5.6.1, indicates that the proposal is code assessable as the proposal, *“rearranges the boundaries of a lot and results in no additional lots”*.

(City Plan 2015 version 4)

7.4 STRATEGIC FRAMEWORK

The Planning Scheme is underpinned by a strategic framework to guide and promote appropriate forms of development. This strategic framework comprises a strategic intent that has six (6) different theme areas, and a number of strategic elements to assist in achieving each theme. Each strategic element has their own strategic outcomes; specific outcomes and land use strategies.

Generally speaking:

- the strategic outcomes demonstrate measures to determine consistency with the themes and overall strategic intent.
- the strategic elements demonstrate measures to determine consistency with the strategic outcomes; and
- the specific outcomes demonstrate measures to determine consistency with the strategic elements.

It is considered that the zone code properly reflects the strategic intent for this particular development application and does not warrant a full assessment against the strategic framework.

The proposed boundary realignment will not affect the achievement of the purpose or intent of the industrial zone codes.

7.5 IDENTIFIED CONSTRAINTS AND OVERLAYS

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

7.5.1 ACID SULFATE SOILS OVERLAY MAPPING

The subject site is located within the Acid Sulfate Soils overlay mapping and is within the following sub-category - Land at below 5m AHD and land at or below 20m AHD, reference is made to the figure below for relevant mapping.

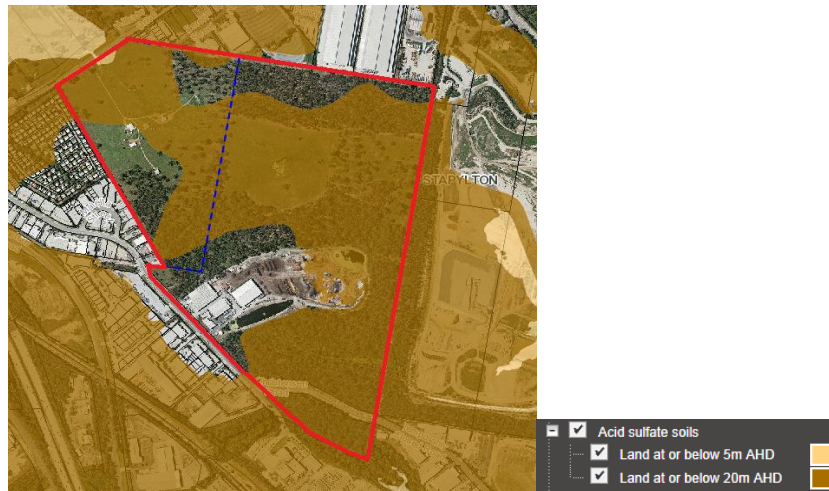


Figure 11 - Acid sulfate soils Overlay Mapping
 Source: City Plan Interactive Mapping (Version 4)

The proposal does involve any earthworks or disturbance to any soils, and is only involves a boundary realignment. Therefore, a detailed assessment and consideration of the Overlay code was not considered applicable in this particular instance.

7.5.2 BUSHFIRE HAZARD OVERLAY MAPPING

The subject site is located within the Bushfire hazard overlay within the medium potential bushfire hazard and potential bushfire hazard.

Reference is made to the figure below for relevant mapping.

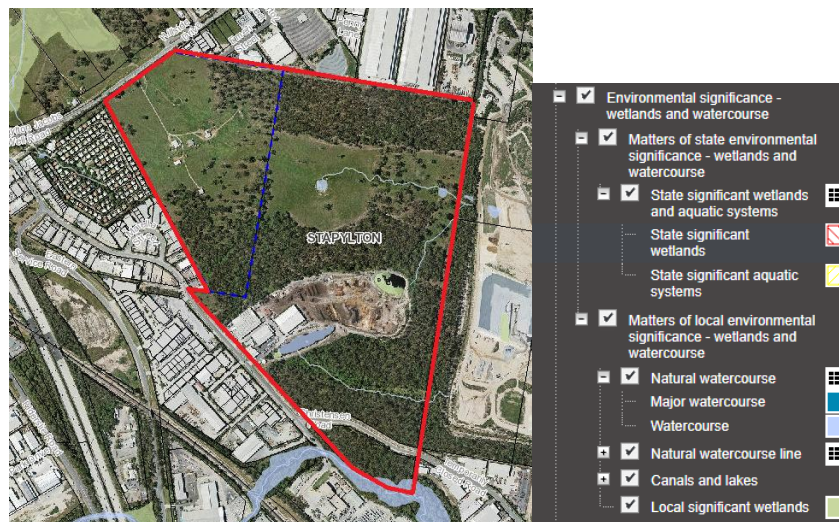


Figure 12 - Bushfire Hazard Overlay Mapping
 Source: City Plan Interactive Mapping (Version 4)

As the proposal is for a boundary realignment, a detailed assessment and consideration against the Overlay code was not considered applicable in this particular instance.

7.5.3 ENVIRONMENTAL SIGNIFICANCE OVERLAY MAPPING

The subject site is located within the Environmental significance – wetlands and watercourse, with Major watercourse lines and Local significant wetlands 30m and 100m buffer areas identified, reference is made to the figure below for relevant mapping.



**Figure 13 - Environmental significance Overlay Mapping
- Wetland and watercourse**
Source: City Plan Interactive Mapping (Version 4)

The proposed boundary realignment does not impact on the waterways, therefore a detailed assessment and consideration against the Overlay code was not considered applicable in this particular instance.

7.5.4 ENVIRONMENTAL SIGNIFICANCE OVERLAY MAPPING

The subject site is located within the Environmental significance – vegetation management - and identifies High priority vegetation, medium priority vegetation and general priority vegetation, reference is made to the figure below for relevant mapping.

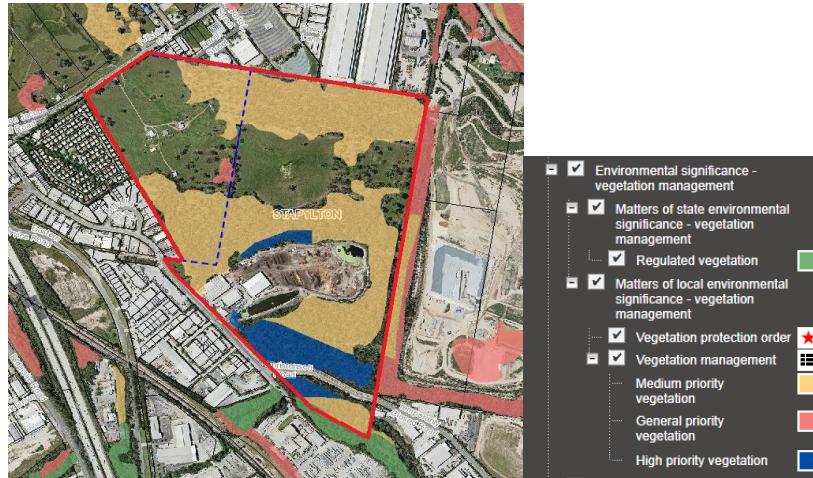


Figure 14 - Environmental significance Overlay Mapping
- Vegetation management
 Source: City Plan Interactive Mapping (Version 4)

No vegetation will be removed or impacted upon, therefore a detailed assessment and consideration against the Overlay code was not considered applicable in this particular instance.

7.5.5 ENVIRONMENTAL SIGNIFICANCE OVERLAY MAPPING

The subject site is located within the Environmental significance – priority species within the Koala habitat areas and State and Local significant species category, reference is made to the figure below for relevant mapping.

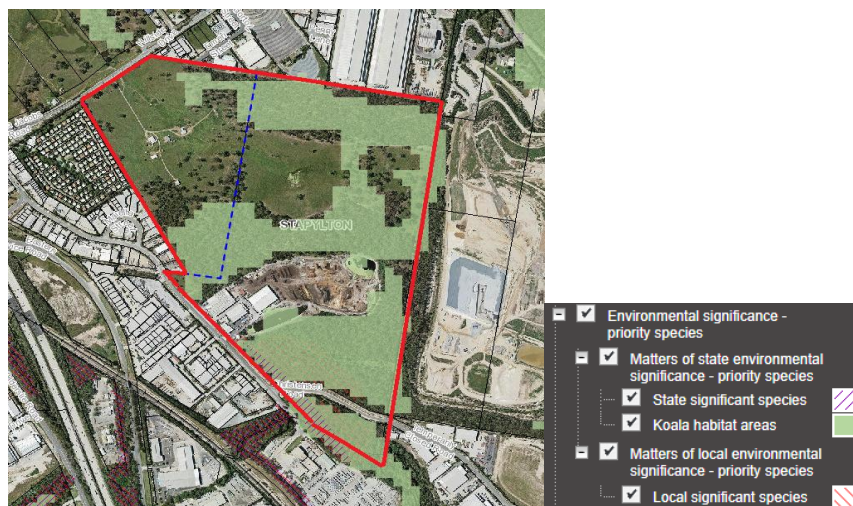


Figure 15 - Environmental significance Overlay Mapping
- Priority Species
 Source: City Plan Interactive Mapping (Version 4)

As the proposal is for a boundary realignment, a detailed assessment and consideration against the Overlay code was not considered applicable in this particular instance.

7.5.6 EXTRACTIVE RESOURCES OVERLAY MAPPING

The subject site is located within the Extractive resources – 100m transport route separation area along and adjoining Stapylton Jacobs Well Road, reference is made to the figure below for relevant mapping.

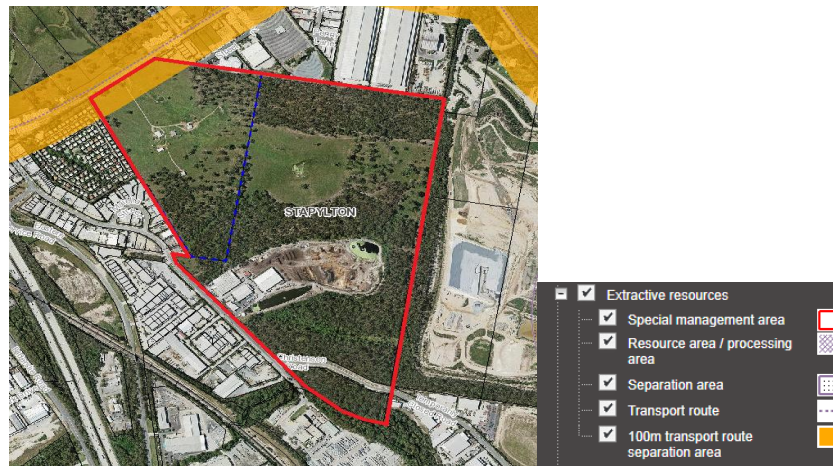


Figure 16 - Extractive resources Overlay Mapping
Source: City Plan Interactive Mapping (Version 4)

As the proposal is for a boundary realignment, a detailed assessment and consideration against the Overlay code was not considered applicable in this particular instance.

7.5.7 FLOOD OVERLAY MAPPING

The subject site is located within the Flood overlay requiring a flood assessment report, reference is made to the figure below for relevant mapping.



Figure 17 - Flood Overlay Mapping
Source: City Plan Interactive Mapping (Version 4)

It is considered that as the proposal is for a boundary realignment, no impact on flooding would occur, and therefore a detailed assessment and consideration was not considered applicable in this particular instance.

7.5.8 INDUSTRY, COMMUNITY INFRASTRUCTURE AND AGRICULTURE LAND INTERFACE AREA

The subject site is located within the Industry, community infrastructure and agriculture land interface area overlay mapping, and is within Community infrastructure interface area and Industry interface area, reference is made to the figure below for relevant mapping.

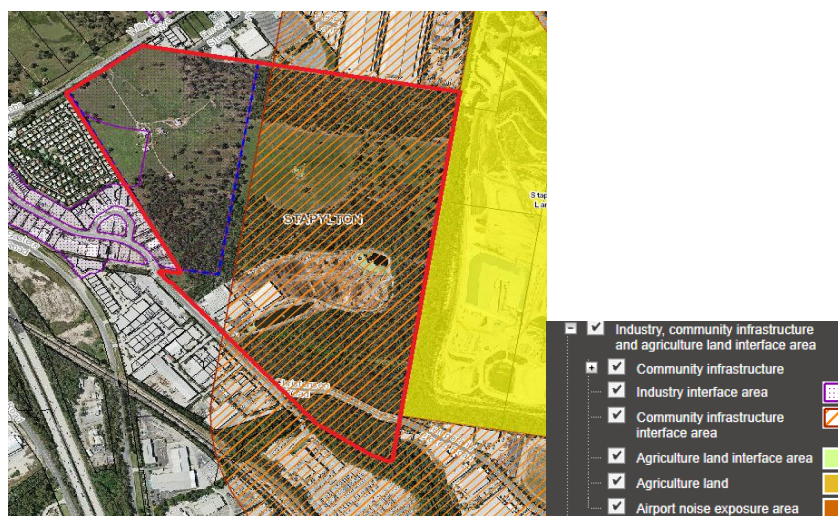


Figure 18 - Industry, community infrastructure and agriculture land interface area Overlay Mapping
Source: City Plan Interactive Mapping (Version 4)

The proposal will not alter the existing land uses and therefore a it is considered that a detailed assessment and consideration of the code was not considered applicable in this particular instance.

7.5.9 WATER CATCHMENTS AND DUAL RETICULATION OVERLAY MAPPING

The subject site is located within the Water catchments and dual reticulation overlay mapping, and is within the Woongoolba flood mitigation catchment area, reference is made to the figure below for relevant mapping.

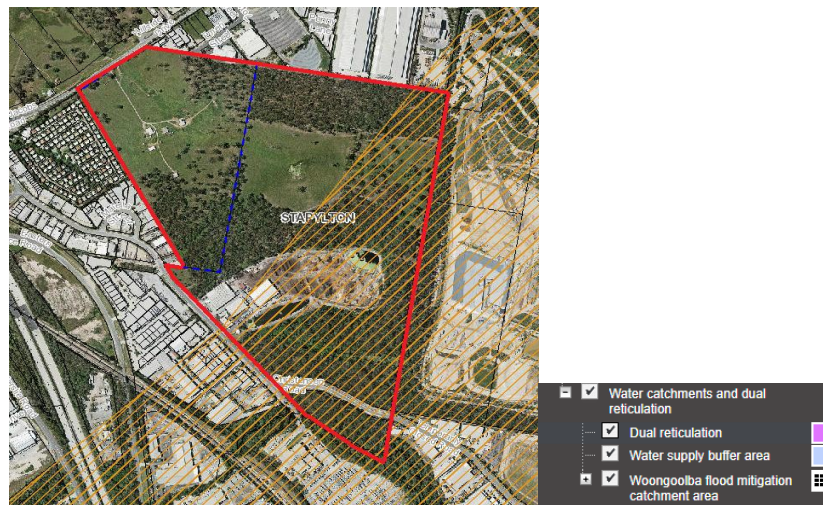


Figure 19 - Water catchments and dual reticulation Overlay Mapping
Source: City Plan Interactive Mapping (Version 4)

It is considered that as the proposal is for a boundary realignment, a detailed assessment and consideration of the code was not considered applicable in this particular instance.

7.5.10 LANDSLIDE HAZARD OVERLAY MAPPING

The subject site is located within the Landslide overlay mapping, and is within the Woongoolba flood mitigation catchment area, reference is made to the figure below for relevant mapping.



Figure 20 - Landslide hazard Overlay Mapping
 Source: City Plan Interactive Mapping (Version 4)

It is considered that as the proposal is for a boundary realignment, a detailed assessment and consideration of the code was not considered applicable in this particular instance.

7.5.11 STATE CONTROLLED ROADS, RAIL CORRIDOR AND TRANSPORT NOISE CORRIDORS OVERLAY MAPPING

The subject site is located within the State controlled roads, rail and transport noise corridor overlay mapping, within Category 2 and 3, and property adjacent to State controlled road, reference is made to the figure below for relevant mapping.

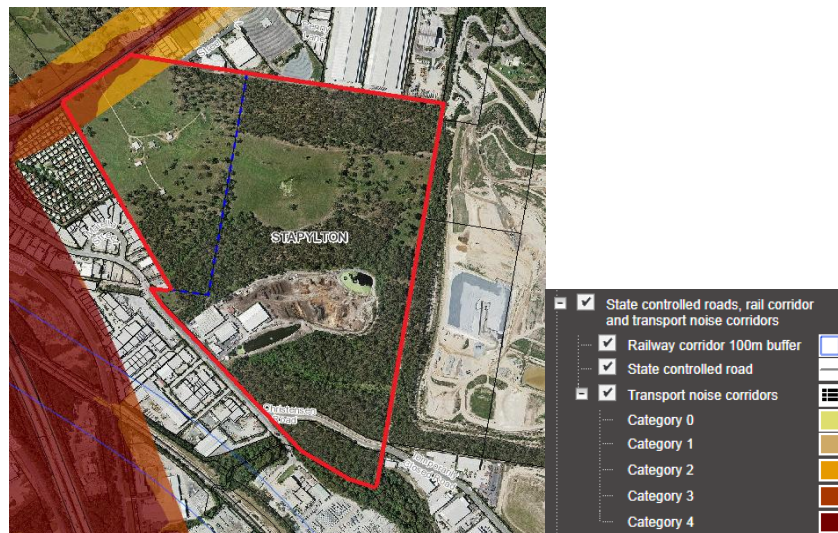


Figure 21 - State controlled roads, rail corridor and transport noise corridors - Overlay Mapping

Source: City Plan Interactive - Mapping (Version 4)

It is considered that as the proposal is for a boundary realignment, a detailed assessment and consideration of the code was not considered applicable in this particular instance.

7.6 APPLICABLE CODES

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

Table 7 - Relevant Local Planning Codes	
Zone Codes	
Low impact industry zone code	Applicable - The Low impact industry zone code is listed as a relevant assessment criteria code within the Table of Development. Therefore this code has been addressed in Appendix D of this report.
Medium impact industry zone code	Applicable - The Medium impact industry zone code is listed as a relevant assessment criteria code within the Table of Development. Therefore this code has been addressed in Appendix D of this report.
High impact industry zone code	Applicable - The High impact industry zone code is listed as a relevant assessment criteria code within the Table of Development. Therefore this code has been addressed in Appendix D of this report.
Use Codes	
Not Applicable	Not Applicable
Overlay Codes	
Acid sulfate soils overlay code	Not Applicable - No earthworks are proposed, therefore a detailed assessment and consideration of this application against the Acid sulfate soils overlay code was not considered applicable in this particular instance.
Bushfire hazard overlay code	Not Applicable - The proposed boundary realignment has no impact on the potential bushfire hazard, therefore a detailed assessment and consideration of this application against the overlay code was not considered applicable in this particular instance.
Environmental significance overlay code	Not Applicable - No vegetation will be removed or impacted upon, therefore a detailed assessment and consideration of this application against the Acid sulfate soils overlay code was not considered applicable in this particular instance.
Extractive resources overlay code	Not Applicable - The proposed boundary realignment will not impact on the separation route area, therefore a detailed assessment and consideration of this application against this code was not considered applicable in this

Table 7 - Relevant Local Planning Codes

	particular instance.
Flood Overlay code	Not Applicable - It is considered that the boundary realignment will not alter the existing situation, therefore, a detailed assessment and consideration of this application against the Flood overlay code was not considered applicable in this particular instance.
Industry, community infrastructure and agriculture interface overlay code	Not Applicable - The proposal will not alter the existing land uses and therefore a detailed assessment and consideration of this application against the code was not considered applicable in this particular instance.
Water catchments and dual reticulation overlay code	Not Applicable - As there is no change to the existing land use or conditions of the land, it is considered that a detailed assessment of the Water catchments and dual reticulation overlay code was not considered applicable in this instance.
Other Development Codes	
Reconfiguring a Lot code	Applicable - The Reconfiguring a lot code is listed as a relevant assessment criteria code within the Table of Development. Therefore, this code has been addressed in Appendix D of this report.
Fire services in developments accessed by common private title code	Not Applicable - No buildings or subdivision of land creating additional allotments is proposed, therefore a detailed assessment and consideration of this application against the code was not considered applicable in this particular instance.
General development provisions code	Not Applicable - No buildings, structures or subdivision of land creating additional allotments is proposed, therefore, a detailed assessment and consideration of this application against the code was not considered applicable in this particular instance.
Healthy waters code	Not Applicable - No buildings, structures or subdivision of land creating additional allotments or earthworks are proposed. Therefore, a detailed assessment and consideration of this application against the code was not considered applicable in this particular instance.

Table 7 - Relevant Local Planning Codes

On-site sewerage facilities code	Not Applicable - No buildings or subdivision of land creating additional allotments is proposed. Therefore a detailed assessment and consideration of this application against the code was not considered applicable in this particular instance.
Vegetation management code	Not Applicable - No vegetation will be removed as part of this application, therefore a detailed assessment of this application against the Vegetation management code was considered applicable in this particular instance.

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

8.0 SUMMARY OF FINDINGS AND CONCLUSION

The proposal for a boundary realignment is to allow the portion of the land currently occupied by Amgrow Pty Ltd, to exist on a freehold titled lot (proposed Lot 1), and the remaining land (proposed Lot 2) to remain as a management lot for the purposes of future industrial development.

The report has demonstrated that the proposed development is:

- Consistent with the State and regional planning provisions applicable to the subject site;
- Consistent with the planning principles in the Planning Scheme;
- Consistent with the intent and content of the industrial zonings;
- In accordance with the performance criteria and acceptable solutions of the applicable development codes: and
- Will not adversely impact on the surrounding area and land uses.

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

Appendix A - Development Forms and Land Owner's Consent

DA Form 1 – Development application details

Approved form (version 1.0 effective 3 July 2017) made under section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving code assessment or impact assessment**, except when applying for development involving building work.

For a development application involving **building work only**, use *DA Form 2 – Building work details*.

For a development application involving **building work associated with any other type of assessable development**, use this form (*DA Form 1*) **and** parts 4 to 6 of *DA Form 2 – Building work details*.

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

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) <i>(individual or company full name)</i>	KS8 Pty Ltd
Contact name <i>(only applicable for companies)</i>	C/ Gassman Development Perspectives
Postal address <i>(P.O. Box or street address)</i>	PO Box 392
Suburb	Beenleigh
State	Queensland
Postcode	4207
Country	Australia
Contact number	(07) 3807 3333
Email address <i>(non-mandatory)</i>	bcraddock@gasman.com.au
Mobile number <i>(non-mandatory)</i>	-
Fax number <i>(non-mandatory)</i>	-
Applicant's reference number(s) <i>(if applicable)</i>	5738

2) Owner's consent
2.1) Is written consent of the owner required for this development application?
☒ Yes – the written consent of the owner(s) is attached to this development application ☐ No – proceed to 3)

PART 2 – LOCATION DETAILS

3) Location of the premises (complete 3.1) or 3.2, and 3.3) as applicable)

Note: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see [DA Forms Guide: Relevant plans](#).

3.1) Street address and lot on plan

- ☒ Street address **AND** lot on plan (all lots must be listed), **or**
☐ Street address **AND** lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon; all lots must be listed).

a)	Unit No.	Street No.	Street Name and Type	Suburb
		60	Stapylton Jacobs Well Road	Stapylton
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4207	1	RP6882	Gold Coast
b)	Unit No.	Street No.	Street Name and Type	Suburb
		82	Christensen Road	Stapylton
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4207	240	W31320	Gold Coast

3.2) Coordinates of premises (appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay)

Note: Place each set of coordinates in a separate row. Only one set of coordinates is required for this part.

☐ Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		☐ WGS84 ☐ GDA94 ☐ Other:	

☐ Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		☐ 54 ☐ 55 ☐ 56	☐ WGS84 ☐ GDA94 ☐ Other:	

3.3) Additional premises

- ☐ Additional premises are relevant to this development application and their details have been attached in a schedule to this application
☒ Not required

4) Identify any of the following that apply to the premises and provide any relevant details

☐ In or adjacent to a water body or watercourse or in or above an aquifer	
Name of water body, watercourse or aquifer:	
☐ On strategic port land under the <i>Transport Infrastructure Act 1994</i>	
Lot on plan description of strategic port land:	
Name of port authority for the lot:	
☐ In a tidal area	
Name of local government for the tidal area (if applicable):	
Name of port authority for tidal area (if applicable):	
☐ On airport land under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i>	
Name of airport:	
☒ Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>	
EMR site identification:	3579

☐ Listed on the Contaminated Land Register (CLR) under the *Environmental Protection Act 1994*

CLR site identification:

5) Are there any existing easements over the premises?

Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see [DA Forms Guide](#).

☐ Yes – All easement locations, types and dimensions are included in plans submitted with this development application

☒ No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

a) What is the type of development? *(tick only one box)*

☐ Material change of use

☒ Reconfiguring a lot

☐ Operational work

☐ Building work

b) What is the approval type? *(tick only one box)*

☒ Development permit

☐ Preliminary approval

☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

☒ Code assessment

☐ Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):*

Boundary realignment (2 into 2 lots)

e) Relevant plans

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

☒ Relevant plans of the proposed development are attached to the development application

6.2) Provide details about the second development aspect

a) What is the type of development? *(tick only one box)*

☐ Material change of use

☐ Reconfiguring a lot

☐ Operational work

☐ Building work

b) What is the approval type? *(tick only one box)*

☐ Development permit

☐ Preliminary approval

☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

☐ Code assessment

☐ Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots)*

e) Relevant plans

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

☐ Relevant plans of the proposed development are attached to the development application

6.3) Additional aspects of development

☐ Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application

☐ Not required

Section 2 – Further development details

7) Does the proposed development application involve any of the following?

Material change of use	☐ Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	☒ Yes – complete division 2
Operational work	☐ Yes – complete division 3
Building work	☐ Yes – complete DA Form 2 – Building work details

Division 1 – Material change of use

Note: This division is only required to be completed if any part of the development application involves a material change of use assessable against a local planning instrument.

8.1) Describe the proposed material change of use

Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)

8.2) Does the proposed use involve the use of existing buildings on the premises?

- ☐ Yes
☐ No

Division 2 – Reconfiguring a lot

Note: This division is only required to be completed if any part of the development application involves reconfiguring a lot.

9.1) What is the total number of existing lots making up the premises?

Two (2)

9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)

- | | |
|---|--|
| ☐ Subdivision (complete 10)) | ☐ Dividing land into parts by agreement (complete 11)) |
| ☒ Boundary realignment (complete 12)) | ☐ Creating or changing an easement giving access to a lot from a construction road (complete 13)) |

10) Subdivision

10.1) For this development, how many lots are being created and what is the intended use of those lots:

Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				

10.2) Will the subdivision be staged?

- ☐ Yes – provide additional details below
☐ No

How many stages will the works include?	
What stage(s) will this development application apply to?	

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?

Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

12) Boundary realignment**12.1) What are the current and proposed areas for each lot comprising the premises?**

Current lot		Proposed lot	
Lot on plan description	Area (m ²)	Lot on plan description	Area (m ²)
1 on RP6882	526,091	1	94,300
240 on W31320	205,050	2	636,841

12.2) What is the reason for the boundary realignment?

To provided a freehold lot for an existing land use (Proposed lot 1) and reminder as a management lot (proposed Lot 2) for future subdivision to create industrial allotments..

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? (attach schedule if there are more than two easements)

Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? (e.g. pedestrian access)	Identify the land/lot(s) benefitted by the easement

Division 3 – Operational work

Note: This division is only required to be completed if any part of the development application involves operational work.

14.1) What is the nature of the operational work?

☐ Road work	☐ Stormwater	☐ Water infrastructure
☐ Drainage work	☐ Earthworks	☐ Sewage infrastructure
☐ Landscaping	☐ Signage	☐ Clearing vegetation
☐ Other – please specify:		

14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)

☐ Yes – specify number of new lots:

☐ No

14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)

\$

PART 4 – ASSESSMENT MANAGER DETAILS**15) Identify the assessment manager(s) who will be assessing this development application**

Gold Coast City Council

16) Has the local government agreed to apply a superseded planning scheme for this development application?

☐ Yes – a copy of the decision notice is attached to this development application

☐ Local government is taken to have agreed to the superseded planning scheme request – relevant documents attached

☒ No

PART 5 – REFERRAL DETAILS**17) Do any aspects of the proposed development require referral for any referral requirements?**

Note: A development application will require referral if prescribed by the Planning Regulation 2017.

☐ No, there are no referral requirements relevant to any development aspects identified in this development application – proceed to Part 6

Matters requiring referral to the chief executive of the Planning Regulation 2017:

☐ Clearing native vegetation

☐ Contaminated land (<i>unexploded ordnance</i>) ☐ Environmentally relevant activities (ERA) (<i>only if the ERA have not been devolved to a local government</i>) ☐ Fisheries – aquaculture ☐ Fisheries – declared fish habitat area ☐ Fisheries – marine plants ☐ Fisheries – waterway barrier works ☐ Hazardous chemical facilities ☐ Queensland heritage place (<i>on or near a Queensland heritage place</i>) ☐ Infrastructure – designated premises ☒ Infrastructure – state transport infrastructure ☐ Infrastructure – state transport corridors and future state transport corridors ☐ Infrastructure – state-controlled transport tunnels and future state-controlled transport tunnels ☐ Infrastructure – state-controlled roads ☐ Land within Port of Brisbane's port limits ☐ SEQ development area ☐ SEQ regional landscape and rural production area or SEQ Rural living area – community activity ☐ SEQ regional landscape and rural production area or SEQ Rural living area – indoor recreation ☐ SEQ regional landscape and rural production area or SEQ Rural living area – residential development ☐ SEQ regional landscape and rural production area or SEQ Rural living area – urban activity ☐ Tidal works or works in a coastal management district ☐ Urban design ☐ Water-related development – taking or interfering with water ☐ Water-related development – removing quarry material (<i>from a watercourse or lake</i>) ☐ Water-related development – referable dams ☐ Water-related development – construction of new levees or modification of existing levees (<i>category 2 or 3 levees only</i>) ☐ Wetland protection area
Matters requiring referral to the local government: ☐ Airport land ☐ Environmentally relevant activities (ERA) (<i>only if the ERA have been devolved to local government</i>) ☐ Local heritage places
Matters requiring referral to the chief executive of the distribution entity or transmission entity: ☐ Electricity infrastructure
Matters requiring referral to: • The chief executive of the holder of the licence, if not an individual • The holder of the licence, if the holder of the licence is an individual ☐ Oil and gas infrastructure
Matters requiring referral to the Brisbane City Council: ☐ Brisbane core port land
Matters requiring referral to the Minister under the Transport Infrastructure Act 1994: ☐ Brisbane core port land ☐ Strategic port land
Matters requiring referral to the relevant port operator: ☐ Brisbane core port land (below high-water mark and within port limits)
Matters requiring referral to the chief executive of the relevant port authority: ☐ Land within limits of another port
Matters requiring referral to the Gold Coast Waterways Authority: ☐ Tidal works, or development in a coastal management district in Gold Coast waters
Matters requiring referral to the Queensland Fire and Emergency Service: ☐ Tidal works, or development in a coastal management district

18) Has any referral agency provided a referral response for this development application?

- ☐ Yes – referral response(s) received and listed below are attached to this development application
- ☒ No

Referral requirement	Referral agency	Date of referral response

Identify and describe any changes made to the proposed development application that was the subject of the referral response and the development application the subject of this form, or include details in a schedule to this development application (if applicable).

PART 6 – INFORMATION REQUEST**19) Information request under Part 3 of the DA Rules**

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

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

- that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development 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](#).

PART 7 – FURTHER DETAILS**20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)**

- ☒ Yes – provide details below or include details in a schedule to this development application
- ☐ No

List of approval/development application references	Reference number	Date	Assessment manager
☒ Approval ☐ Development application	MCU201100650	6 May 2013	Gold Coast
☒ Approval ☐ Development application	MCU201701550	23 November 2017	Gold Coast

21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)

- ☐ Yes – the yellow local government/private certifier's copy of the receipted QLeave form is attached to this development application
- ☐ No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid
- ☒ Not applicable

Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
\$		

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?

- ☐ Yes – show cause or enforcement notice is attached
- ☒ No

23) Further legislative requirements

Environmentally relevant activities

23.1) Is this development application also taken to be an application for an environmental authority for an **Environmentally Relevant Activity (ERA)** under section 115 of the *Environmental Protection Act 1994*?

☐ Yes – the required attachment (form EM941) for an application for an environmental authority accompanies this development application, and details are provided in the table below

☒ No

Note: Application for an environmental authority can be found by searching “EM941” at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.

Proposed ERA number:

Proposed ERA threshold:

Proposed ERA name:

☐ Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.

Hazardous chemical facilities

23.2) Is this development application for a **hazardous chemical facility**?

☐ Yes – Form 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application

☒ No

Note: See www.justice.qld.gov.au for further information.

Clearing native vegetation

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation the chief executive of the *Vegetation Management Act 1999* is satisfied the clearing is for a relevant purpose under section 22A of the *Vegetation Management Act 1999*?

☐ Yes – this development application is accompanied by written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)

☒ No

Note: See www.qld.gov.au for further information.

Environmental offsets

23.4) Is this development application taken to be a prescribed activity that may have a significant residual impact on a **prescribed environmental matter** under the *Environmental Offsets Act 2014*?

☐ Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter

☒ No

Note: The environmental offset section of the Queensland Government's website can be accessed at www.qld.gov.au for further information on environmental offsets.

Koala conservation

23.5) Does this development application involve a material change of use, reconfiguring a lot or operational work within an assessable development area under Schedule 10, Part 10 of the Planning Regulation 2017?

☐ Yes

☒ No

Note: See guidance materials at www.ehp.qld.gov.au for further information.

Water resources

23.6) Does this development application involve **taking or interfering with artesian or sub artesian water, taking or interfering with water in a watercourse, lake or spring, taking overland flow water or waterway barrier works**?

☐ Yes – the relevant template is completed and attached to this development application

☒ No

Note: DA templates are available from www.dilqp.qld.gov.au.

23.7) Does this application involve **taking or interfering with artesian or sub artesian water, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water** under the *Water Act 2000*?

☐ Yes – I acknowledge that a relevant water authorisation under the *Water Act 2000* may be required prior to commencing development

☒ No

Note: Contact the Department of Natural Resources and Mines at www.dnrm.qld.gov.au for further information.

Marine activities

23.8) Does this development application involve **aquaculture, works within a declared fish habitat area or removal, disturbance or destruction of marine plants?**

☐ Yes – an associated resource allocation authority is attached to this development application, if required under the *Fisheries Act 1994*

☒ No

Note: See guidance materials at www.daf.qld.gov.au for further information.

Quarry materials from a watercourse or lake

23.9) Does this development application involve the **removal of quarry materials from a watercourse or lake** under the *Water Act 2000*?

☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

☒ No

Note: Contact the Department of Natural Resources and Mines at www.dnrm.qld.gov.au for further information.

Quarry materials from land under tidal waters

23.10) Does this development application involve the **removal of quarry materials from land under tidal water** under the *Coastal Protection and Management Act 1995*?

☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

☒ No

Note: Contact the Department of Environment and Heritage Protection at www.ehp.qld.gov.au for further information.

Referable dams

23.11) Does this development application involve a **referable dam** required to be failure impact assessed under section 343 of the *Water Supply (Safety and Reliability) Act 2008* (the *Water Supply Act*)?

☐ Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the *Water Supply Act* is attached to this development application

☒ No

Note: See guidance materials at www.dews.qld.gov.au for further information.

Tidal work or development within a coastal management district

23.12) Does this development application involve **tidal work or development in a coastal management district?**

☐ Yes – the following is included with this development application:

☐ Evidence the proposal meets the code for assessable development that is prescribed tidal work (*only required if application involves prescribed tidal work*)

☐ A certificate of title

☒ No

Note: See guidance materials at www.ehp.qld.gov.au for further information.

Queensland and local heritage places

23.13) Does this development application propose development on or adjoining a place entered in the **Queensland heritage register** or on a place entered in a local government's **Local Heritage Register**?

☐ Yes – details of the heritage place are provided in the table below

☒ No

Note: See guidance materials at www.ehp.qld.gov.au for information requirements regarding development of Queensland heritage places.

Name of the heritage place:		Place ID:	
-----------------------------	--	-----------	--

Brothels

23.14) Does this development application involve a **material change of use for a brothel?**

☐ Yes – this development application demonstrates how the proposal meets the code for a development application for a brothel under Schedule 3 of the *Prostitution Regulation 2014*

☒ No**Decision under section 62 of the *Transport Infrastructure Act 1994***

23.15) Does this development application involve new or changed access to a state-controlled road?

☐ Yes - this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)☒ No**PART 8 – CHECKLIST AND APPLICANT DECLARATION****24) Development application checklist**

I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17

☒ Yes*Note: See the Planning Regulation 2017 for referral requirements*If building work is associated with the proposed development, Parts 4 to 6 of *Form 2 – Building work details* have been completed and attached to this development application☐ Yes☒ Not applicable

Supporting information addressing any applicable assessment benchmarks is with development application

Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, 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 aspects of this development application. For further information, see [DA Forms Guide: Relevant plans](#).☒ Yes

The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21))

☐ Yes☒ Not applicable**25) Applicant declaration**☒ By making this development application, I declare that all information in this development 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 assessment manager and any referral agency for the development 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 assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development 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 9 – FOR OFFICE USE ONLY

Date received: Reference number(s):

Notification of engagement of alternative assessment manager

Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	
Relevant licence number(s) of chosen assessment manager	

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 development application materials should be sent to the assessment manager.

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:

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



Date: 30-1-2018

Patricia Hester



Date: 30-1-2018

CURRENT TITLE SEARCH

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Request No: 27698677

Search Date: 08/01/2018 15:37

Title Reference: 11060216

Date Created: 07/06/1906

Creating Dealing: 602739225

REGISTERED OWNER

Interest

Dealing No: 709915935 07/09/2006

PATRICIA ANN HESTER

1/2

WILLIAM ARTHUR HESTER

1/2

AS TENANTS IN COMMON

ESTATE AND LAND

Estate in Fee Simple

LOT 1 REGISTERED PLAN 6882
Local Government: GOLD COAST

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10695064 (POR 128)

ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status
715147150	VEG NOTICE	18/06/2013 14:04	CURRENT

VEGETATION MANAGEMENT ACT 1999

UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - Yes 09/04/2008 711561745 Certificate No. 2

** End of Current Title Search **

COPYRIGHT THE STATE OF QUEENSLAND (DEPT OF NATURAL RESOURCES AND MINES) [2018]
Requested By: D-ENQ CITEC CONFIRM

CURRENT TITLE SEARCH

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Request No: 27698713

Search Date: 08/01/2018 15:39

Title Reference: 10526129

Date Created: 08/12/1884

REGISTERED OWNER

Interest

Dealing No: 709915914 07/09/2006

PATRICIA ANN HESTER

1/2

WILLIAM ARTHUR HESTER

1/2

AS TENANTS IN COMMON

ESTATE AND LAND

Estate in Fee Simple

LOT 240 CROWN PLAN W31320

Local Government: GOLD COAST

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10526129 (SEL 814)
2. LEASE No 707931618 29/07/2004 at 10:43
ENVIROGREEN PTY LIMITED A.C.N. 069 900 456
OF LEASE A ON SP 125788
TERM: 01/07/2005 TO 30/06/2010 OPTION 5 YEARS
3. AMENDMENT OF LEASE No 713076568 23/02/2010 at 15:03
LEASE: 707931618
TERM: 01/07/2005 TO 30/06/2015 OPTION NIL
4. AMENDMENT OF LEASE No 713369769 23/07/2010 at 14:54
LEASE: 707931618
TERM: 01/07/2005 TO 30/06/2015 OPTION NIL
5. AMENDMENT OF LEASE No 713921470 23/06/2011 at 14:50
LEASE: 707931618
TERM: 01/07/2005 TO 30/06/2015 OPTION 5 YEARS
6. TRANSFER No 713952658 11/07/2011 at 15:08
LEASE: 707931618
AMGROW PTY LTD A.C.N. 100 684 786
7. LEASE No 717334036 22/06/2016 at 14:22
AMGROW PTY LTD A.C.N. 100 684 786
OF LEASE B ON SP264740
TERM: 01/07/2015 TO 30/06/2020 OPTION 5 YEARS

CURRENT TITLE SEARCH

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Request No: 27698713

Search Date: 08/01/2018 15:39

Title Reference: 10526129

Date Created: 08/12/1884

ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status
715147150	VEG NOTICE	18/06/2013 14:04	CURRENT

VEGETATION MANAGEMENT ACT 1999

UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - Yes 30/06/2016 717344879 Certificate No. 7

Corrections have occurred - Refer to Historical Search

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

COPYRIGHT THE STATE OF QUEENSLAND (DEPT OF NATURAL RESOURCES AND MINES) [2018]
Requested By: D-ENQ CITEC CONFIRM

Application for a material change of use (MCU) and/or reconfiguring of lots (ROL)

Planning and Environment Planning Assessment City Development

PO Box 5042 GOLD COAST MC QLD 9729

P: (07) 5582 8866 F: (07) 5596 3653

E: mail@goldcoast.qld.gov.auW: 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 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)			
Material Change of use			
Proposed use			
Reconfiguration of Lot			
Proposed use			
Access easement (AE)	Boundary realignment (BR)	X	Community title (CT)
Freehold subdivision (FRE)	Management lot subdivision (MAG)		Miscellaneous (MIS)
Subdivision by lease (LE)	Volumetric subdivision (VOL)		
Category of assessment (Please tick one)			
Preliminary	Code	Impact	
Pre Lodgement meeting held (Please tick one)			
Yes (Please attach minutes)	Yes	X	No
Property information			
What is the funding source for the proposed development?	X	Domestic	International
Note: The funding source will be determined by the location of the proposed development owner's main head office. In certain cases funding may come from multiple sources and from multiple locations. In this circumstance, the location of the majority owner(s) head office location will determine the destination of the funding source.			
What is the cost (\$AUD) of the proposed development?	AUD \$7,000.00		
Mandatory requirements for a 'Properly Made' application			
Note: Combined material change of use, reconfiguration of lot and operational works applications should address all requirements where relevant.			
Correct versions of these forms must be provided to be considered a properly made application			
(Refer to the Planning Act 2016)			
The property owner(s) provide written consent to the making of the application (owner's consent)	X		
Required application fee	X		
All parts of relevant application forms completed	X		
Application forms			
State Government Form 1	X		
Fees			

These fees are in accordance with the Councils regulatory fees and non-regulatory charges. 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) – please complete details below
- Cash, cheque or credit card at any of Councils branch offices. For branch office locations and operating hours, please refer to the City's website cityofgoldcoast.com.au

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

Application for material change of use and/or reconfiguration of a lot

- Cheque or money order by post to Council of the City of Gold Coast PO Box 5042 Gold Coast MC QLD 9729. Please ensure that you provide adequate reference details or attachments to allow the cheque to be appropriately receipted.

Please be advised that payments by credit card will incur a surcharge.

Lodgement requirements

Please refer to cityofgoldcoast.com.au for full lodgement requirements.

1. Please submit in one or both of the following formats: - digital copy (PDF format) - hard copy of all documentation	X
2. Application lodgement information is to be provided in four (4) sections and PDF's - application forms (mandatory) - supporting documents (Planning report, Code templates) - plans and drawings - specialist reports in accordance with the City Plan requirements	X
Is there a requirement for this proposal to be referred to the State Assessment and Referral Agency (SARA)?	☐ Yes ☒ No
Is there any development infrastructure (refer to Chapter 4 of the <i>Planning Act 2016</i>)	☐ Yes ☒ No
Is the subject site inside the Priority Infrastructure Area refer to Council's Local Government Infrastructure Plan (LGIP) cityofgoldcoast.com.au	☐ Yes ☒ No
Is the proposed trunk infrastructure identified as trunk infrastructure in the LGIP?	☐ Yes ☒ No
If the proposed infrastructure is in the LGIP identify the development infrastructure type and relevant LGIP infrastructure map:	
Is the new and/or upgraded development infrastructure not identified within the LGIP but proposed as trunk infrastructure?	☐ Yes ☒ No
Identify which type/s of new and/or upgraded trunk infrastructure is proposed:	☐ Water ☐ Sewerage ☐ Transport ☐ Stormwater ☐ Recreation / Park Facilities
Provide a description of the proposed trunk infrastructure (and provide any available plans):	
Is there an existing Infrastructure Agreement/or similar agreement related to the land subject to this application?	☐ Yes ☒ No
If yes, provide comments:	
Do you intend to apply for an Infrastructure Agreement relating to the delivery of trunk infrastructure?	☐ Yes ☒ No

Section 1 - Forms**State Government forms (mandatory requirements)**

Form 1

X**Council of the City of Gold Coast forms**

Form application for a material change of use or reconfiguring of lot

X

Infrastructure charge proposal summary

X

If the infrastructure charge proposal summary is not applicable, provide reasoning below:

(Please provide reasoning)

Section 2 – Supporting documents

Application for material change of use and/or reconfiguration of a lot*Note - Have you prepared any of the following in accordance with the City Plan and the State Governments forms guide.*

	Is this applicable?		
Planning assessment report			
Proposal details including covering letter, site analysis plan, planning assessment report, any alternate outcomes proposed and conclusion (if impact assessable address the Strategic framework).	X	Yes	No
Economic needs analysis (material change of use only)		Yes	X No
Visual impact analysis (material change of use only)		Yes	X No
Provide a photo montage or perspective of the proposed development.			
Assessment benchmarks Code templates are available from - http://www.goldcoast.qld.gov.au/planning-and-building/city-plan-code-templates-30440.html			
The relevance of these codes can be identified by using the City plan interactive mapping tool on Councils website.	X	Yes	No

Section 3 – Plans and drawings*Note: Have you prepared any of the following in accordance with the City Plan and the State Governments forms guide.*

Material Change of Use			
- Floor plans and elevations - Site plan - Site analysis plan			
Reconfiguration of Lots			
- Subdivisional proposal plan (site plan) - Slope analysis plan - Building envelope plan - Proposed earthworks plan - Site Analysis plan	X	Yes	No
Other drawings/photographs relevant to the development			
<i>(Please provide details)</i>			

Section 4 – Specialist reports*Note: Have you prepared any of the following in accordance with the City Plan and the State Governments forms guide.*

As required to support the development application in accordance with the City Plan.			
i.e.			
- Statement of landscape intent - Bushfire management plan - Waste management - Acoustic report - Traffic impact assessment - Stormwater management plan - Effluent disposal areas - Ecological assessment - Acid Sulphate soils investigation and management plan		Yes	X No
<i>(Please provide details)</i>			

Application for material change of use and/or reconfiguration of a lot**Information notes***Information notes to assist applicants in completing material change of use and reconfiguring a lot forms***Development infrastructure**

Where relevant to the provision of new or the upgrading of trunk or proposed trunk infrastructure, a report must ensure the following is clearly identified;

- the type of infrastructure proposed (that is necessary trunk, additional trunk, and/or non-trunk proposed to become trunk infrastructure) and whether it is included in *Gold Coast City Council's Local Government Infrastructure Plan*
- an estimate of the establishment costs to deliver the infrastructure calculated in accordance with Statutory Guideline Ministers Guidelines and Rules 03/14 *Local Government Infrastructure Plan* and *Gold Coast City Council's Local Government Infrastructure Plan*

Guide to owners consent requirements

Refer to the *Planning Act 2016* for full requirements. Listed below are other requirements. An application is properly made if the mandatory requirements part of the approved form is correctly completed.

Property ownership

Owner's consent is a mandatory requirement of the *Planning Act 2016*. The terms of "owner" of land and "land" are defined in Schedule 2 of the *Planning Act 2016*.

If the application is over a number of lots, the owner/s of all lots of the subject of the application must consent to making of the application.

If there are multiple owners of a single lot, the consent of each owner of the lot is required (for example, four persons owning one lot requires a signature from each of the four owners).

Corporation/company - where the owner is identified as a corporation, the following is required:

- the ACN number accompanied with one of the three below:
- the names, titles and signatures of two (2) directors of the company
- the name, title and signature of a director and the company secretary
- where the company has only one (1) director, the name and signature of that director in conjunction with written indication that the company has only one (1) director (that is, sole director)

Body Corporate - where the owner is identified as a body corporate, the following is required:

- Body corporate seal and.
- Body corporate resolution consenting to the proposal (that is, minutes of meeting where proposal was adopted) and,
- two (2) signatures, one of which must be the chairperson

Or

- Body corporate seal and.
- a letter of consent signed by the chairperson and secretary

Or

- signed letter of consent from each lot owner covered by the body corporate

Other ownership arrangements - if the land is:

- leased – the lessors of the land must give owner's consent
- dedicated parkland – the owner or the trustee, within the terms of the trust or reserve, must give owner's consent

Declaration

I declare that:

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

Signature



Date

30 January 2018

Infrastructure charge proposal summary

Planning & Environment
Contributed Assets
City Development

PO Box 5042 GOLD COAST MC QLD 9729

P 07 5582 9030 F 07 5582 8241

E dcg@goldcoast.qld.gov.auW cityofgoldcoast.com.au

NOT APPLICABLE – BOUNDARY REALIGNMENT

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 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.

Reconfiguration of lot application	Type	Proposed No of lots	Existing No of lots	Rate per lot
Enter the appropriate number of lots	• Residential lots			\$28,311.20
	• Non residential lots			
	• Management lots			

Residential land use (material change of use and building application only)	Type		Proposed qty	Lawfully established existing qty	Rate per dwelling
	City Plan use definitions (for information only)				
Enter the appropriate number of dwellings	Dwelling house	1 bdrm			\$20,222.30
		2 bdrms			\$20,222.30
		3 bdrms			\$28,311.20
Note Credits will be granted for lawfully established uses in accordance with section 3 of Council's Charges Resolution	Multiple dwellings	1 bdrm			\$20,222.30
		2 bdrms			\$20,222.30
		3 bdrms			\$28,311.20
	Dual occupancy	1 bdrm			\$20,222.30
		2 bdrms			\$20,222.30
		3 bdrms			\$28,311.20
	Caretakers accommodation	1 bdrm			\$20,222.30
		2 bdrms			\$20,222.30
		3 bdrms			\$28,311.20
	Dwelling unit	1 bdrm			\$20,222.30
		2 bdrms			\$20,222.30
		3 bdrms			\$28,311.20

Residential land use (material change of use and building application only)	Type		Proposed qty	Lawfully established existing qty	Rate per dwelling
	2003 Scheme use definitions (for information only)				
Enter the appropriate number of dwellings	Detached dwelling	1 bdrm			\$20,222.30
		2 bdrms			\$20,222.30
		3 bdrms			\$28,311.20
Note Credits will be granted for lawfully established uses in accordance with section 3 of Council's Charges Resolution	Attached dwellings and medium density detached dwellings	1 bdrm			\$20,222.30
		2 bdrms			\$20,222.30
		3 bdrms			\$28,311.20
	Apartment	1 bdrm			\$20,222.30
		2 bdrms			\$20,222.30
		3 bdrms			\$28,311.20
	Caretakers residence	1 bdrm			\$20,222.30
		2 bdrms			\$20,222.30
		3 bdrms			\$28,311.20

Residential land use (material change of use and building application only)	Family accommodation dwellings (2003 Scheme only)			
	Type	Proposed qty	Lawfully established existing qty	Rate per dwelling
	1 bedroom			\$20,222.30
	2 bedrooms			\$20,222.30
	3+ bedrooms			\$28,311.20

Non residential land use (material change of use and building application only)	Charging category	Type	Proposed qty	Lawfully established existing qty	Rate per dwelling	City Plan use definitions (for information only)	2003 Scheme use definitions (for information only)
	Long term accommodation	1 bedroom			\$20,222.30	- Community residence - Relocatable home park - Retirement facility - Rooming accommodation	- Aged persons accommodation - Relocatable home park - Special accommodation - Hostel accommodation
		2 bedrooms			\$20,222.30		
		3+ bedrooms			\$28,311.20		
	Short term accommodation	1 bedroom			\$10,111.15	- Hotel (residential component only – see Entertainment charging category for associated non-residential charges) - Short-term accommodation - Tourist park - Resort complex See further details in the Charges Resolution	- Camping ground - Caravan park - Motel - Resort hotel - Tourist cabins - Hostel accommodation (backpacker) See further details in the Charges Resolution
		2 bedrooms			\$10,111.15		
		3+ bedrooms			\$14,155.60		

Previous quarterly charge rates can be found on Council's website cityofgoldcoast.com.au

Non residential land use (material change of use and building application only)	Charging category	Proposed GFA	Lawfully established existing GFA	Rate per m ² GFA	City Plan use definitions (for information only)	2003 Scheme use definitions (for information only)
	Place of assembly			\$70.80	• Club • Community use • Function facility • Funeral parlour • Place of worship	• Community purpose (art gallery, community hall, library, museum, scout hall and other community organised uses) • Funeral parlour • Place of worship • Reception room • Restricted club • Surf life saving club
Enter the gross floor area (GFA)	Common area					
Note Credits will be granted for lawfully established uses in accordance with section 3 of Council's Charges Resolution	Commercial (bulk goods)			\$141.55	• Agricultural supplies store • Bulk landscape supplies • Garden centre • Hardware and trade supplies • Outdoor sales • Showroom	• Bulk garden supplies • Retail plant nursery • Showroom • Vehicle hire premises • Vehicle sales premises
	Common area					
	Commercial (office)			\$141.55	• Office • Sales office	• Commercial services • Display home • Estate sales office • Funeral business • Office • Vehicle hire office
	Common area					
	Commercial (retail)			\$182.00	• Adult store • Food and drink outlet • Service industry • Service station • Shop	• Cafe • Convenience shop • Department store • Fast food remises • Laundromat • Manufacturer's shop • Restaurant • Service industry • Service station • Shop • Shopping centre development • Take away food premises • Tourist shop
	Common area					
	Education			\$141.55	• Child care centre • Community care centre • Educational establishment	• Child care centre • Community purposes (child day care) • Educational establishment
	Common area					

Non residential land use (material change of use and building application only)	Charging category	Proposed GFA	Lawfully established existing GFA	Rate per m2 GFA	City Plan use definitions (for information only)	2003 Scheme use definitions (for information only)
	Entertainment			\$202.20	- Hotel (non-residential component only – see Short Term Accommodation charging category for associated residential charges) - Nightclub entertainment facility - Theatre - Bar - Brothel	- Adult entertainment - Amusement parlour - Brothel - Cinema - Hotel (non-residential component) - Night club - Tavern
Enter the gross floor area (GFA) Note Credits will be granted for lawfully established uses in accordance with section 3 of Council's Charges Resolution	Common area					
	Indoor sport and recreational facility			\$202.20	Indoor sport and recreation (excluding courts)	Indoor sport and recreation facility (excluding courts)
				\$20.20	Indoor sport and recreation (courts)	Indoor sport and recreation facility (courts)
	Common area					
	Essential services			\$141.55	- Emergency services - Health care services - Hospital - Residential care facility - Veterinary services	- Community care centre - Community purposes (day respite care) - Community purposes (emergency services) - Community purposes (health services) - Corrective institution - Hospital - Medical centre - Veterinary clinic - Veterinary hospital
		Common area				
	High impact industry			\$70.80	High impact industry	
	Common area					
	Industry			\$50.55	- Low impact industry - Marine industry - Medium impact industry - Research and technology industry - Rural industry - Transport depot - Warehouse	- Fuel depot - Industry - Milk depot - Motor vehicle repairs - Outdoor storage area - Rural industry - Salvage yard - Storage - Warehouse - Waterfront (or marine) industry
		Common area				
	High impact rural			\$20.20	- Aquaculture - Intensive animal industries - Intensive horticulture - Wholesale nursery - Winery	- Aquaculture - Minor aquaculture
	Common area					
	Low impact rural			\$0	- Animal husbandry - Cropping - Permanent plantations	- Agriculture - Animal husbandry - Farm forestry
		Common area				

Non residential land use (material change of use and building only)	Charging category	Proposed GFA	Lawfully established existing GFA	Rate per m ² GFA	City Plan use definitions (for information only)	2003 Scheme use definitions (for information only)		
Enter the gross floor area (GFA) Note Credits will be granted for lawfully established uses in accordance with section 3 of Council's Charges Resolution	Minor use			\$0	- Cemetery - Home based business - Landing - Market - Park - Roadside stalls - Telecommunications facility	- Advertising device - Bed and breakfast - Cemetery - Family day care home - Farm stay - High impact telecommunications facility - Home occupation - Home office - Kiosk - Low impact telecommunications facility - Market - Stall - Substantial structure - Temporary use		
	Common area							
				\$0 (note: impervious area charges continue to apply)	Parking station	Car park		
	Specialist uses			Rates determined at time of assessment	Air services	Caretakers residence		
					Animal keeping	Commercial groundwater extraction		
					Car wash	Community purposes (government use)		
					Crematorium	Ecotourism facility		
					Environmental facility	Extractive industry		
					Extractive industry	Helipad		
					Major electricity infrastructure	Kennel		
					Major sport, recreation and entertainment facility	Marina		
					Minor tourist facility	Outdoor sport and recreation		
					Motor sport facility	Private recreation		
					Nature based tourism	Public utility		
					Outdoor sport and recreation	Railway activities		
					Outstation	Refuse disposal		
					Port services	Refuse transfer station		
					Renewable energy facility	Telecommunications facility		
					Substation	Tourist facilities		
					Tourist attraction	Transit centre		
					Utility installation	Transport terminal		
		Common area						

☐ Confirmation that GFA is as per Queensland Planning Provisions definition (see notes for filling out this form)

☐ Lawful use operating at date of lodgement

If not, date of use ceasing ___/___/___

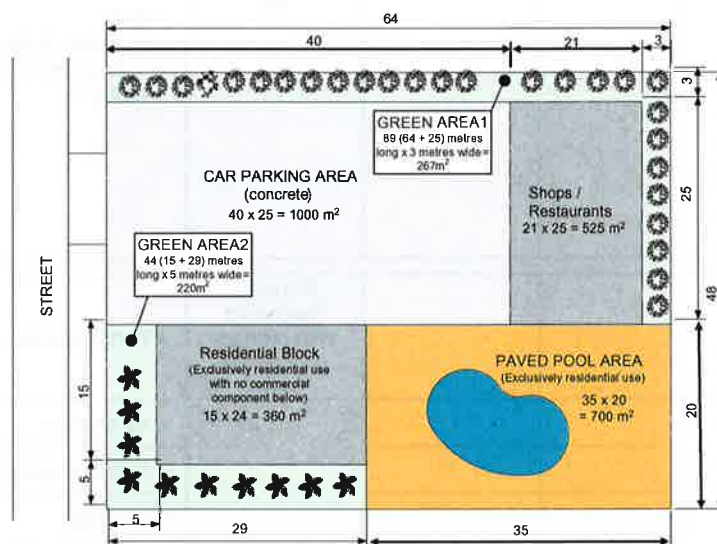
IMPERVIOUS AREA CALCULATION (applicable only to non residential and mixed use developments)

Impervious area	Advise the total impervious area for this development below. Note: Mixed use developments will be charged at the non-residential stormwater rate for all proposed impervious areas unless it can be shown by the applicant that specific impervious areas are for exclusive residential use only.			
	Total impervious area (A)	Total exclusive residential impervious area (B)	Net total impervious area (A – B = C)	Rate per impervious m ²
Proposed	m ²	m ²	m ²	\$10.10
Existing	m ²	m ²	m ²	

Calculation example

Note

Mixed use developments will be charged at the non-residential stormwater rate for all proposed impervious areas unless it can be shown by the applicant that specific impervious areas are for exclusive residential use only



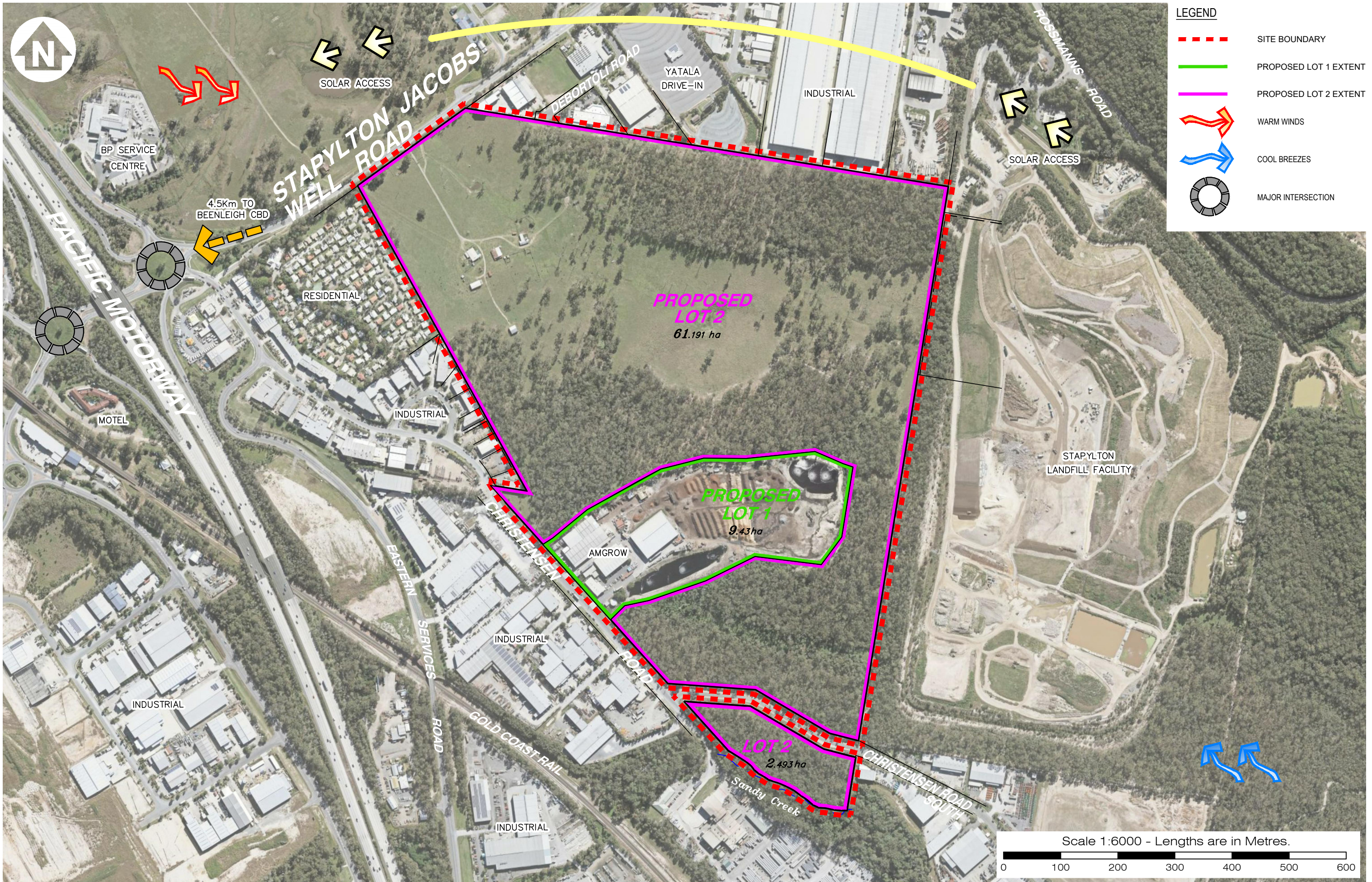
Impervious area = Area of roof
+ car parking area + pool area
+ paved area

Total roofed area		Total vehicle surfaces (road, parking, driveway, etc)		Total other impervious areas (including pool, pool surrounds, pavers etc)				
360 + 525 = 885m ²	(A)	+	1000m ²	(A)	+	700m ²	(A)	-
Total exclusive residential impervious areas			Net total impervious area (Sum of A) - B = C			Rate per impervious m ²		
360 + 700 = 1,060m ²	=		1,525m ² (C)			\$10.10		

Notes for filling out this form

Use of this form	Use this form to provide Council with details of a development application to assist Council in the calculation of infrastructure charges.
Rate adjustments in areas not fully serviced by Gold Coast Water	All charge rates are based on areas fully serviced by Gold Coast Water. In areas not planned to be fully serviced by Gold Coast Water, rate adjustments will apply. Areas in the City's local government area which are not planned to be serviced by water supply or wastewater are identified in clause 8.3 (water supply service area) and clause 9.3 (wastewater service area) of the Council's Local Government Infrastructure Plan (LGIP). In these areas, the assessable demand rate will be reduced by Gold Coast Water's water supply or wastewater component of the charge depending on which service is not planned to be provided. If the development is in an area: - not planned to be serviced by water supply, the assessable demand rate will be reduced by 10.9% - not planned to be serviced by wastewater, the assessable demand rate will be reduced by 33.6%.
Charging categories	Use the column "City Plan use definitions" or "2003 Scheme use definitions" (as applicable) on the right of each page to determine the appropriate charging category.
Common areas	At Council's absolute discretion, if it can be clearly demonstrated that specific common areas apply to only one charging category then charges for that common area will be determined on the charge rates for that charging category. If a development includes an area which is common to two or more charging categories and no clear breakdown of these common areas attributable to a particular charging category is provided, the assessable demand for the common area will be based on the charging category with the highest charge rate.
Credits for existing lawfully established use	Credits will be provided in accordance with section 3 (credits) of the City's charges resolution. Enter the number of existing dwellings/units or the gross floor area of any existing use against the appropriate charging category. Use the "included land use" column on the right as a guide to determine the appropriate charging category to use. Evidence of the prior lawfully established use must be provided.
Gross floor area (GFA)	Means the total floor area of all storeys of a building (measured from the outside of the external walls or the centre of a common wall), other than areas used for the following: - building services, plant and equipment - access between levels - ground floor public lobby - a mall - the parking, loading and manoeuvring of motor vehicles - unenclosed private balconies whether roofed or not.
Not-for-profit organisations	If you are a not-for-profit community group, you may be entitled to a rebate on the charges you must pay. You will need to fill out the "Application for infrastructure offset agreement, infrastructure payment deferral or not-for-profit rebate request" form contained in your application kit. Please note that assessment of "not-for-profit" applications will not be conducted by the City when assessing infrastructure charges.
Exemption under section 5 of the charges resolution	Section 5 of the charges resolution details exemptions that may be available. If an exemption is sought, please attach relevant evidence.

Appendix B - Site Analysis Plan & Site Photos



Site Photos – ROL (Boundary realignment) – Stapylton (5738)



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



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

Site Photos – ROL (Boundary realignment) – Stapylton (5738)



Photo 3 –View of Stapylton Jacobs Well Road westward.



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

Site Photos – ROL (Boundary realignment) – Stapylton (5738)



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



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

Site Photos – ROL (Boundary realignment) – Stapylton (5738)



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



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

Site Photos – ROL (Boundary realignment) – Stapylton (5738)



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



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

Site Photos – ROL (Boundary realignment) – Stapylton (5738)



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



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

Appendix C - Plans and Drawings



Client:
KS8 Pty. Ltd.

Site Address:
Stapylton-Jacobs Well Road, Stapylton

RPD:
Lot: 1/RP6882
Plan: 240/W31320
Parish: Albert
County: Ward
Local Authority: Gold Coast City Council
Level Datum: AHD
Meridian: IS216853
Contour Interval: .
PSM: .
RL: .

Associated Consultants:

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

Property boundaries have not been defined by this survey and have been compiled from IS216853.

All dimensions are approximate only and subject to survey.

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

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A	19-01-18	AMENDED LOT 2 AREA	RGM	BC
-	15-01-18	ORIGINAL ISSUE	RGM	BC
Issue	Date	Description	DRN	CHK

Scale at A3: 1:5000

Date: 19-01-18

Design: BC

Drawn: RGM

Checked: BC

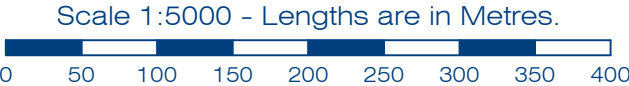
Drawing Title:

**PROPOSED
RECONFIGURATION
OF A LOT
(BOUNDARY REALIGNMENT)**

Drawing No: 5738 P ROL 00 A Rev. No: A



LEGEND
- - - - - SITE BOUNDARY
PROPOSED LOT 1: 9.43 ha
PROPOSED LOT 2: 63.684 ha



Appendix D - Code Assessment

City Plan code template

This code template supports the preparation of a development application against either the acceptable outcome(s) or performance outcome(s) contained in the code. Development assessment rules are outlined in **Section 5.3.3** of the City Plan.

Please note:

For assessment against the overall outcomes, refer to the appropriate code.

Note: The whole of the planning scheme is identified as the assessment benchmark for impact assessable development. This specifically includes assessment of impact assessable development against this strategic framework. The strategic framework may contain intentions and requirements that are additional to and not necessarily repeated in zone, overlay or other codes. In particular, the performance outcomes in zone codes address only a limited number of aspects, predominantly related to built form. Development that is impact assessable must also be assessed against the overall outcomes of the code as well as the strategic framework.

6.2.11 High impact industry zone code

6.2.11.1 Application

This code applies to assessing all development in the High impact industry zone.

When using this code, reference should be made to **Section 5.3.2** and, where applicable, **Section 5.3.3**, in **Part 5**.

Where development is identified in the **Future high impact industry precinct**, additional outcomes will apply to assessment.

Note: To the extent there is any inconsistency with the outcomes applying to the whole of the zone, the precinct outcomes will prevail.

6.2.11.2 Purpose

- (1) The purpose of the High impact industry zone is to provide for high impact industry uses.

It may include non-industrial and business uses that support the industrial activities where they do not compromise the long-term use of the land for industrial purposes.

Activities considered appropriate in this zone are defined as high impact industry in the schedule of definitions.

- (2) The purpose of the code will be achieved through the following overall outcomes:

- (a) Land uses –

- (i) include a wide range of industrial activities which are appropriately located away from sensitive land uses, such as high impact industry, medium impact industry, marine industry, low impact industry, warehouses, research and technology and bulk garden supplies;

- (ii) which are industry based and have the potential for significant amenity impacts may be considered, these include aquaculture and renewable energy facilities;
 - (iii) include a limited range of complementary uses that support the immediate industrial area such as service stations, food and drink outlets and hardware and trade supplies;
 - (iv) that may not be appropriate in other areas due to their scale and nature will be considered providing they do not compromise the short or long-term use of the zone for industrial activities. These include crematoriums, intensive horticulture, wholesale nurseries, animal keeping, intensive animal industries, rural industries, parking stations and transport depots;
 - (v) include brothels;
 - (vi) that are incompatible and have the potential to compromise the industrial operation of the zone such as sensitive land uses are not supported; and
 - (vii) include special industry uses in very limited circumstances.
- (b) Character consists of –
- (i) land with the largest separation from sensitive land uses, occupied by functional industrial buildings;
 - (ii) legible and attractive streetscapes with wide streets that provide easy site access; and
 - (iii) extensive landscaping where adjoining non-industrial uses and transport corridors.
- (c) Built form –
- (i) is of a height that is consistent with the surrounding industrial development and allows for a flexible range of large scale industrial activities.
- (d) Lot design –
- (i) allows for the efficient operation of high impact industrial activities.
- (e) Variations in the zone are –
- (i) **Future high impact industry precinct.**

Future high impact industry precinct

- (3) The purpose of the **Future high impact industry precinct** will be achieved through the following additional overall outcomes:
- (a) To identify and protect land reserves for High impact industry that currently lacks the adequate infrastructure.
 - (b) Industrial development is staged and designed to provide for appropriate infrastructure to meet Council's desired standard of service for industrial uses.
 - (c) Development out-of sequence with water/sewer infrastructure secures agreements from downstream land holders and bares the full cost of providing the necessary infrastructure to Council's standards.
 - (d) Interim land uses and subdivisions do not compromise the capacity of the precinct to develop intensively for high impact industry activities.

- (e) Interim land uses and subdivisions do not compromise the intention for buffering or transition areas close to sensitive uses or values in the surrounding area.

6.2.11.3 Specific benchmarks for assessment

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

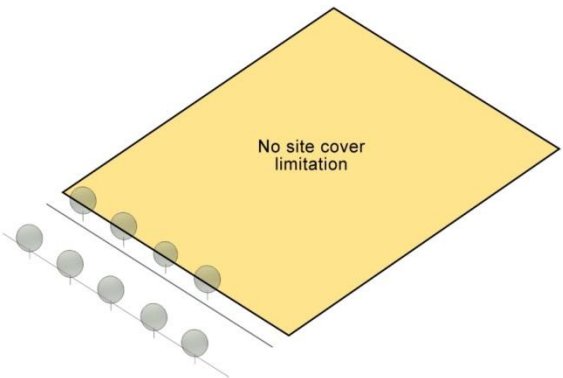
Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
Site cover			
			
Height			
PO1 Development is of a height that: (a) is consistent with the surrounding industrial built form; and (b) allows for the effective operation of the use.	AO1 Building height does not exceed 15m. AND Structures do not exceed a height of 15m.	PO1 - NOT APPLICABLE Proposal is for a boundary realignment only.	

Figure 6.2.11-1
Illustration showing High impact industry zone site cover outcomes

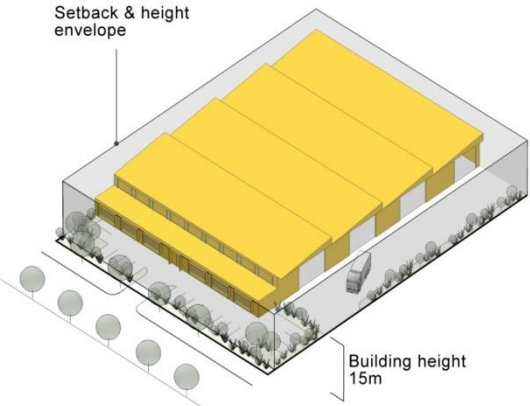
Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
 Setback & height envelope Building height 15m			

Figure 6.2.11-2
Illustration showing High impact industry zone setbacks and height outcomes

Lot design (for subdivision only)

PO2 Lots are of a size that support high impact industrial activity and configured to operate efficiently and effectively.	AO2.1 Minimum lot size is 4,000m ² or that shown on the Minimum lot size overlay map , whichever is greater, exclusive of any access strip or access easement for rear lots. OR When access is proposed from an industrial collector road the minimum lot size is 6,000m ² or that shown on the Minimum lot size overlay map , whichever is greater.	AO2.1 - COMPLIES All lots are in excess of 4,000m ² .	
	AO2.2 Minimum road frontage and average lot width is 25m. OR For rear lots the average lot width is 25m.	AO2.2 - COMPLIES Both lots will have a frontage in excess of 25m..	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
PO3 Future high impact industry precinct Lots are of a size that do not compromise the capacity of the precinct to develop intensively for high impact industry activities.	AO3 Future high impact industry precinct Minimum lot size is 20ha.	PO3 - COMPLIES Both the lots that have been proposed as part of this boundary realignment have been specifically tailored to enable ongoing and enhanced industrial activities and operations occurring.	
Out of sequence development			
PO4 Future high impact industry precinct Where development does not have an immediate connection to adequate infrastructure the proposal must demonstrate that: (a) the development is staged and designed to provide for appropriate infrastructure to meet Council's standard of service; (b) downstream property owner agreements are secured for the provision of the necessary infrastructure through their land; (c) interim land uses do not compromise the capacity of the precinct to develop intensively for high impact industry activities or to accommodate buffer or transition areas to nearby sensitive uses and other values; and (d) the necessary infrastructure is provided to Council's standards, at no cost to Council.	AO4 Future high impact industry precinct No acceptable outcome provided.	PO4 - NOT APPLICABLE This is not a reasonable or relevant consideration for realignment of boundaries application.	

City Plan code template

This code template supports the preparation of a development application against either the acceptable outcome(s) or performance outcome(s) contained in the code. Development assessment rules are outlined in **Section 5.3.3** of the City Plan.

Please note:

For assessment against the overall outcomes, refer to the appropriate code.

Note: The whole of the planning scheme is identified as the assessment benchmark for impact assessable development. This specifically includes assessment of impact assessable development against this strategic framework. The strategic framework may contain intentions and requirements that are additional to and not necessarily repeated in zone, overlay or other codes. In particular, the performance outcomes in zone codes address only a limited number of aspects, predominantly related to built form. Development that is impact assessable must also be assessed against the overall outcomes of the code as well as the strategic framework.

6.2.10 Medium impact industry zone code

6.2.10.1 Application

This code applies to assessing all development in the Medium impact industry zone.

When using this code, reference should be made to **Section 5.3.2** and, where applicable, **Section 5.3.3**, in **Part 5**.

Where development is identified in the **Future medium impact industry precinct**, additional outcomes will apply to assessment.

Note: To the extent there is any inconsistency with the outcomes applying to the whole of the zone, the precinct outcomes will prevail.

6.2.10.2 Purpose

- (1) The purpose of the Medium impact industry zone is to provide for medium impact industry uses.
It may include non-industrial and business uses that support the industrial activities where they do not compromise the long-term use of the land for industrial purposes.
Activities considered appropriate in this zone are defined as medium impact industry in the schedule of definitions.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Land uses –
 - (i) include a wide range of industrial activities which are appropriately located away from sensitive land uses, such as medium impact industry, marine industry, low impact industry, warehouses, research and technology and bulk landscape supplies;

- (ii) which are industry based and have the potential for significant amenity impacts may be considered, these include aquaculture and renewable energy facilities;
 - (iii) include a limited range of complementary uses that support the immediate industrial area such as service stations, food and drink outlets and hardware and trade supplies;
 - (iv) that may not be appropriate in other areas due to their scale and nature will be considered providing they do not compromise the short or long-term use of the zone for industrial activities. These include showrooms and indoor recreation where directly fronting Brisbane Road, Labrador or Reedy Creek Road, Burleigh, car washes, veterinary services, shops, crematoriums, medium to large scale places of worship, intensive horticulture, wholesale nurseries, animal keeping, intensive animal industries, manufacturer's shop, rural industries, parking stations and transport depots;
 - (v) include brothels;
 - (vi) that are incompatible and have the potential to compromise the industrial operation of the zone such as sensitive land uses are not supported; and
 - (vii) do not include special industry.
- (b) Character consists of –
- (i) land appropriately separated from sensitive land uses, occupied by functional industrial buildings;
 - (ii) legible and attractive streetscapes with wide streets that provide easy site access; and
 - (iii) extensive landscaping where adjoining non-industrial uses and transport corridors.
- (c) Built form –
- (i) allows for a flexible range of large scale industrial activities.
- (d) Lot design –
- (i) allows for the efficient operation of medium impact industrial activities.
- (e) Variations in the zone are –
- (i) **Future medium impact industry precinct.**

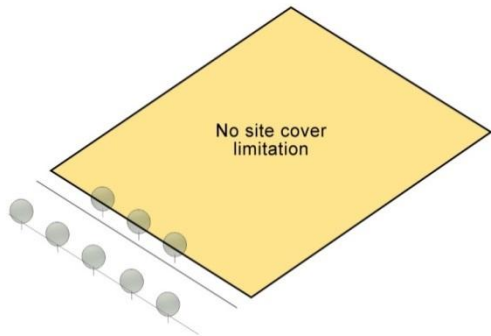
Future medium impact industry precinct

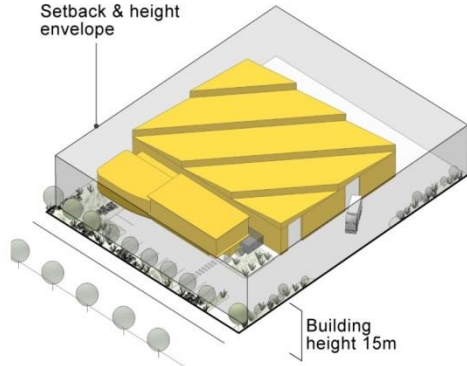
- (3) The purpose of the **Future medium impact industry precinct** will be achieved through the following additional overall outcomes:
- (a) To identify and protect land reserves for Medium impact industry that currently lacks the adequate infrastructure.
 - (b) Industrial development is staged and designed to provide for appropriate infrastructure to meet Council's desired standard of service for industrial uses.
 - (c) Development out-of sequence with water/sewer infrastructure secures agreements from downstream land holders and bares the full cost of providing the necessary infrastructure to Council's standards; and
 - (d) Interim land uses and subdivisions do not compromise the capacity of the precinct to develop intensively for medium impact industry activities.
 - (e) Land uses do not place unreasonable impacts on the amenity of nearby sensitive land uses by locating:

- (i) low impacting industrial uses at least 50m from a zone for sensitive land uses or a dwelling house in the rural zone; and
- (ii) medium impact industrial uses at least 250m from a zone for sensitive land uses or a dwelling house in the rural zone.

6.2.10.3 Specific benchmarks for assessment

Table 6.2.10-2: Medium impact industry zone code – for assessable development

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
Site cover			
 Figure 6.2.10-1 Illustration showing Medium impact industry zone site cover outcomes			
Height			
PO1 Development is of a height that: (a) is consistent with the surrounding industrial built form; and (b) allows for the effective operation of the use.	AO1 Building height does not exceed 15m. AND Structures do not exceed a height of 15m.	PO1 - NOT APPLICABLE Proposal is for a Boundary realignment only.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
Figure 6.2.10-2 Illustration showing Medium impact industry zone setbacks and height outcomes. 			
Lot design (for subdivision only)			
PO2 Lots are of a size that support medium impact industrial activity and configured to operate efficiently and effectively.	AO2.1 Minimum lot size is 2,000m² or that shown on the Minimum lot size overlay map, whichever is greater, exclusive of any access strip or access easement for rear lots. OR When access is proposed from an industrial collector road the minimum lot size is 4,000m² or that shown on the Minimum lot size overlay map, whichever is greater.	PO2.1 - COMPLIES All lots are in excess of 2,000m².	
	AO2.2 Minimum road frontage and average lot width is 25m. OR For rear lots the average lot width is 25m.	PO2.2 - COMPLIES Both lots will have a road frontage in excess of 25m.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
PO3 Future medium impact industry precinct Lots are of a size that do not compromise the capacity of the precinct to develop intensively for medium impact industry activities.	AO3 Future medium impact industry precinct Minimum lot size is 20ha.	PO3 - COMPLIES Both the lots that have been proposed as part of this boundary realignment have been specifically tailored to enable ongoing and enhanced industrial activities and operations occurring.	
Out of sequence development			
PO4 Future medium impact industry precinct Where development does not have an immediate connection to adequate infrastructure, the proposal must demonstrate that: (a) the development is staged and designed to provide for appropriate infrastructure to meet Council's standard of service; (b) downstream property owner agreements are secured for the provision of the necessary infrastructure through their land; (c) interim land uses do not compromise the capacity of the precinct to develop intensively for medium impact industry activities; and (d) the necessary infrastructure is provided to Council's standards, at no cost to Council.	AO4 Future medium impact industry precinct No acceptable outcome provided.	PO4 - NOT APPLICABLE This is not a reasonable or relevant consideration for realignment of boundaries application.	

City Plan code template

This code template supports the preparation of a development application against either the acceptable outcome(s) or performance outcome(s) contained in the code. Development assessment rules are outlined in **Section 5.3.3** of the City Plan.

Please note:

For assessment against the overall outcomes, refer to the appropriate code.

Note: The whole of the planning scheme is identified as the assessment benchmark for impact assessable development. This specifically includes assessment of impact assessable development against this strategic framework. The strategic framework may contain intentions and requirements that are additional to and not necessarily repeated in zone, overlay or other codes. In particular, the performance outcomes in zone codes address only a limited number of aspects, predominantly related to built form. Development that is impact assessable must also be assessed against the overall outcomes of the code as well as the strategic framework.

6.2.9 Low impact industry zone code

6.2.9.1 Application

This code applies to assessing all development in the Low impact industry zone.

When using this code, reference should be made to **Section 5.3.2** and, where applicable, **Section 5.3.3**, in **Part 5**.

Where development is identified in the **Future low impact industry precinct**, additional outcomes will apply to assessment.

Note: To the extent there is any inconsistency with the outcomes applying to the whole of the zone, the precinct outcomes will prevail.

6.2.9.2 Purpose

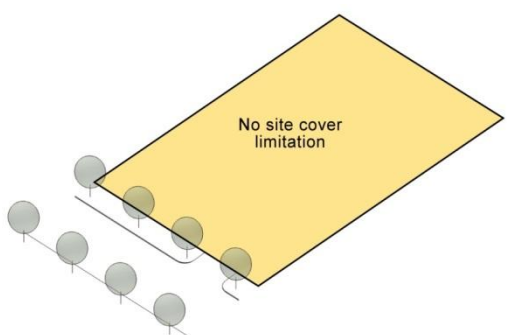
- (1) The purpose of the Low impact industry zone code is to provide for service and low impact industry uses.
It may include non-industrial and business uses that support the industrial activities where they do not compromise the long-term use of the land for industrial purposes.
Activities considered appropriate in this zone are defined as low impact industry or service industry in the schedule of definitions.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Land uses –
 - (i) include low impacting industrial activities such as low impact industry, service industry and warehouse;

- (ii) that have high potential for impacts on amenity but support the concentration of industry activities in the zone may be considered providing impacts are effectively mitigated, these include bulk landscape supplies, marine industries, medium impact industries, aquaculture and renewable energy facilities;
 - (iii) include a limited range of complementary uses that support the immediate industrial area such as food and drink outlets, shops, health care services and hardware trade supplies;
 - (iv) that may not be appropriate in other areas due to their scale and nature will be considered providing they do not compromise the short or long-term use of the zone for industrial activities. These include indoor sport and recreation and showrooms where directly fronting Spencer Road (north of Pappas Way), Nerang, car washes, research and technology industries, garden centres, veterinary services, service stations, community uses, crematoriums, funeral parlours, medium-to-large scale places of worship, agricultural supply stores, animal keeping, manufacturer's shop, wholesale nurseries, parking stations, transport depots and theatres (music recording studios);
 - (v) include brothels;
 - (vi) that are incompatible and have the potential to compromise the industrial operation of the zone such as sensitive land uses are not supported; and
 - (vii) do not include special industry.
- (b) Character consists of –
- (i) large, unobtrusive buildings that are creatively designed to be visually appealing and functional;
 - (ii) legible and attractive streetscapes with wide streets that provide easy site access; and
 - (iii) extensive landscaping where adjoining sensitive land uses and transport corridors.
- (c) Built form –
- (i) allows for a flexible range of low impact industrial activities while not impacting on the amenity of nearby residential and open space areas.
- (d) Lot design –
- (i) allows for the efficient operation of low impact industrial activities.
- (e) Variations in the zone are –
- (i) **Future low impact industry precinct.**
- (3) The purpose of the **Future low impact industry precinct** will be achieved through the following additional overall outcomes:
- (a) To identify and protect land reserved for Low impact industry that currently lacks the adequate infrastructure.
 - (b) Industrial development is staged and designed to provide for appropriate infrastructure to meet Council's desired standard of service for industrial uses.
 - (c) Development out-of sequence with water/sewer infrastructure secures agreements from downstream land holders and bears the full cost of providing the necessary infrastructure to Council's standards.
 - (d) Interim land uses and subdivisions do not compromise the capacity of the precinct to develop intensively for low impact industry activities.

- (e) Land uses do not place unreasonable impacts on the amenity of nearby sensitive land uses by locating low impacting industrial uses at least 50m from a zone for sensitive land uses or a dwelling house in the rural zone.

6.2.9.3 Specific benchmarks for assessment

Table 6.2.9-2: Low impact industry zone code – for assessable development

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
Site cover			
			
Figure 6.2.9-1 Illustration showing Low impact industry zone site cover outcomes			
Height			
PO1 Development is of a height that: (a) is consistent with the surrounding industrial built form; (b) allows for the effective operation of the use; and (c) does not impact on the amenity of residential uses.	AO1 Building height does not exceed 15m. AND Structures do not exceed a height of 15m.	PO1 - NOT APPLICABLE Proposal is for a boundary realignment only.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
			
Lot design (for subdivision only)			
PO2 Lots are of a size that support low impact industrial activity and configured to operate efficiently and effectively.	AO2.1 Minimum lot size is 1,000m ² or that shown on the Minimum lot size overlay map , whichever is greater, exclusive of any access strip or access easement for rear lots.	PO2.1 - COMPLIES All lots are in excess of 1,000m ² .	
	AO2.2 Minimum road frontage and average lot width are 25m. OR For rear lots the average lot width is 25m.	PO2.2 - COMPLIES Both lots will have a road frontage in excess of 25m.	
PO3 Future low impact industry precinct Reconfiguration of lots do not fragment land in the future low impact industry precinct until it is developed for its	AO3 Future low impact industry precinct Minimum lot size is 20ha.	PO3 - COMPLIES Both the lots that have been proposed as part of this boundary realignment have been specifically tailored to enable ongoing and enhanced industrial activities and operations occurring.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
intended industrial purposes.			
Out of sequence development			
PO4 Future low impact industry precinct Where development does not have an immediate connection to adequate infrastructure the proposal must demonstrate that: (a) the development is staged and designed to provide for appropriate infrastructure to meet Council's standard of service; (b) downstream property owner agreements are secured for the provision of the necessary infrastructure through their land; (c) interim land uses do not compromise the capacity of the precinct to develop intensively for low impact industry activities; and (d) the necessary infrastructure is provided to Council's standards, at no cost to Council.	AO4 Future low impact industry precinct No acceptable outcome provided.	PO4 - NOT APPLICABLE This is not a reasonable or relevant consideration for realignment of boundaries application.	

City Plan code template

This code template supports the preparation of a development application against either the acceptable outcome(s) or performance outcome(s) contained in the code. Development assessment rules are outlined in **Section 5.3.3** of the City Plan.

Please note:

For assessment against the overall outcomes, refer to the appropriate code.

Note: The whole of the planning scheme is identified as the assessment benchmark for impact assessable development. This specifically includes assessment of impact assessable development against this strategic framework. The strategic framework may contain intentions and requirements that are additional to and not necessarily repeated in zone, overlay or other codes. In particular, the performance outcomes in zone codes address only a limited number of aspects, predominantly related to built form. Development that is impact assessable must also be assessed against the overall outcomes of the code as well as the strategic framework.

9.4.8 Reconfiguring a lot code

9.4.8.1 Application

This code applies to assessing reconfiguring a lot for development where indicated within **Part 5 Tables of assessment**.

When using this code, reference should be made to **Section 5.3.2** and, where applicable, **Section 5.3.3**, in **Part 5**.

9.4.8.2 Purpose

- (1) The purpose of the Reconfiguring a lot code is to ensure that the reconfiguring a lot lays the foundations for high-quality urban design that supports the outcomes for the zone and is sensitive to the environment, topography and landscape features.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Large subdivisions provide a range of lot sizes to accommodate for different development expected in the zone.
 - (b) Reconfiguring a lot allows for increased yields in close proximity to public transport, retail, commercial, community, and recreation facilities.
 - (c) The size and configuration of a small lot is able to accommodate a dwelling house that is compliant with the Small lot housing (infill focus) code and the applicable zone code.
 - (d) Reconfiguring a lot results in safe and interconnected streets that promote the use of public transport, walking and cycling.
 - (e) Reconfiguring a lot within the Coomera Town Centre area provides an integrated network of predominantly public streets to ensure efficient movement of pedestrians, cyclists, vehicles and strong public transport connections.

Note: Indicative access and mobility outcomes for the Coomera Town Centre area are identified on Figure 9.4.13-2 Coomera Town Centre Indicative Access and Mobility within Part 9.4.13 Transport code.

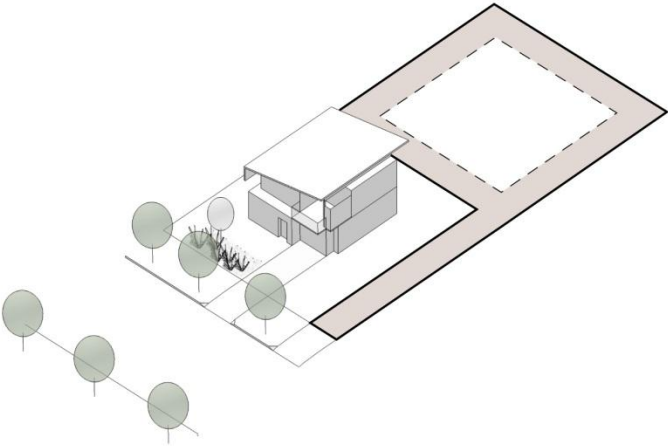
- (f) Reconfiguring a lot results in lot configuration and orientation to facilitate climatically responsive site design.

- (g) Reconfiguring a lot takes into account the physical, environmental and infrastructure constraints, creating lots that respond to the natural topography of the land by minimising the extent of earthworks required.
- (h) Reconfiguring a lot contributes to the provision of a safe, accessible, convenient and useable network of open space for local communities.
- (i) Reconfiguring a lot provides for community infrastructure and other non-residential activities to support the local neighbourhood, commensurate with the stages of development.
- (j) Reconfiguring a lot ensures that new lots are connected to essential services and public utilities to meet the demand of end users whilst minimising risk of failure or environmental harm.
- (k) Where necessary, new lots are provided with on-site sewerage facilities that are appropriately sited to respond to on and off site constraints.

9.4.8.3 Specific benchmarks for assessment

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

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

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
Additional provisions for creation of rear lots in residential zones			
PO2 Reconfiguration of a lot that creates a rear lot: (a) does not result in unreasonable amenity impacts for adjoining lots by limiting the number of rear lots to one; (b) protects the safety of pedestrians and cyclists by ensuring that accessways to the road frontage are designed to maintain visibility to the verge; (c) provides an adequate internal manoeuvring area for vehicles to exit the rear lot in forward gear; and (d) allows sufficient street frontage for waste collection.	AO2.1 The rear lot has the same width as the lot it is positioned behind.	AO2.1 - NOT APPLICABLE The proposal is for a Boundary realignment only and no residential lots proposed.	
	AO2.2 Only one rear lot is created.	AO2.2 - NOT APPLICABLE The proposal is for a Boundary realignment only and no residential lots proposed.	
	AO2.3 The rear lot is created for a dwelling house.	AO2.3 - NOT APPLICABLE The proposal is for a Boundary realignment only and no residential lots proposed.	
			
Figure 9.4.8-1 Illustration showing the Reconfiguring a lot outcomes for creation of rear lots in residential zones			

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
Road access			
PO3 Lot configuration provides safe and efficient access for vehicles and pedestrians.	AO3 All lots have legal road access in accordance with SC6.9 City Plan policy – Land development guidelines .	AO3 - COMPLIES Both allotments will have lawful road frontage.	
PO4 The widths of access strips and easements provide safe and efficient access for vehicles and pedestrians.	AO4 Minimum widths for access strips and easements comply with Table 9.4.8-2: Minimum width of access strips or easements .	PO4 - NOT APPLICABLE No easements or access strips are proposed with this boundary realignment.	
Infrastructure			
PO5 New lots are created with provision of essential services and public utilities, including sewerage, water, electricity and communication services that are designed and located to: (a) meet the needs of users; (b) enhance the health, safety and convenience of the community; (c) be cost effective over their life-cycle; (d) minimise adverse impacts to the environment (including the amenity of the local area); (e) minimise risk of failure or damage during a natural hazard event; and (f) support connection to fibre telecommunication infrastructure.	AO5.1 All lots are connected to electricity supply and telecommunications services, with the telecommunications infrastructure designed to support connection to fibre telecommunications infrastructure.	AO5.1 - COMPLIES Both lots are connected to electricity supply and telecommunication services.	
	AO5.2 Electricity supply and telecommunications infrastructure are provided underground, where the development involves the creation of more than five lots, five dwellings, or five tenancies, except in the Rural zone.	AO5.2 - NOT APPLICABLE The proposal is for a Boundary realignment only.	
	AO5.3 All new lots within the Local government infrastructure plan boundary are connected to reticulated water supply in accordance with SC6.9 City Plan policy – Land development guidelines , except in the Extractive industry, Rural and Conservation	AO5.3 - COMPLIES Both lots are connected to reticulated water supply.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
	zones.		
	AO5.4 All new lots within the Local government infrastructure plan boundary are connected to reticulated sewerage in accordance with SC6.9 City Plan policy – Land development guidelines , except in the Extractive industry, Rural and Conservation zones, and those lands within the Rural residential zone unless specifically stated in the Rural residential zone code.	AO5.4 – NOT APPLICABLE Both lots have existing on-site sewerage effluent disposal systems, and no additional lots are being created.	
	AO5.5 On-site water supply is provided in accordance with SC6.9 City Plan policy – Land development guidelines for all new lots created in the Extractive industry, Rural, Rural residential and Conservation zones or in areas outside the Local government infrastructure plan boundary.	AO5.5 - COMPLIES Both lots have on-site water supply available.	
	AO5.6 On-site sewage disposal is provided in accordance with Council's Guidelines for the Installation and Operation of Aerobic Wastewater Treatment Plants for Domestic and Small Scale Commercial Users 1995 and AS1547 for all new lots created in the Extractive industry, Rural, Rural residential and Conservation zones or in areas outside the Local government infrastructure plan boundary.	AO5.6 – COMPLIES Both lots have existing on-site sewerage effluent disposal systems	
On-site sewerage provision			
PO6	AO6	PO6 - COMPLIES	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
The sewerage disposal area is located in a position that is sufficiently separated from adjoining property boundaries and nearby watercourses.	For development involving on-site sewage disposal, an Effluent Disposal Report prepared by a qualified expert shall be submitted demonstrating that new lots are of a sufficient size and design to allow for the required separation distances of the disposal area from: (a) adjoining property boundaries; (b) adjacent wastewater systems; (c) nearby watercourses; (d) inappropriate soil types; and (e) other general site constraints that would inhibit the disposal of wastewater to an acceptable environmental and health standard. Note: the Effluent Disposal Report shall demonstrate the type, size and location of the effluent disposal and dispersal area, the extent of vegetation clearing that is required to achieve the disposal and dispersal area, and the extent of earthworks required to achieve the effluent disposal.	Both lots are provided with on-site effluent disposal treatment systems.	
Rearranging lot boundaries			
PO7 Rearranging a lot boundary results in lots which have practical shapes and allow for the intended uses described in the zone. Note: irregular shaped lots will only be accepted to address encroachments.	AO7.1 The rearranging of a lot boundary does not restrict the lawful use of either lot.	AO7.1 - COMPLIES The proposal does not restrict any lawful use of the land.	
	AO7.2 The rearranging of a lot boundary results in lots which comply with the applicable zone requirements.	AO7.2 - COMPLIES Both the lots that have been proposed as part of this boundary realignment have been specifically tailored to enable ongoing and enhanced industrial activities and operations occurring.	
	AO7.3 The rearranging of a lot boundary ensures that a building or structure that	AO7.3 - COMPLIES The boundary realignment will fully contain an existing use on the subject land (Amgrow Pty Ltd – proposed lot	

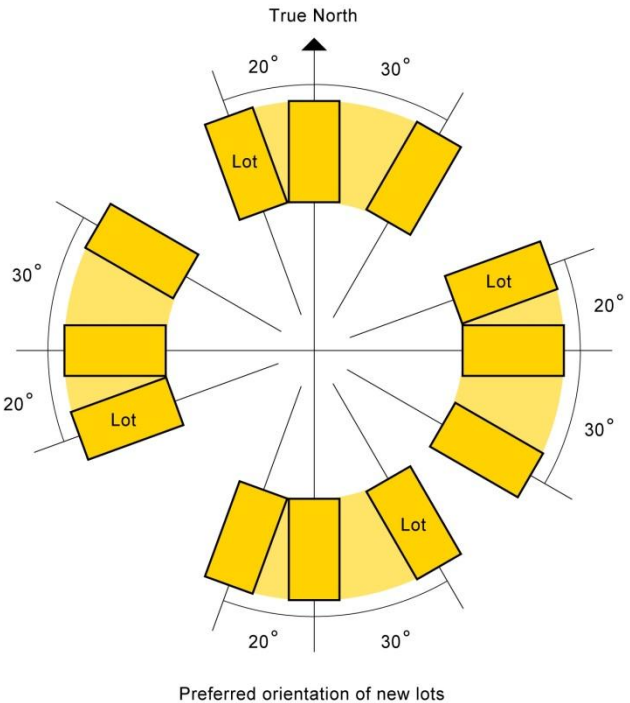
Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
	is not intended for common use and sharing by a formal title arrangement is not located across a boundary or within a setback.	1).	
Additional provisions for volumetric subdivisions			
PO8 Volumetric subdivision (of the space above or below ground level) facilitates efficient delivery of development and does not result in the creation of parcels that cannot achieve any development rights, or that will not have adequate access to infrastructure. Note: a Building Management Statement(s) ('BMS') may be conditioned to ensure compliance with this provision. The BMS will be required to note the continuing application of existing development permits.	AO8 No acceptable outcome provided.	AO8 - NOT APPLICABLE The proposal is for a Boundary realignment only.	
PO9 The volumetric subdivision does not compromise any of the requirements of the earlier development approval.	AO9 No acceptable outcome provided.	AO9 - NOT APPLICABLE The proposal is for a Boundary realignment only.	
PO10 Adequate access to services and facilities is provided for all lots, including water, sewer, access, car parking, etc. in accordance with earlier development approvals. Note: a Building Management Statement(s) ('BMS') may be conditioned to ensure compliance with this provision. The BMS will be required to note the continuing application of existing development permits.	AO10 No acceptable outcome provided.	AO10 - NOT APPLICABLE The proposal is for a Boundary realignment only.	
Housing diversity			

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
PO11 Residential subdivisions creating 10 or more lots vary lot sizes to accommodate potential multiple dwelling development where the zone allows.	AO11 No acceptable outcome provided.	AO11 - NOT APPLICABLE The proposal is for a Boundary realignment only.	
PO12 Small lots in residential subdivisions are distributed amongst larger lots to avoid a concentration of small lot housing, and to meet the purpose of the zone.	AO12 No acceptable outcome provided.	AO12 - NOT APPLICABLE The proposal is for a Boundary realignment only.	
Creation of small lots in the Medium density and High density residential zones			
PO13 The size and configuration of a small lot is able to accommodate a dwelling house that is compliant with the Small lot housing (infill focus) code and the applicable zone code . Notes: (a) For the creation of small lots between 250m ² and 400m ² , Council will require typical house plans to accompany the reconfiguration of a lot application to demonstrate compliance with the zone and Small lot housing (infill focus) code. (b) For the creation of small lots less than 250m ² , Council will require detailed house plans to accompany the reconfiguration of a lot application to demonstrate compliance with the zone and Small lot housing (infill focus) code. (c) To avoid a duplication in the approval process a combined material change of use and reconfiguration of a lot application, accompanied by the appropriate house plans, is Council's preferred method of demonstrating	AO13 No acceptable outcome provided.	AO13 - NOT APPLICABLE The subject land is not located within a Medium density or High density residential zone.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
compliance with this performance outcome.			
Circulation and street access design			
PO14 An overall street network is provided which: (a) prioritises pedestrians and cycling over motor vehicles; (b) establishes a connected and legible street network; (c) provides a high level of internal accessibility and high-quality external connections for pedestrians and cyclists and appropriate external connections for vehicles; (d) creates safe conditions for pedestrians, cyclists and vehicles for both day and night-time usage; (e) caters for the extension of existing or future public transport routes to provide services that are convenient and accessible for all the community; (f) facilitates connections for future development, minimising travel distances; (g) are designed to be responsive to the natural contours of the land; (h) facilitates safe and efficient access for service vehicles including refuse collection; and (i) does not compromise future development to achieve the same outcomes listed above.	AO14 Streets are designed to: (a) comply with design standards in SC6.9 City Plan policy – Land development guidelines; (b) establish a safe walkable and permeable street network that provides clear pedestrian and cycle access to commercial, public transport, parks and community service areas; (c) provide street trees in accordance with SC6.9 City Plan policy – Land development guidelines; (d) allow for efficient, safe and unimpeded movement of buses alongside pedestrians, cyclists and other motorists; (e) incorporate signals, pedestrian refuge and splitter islands for the safe crossing of pedestrians and cyclists for intersections and long roads; (f) accommodate service vehicle requirements; (g) have footpaths that link to existing footpaths, road crossings, parks and public transport facilities, and designed in accordance with SC6.9 City Plan policy – Land development guidelines; (h) provide street lighting in accordance with SC6.9 City Plan policy – Land development	PO14 - NOT APPLICABLE The proposal is for a Boundary realignment only. No streets/ roads are proposed.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
	guidelines; and (i) provide for future extensions to the street network.		
PO15 Development within the Coomera Town Centre area provides an integrated network of predominantly public streets to ensure efficient movement of pedestrians, cyclists, vehicles and strong public transport connections. Note: indicative access and mobility outcomes for the Coomera Town Centre area are identified on Figure 9.4.13-2 within Part 9.4.13 Transport code.	AO15 No acceptable outcome provided.	PO15 - NOT APPLICABLE The subject land is not located within the Coomera Town Centre Area.	
Additional provisions for subdivisions which result in the creation of 20 lots or more			
Neighbourhood design, character and integration			
PO16 Development provides a neighbourhood with a strong and positive identity, through: (a) clearly readable streets and useable open space networks; (a) an appropriate response to site characteristics and settings (including landmarks and views); (b) development of a scale consistent with the surrounding urban area, with open space and roads interconnecting to adjoining networks; (c) allowing for increased densities in close proximity to public transport and local services;	AO16 No acceptable outcome provided.	PO16 - COMPLIES The proposed Boundary realignment does not impact on the existing character of the immediate or surrounding neighbourhood area.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
(d) location of community, retail and commercial facilities at walkable focal points; and (e) providing for a safer community by maximising opportunities for casual surveillance, minimising opportunities for crime and vandalism. Note: a Comprehensive Plan of Development submitted as part of a material change of use application, prepared in accordance with SC6.6 City Plan policy – Comprehensive plans of development, is Council's preferred method of addressing the above outcomes.			
Climatically responsive design			
PO17 The street and lot orientation facilitates the construction of energy-efficient buildings that respond to the local climatic conditions by: (a) maximising solar access to the north in winter; (b) minimising solar access to the east and west in the summer; (c) maximising access to any prevailing summer breezes; and (d) minimising exposure to prevailing winter winds.	AO17.1 A site analysis prepared in accordance with SC6.11 City Plan policy – Site analysis identifies how the proposed lot orientation results in the potential for energy efficient buildings that respond to the local climatic conditions.	AO17.1 - COMPLIES A site analysis plan has been prepared and lodged, please refer to Appendix B.	
	AO17.2 Roads and lots are generally configured in a grid pattern and run in: (a) north-south direction within 20° west and 30° east of north; and (b) east-west direction within 30° south and 20° north of east.	AO17.2 - NOT APPLICABLE The proposal is for a Boundary realignment only.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
 True North 20° 30° Lot 30° 20° Lot 20° 30° Lot 20° 30° Preferred orientation of new lots			
Figure 9.4.8-2 Illustration showing the Reconfiguring a lot preferred lot orientation outcomes			
Public transport integration			
PO18 Subdivision design supports public transport integration.	AO18 At least 60% of lots are within 400m walking distance of roads which have a minimum carriageway width of 10m and are capable of supporting a bus route.	PO18 - NOT APPLICABLE The proposal is for a Boundary realignment only.	
Retail and community services			
PO19 Large developments include a site for the	AO19.1 Lots are allocated and designed to	AO19.1 - NOT APPLICABLE The proposal is for a Boundary realignment only.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
location of neighbourhood stores and community facilities to promote a walkable neighbourhood. Note: an adaptable sales office which is used as a shop after the completion of subdivision sales would satisfy this performance outcome.	accommodate neighbourhood stores and for community facilities in subdivisions of more than 250 lots.		
	AO19.2 Any lots identified as suitable for neighbourhood stores or community facilities are located in prominent and easily accessible locations within the development.	AO19.2 - NOT APPLICABLE The proposal is for a Boundary realignment only.	
Open space provision			
PO20 A public open space network is provided which: (a) has a range of recreation settings and adequate facilities to meet the needs of the community; (b) offers opportunities for residents to conveniently participate in passive recreational activities; (c) delivers well distributed public open space that contributes to the legibility, accessibility, safety, and character of the development; (d) creates safe and attractive settings and focal points; (e) facilitates casual surveillance from adjacent streets and land uses and provides for open space areas with public road frontages; (f) delivers stormwater and flood management and care of valuable	AO20.1 Land intended for public open space is of a physical standard and condition in accordance with the SC6.9 City Plan policy – Land development guidelines .	AO20.1 - NOT APPLICABLE The proposal is for a Boundary realignment only.	
	AO20.2 For trunk recreational open space Recreation and sporting parklands and land for community facilities are designed and provided in accordance with the Local government infrastructure plan and approved Council master plans. OR Public open space is provided in accordance with an already approved open space strategy, relevant approved material change of use, adopted concept plan, master plan or structure plan.	AO20.2 - NOT APPLICABLE The proposal is for a Boundary realignment only.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
environmental resources; and (g) is cost effective to maintain.	AO20.3 For non-trunk recreational open space Residential subdivisions creating more than 100 lots provide a minimum of 20m ² of land per dwelling, for open space that is: (a) within 400m walking distance of all residential lots; and (b) designed to adequately meet the recreational needs of users.		
PO21 The design and location of open space results in high-quality parkland which: (a) enables the retention and protection of matters of environmental significance, their associated buffers, assessable vegetation, habitat features and natural cultural features; (b) contributes to the visual amenity of the area and facilitates casual surveillance; (c) can be easily accessed along road frontages; (d) directly adjoins existing or proposed open space areas; and (e) creates opportunities for linkages between open space areas.	AO21.1 Open space is provided adjacent to waterway buffers with roads servicing linear parkland, and lots located on the opposite side of the road.	PO21.1 - NOT APPLICABLE The proposal is for a Boundary realignment only.	
	AO21.2 Open space for conservation purposes is consolidated with other conservation areas to allow for a connected movement corridor.	PO21.2 - NOT APPLICABLE The proposal is for a Boundary realignment only.	
	AO21.3 Recreational open space areas less than 5000m ² directly adjoin existing or proposed recreational open space areas to provide: (a) a consolidated useable area; and (b) connectivity between open spaces.	AO21.3 - NOT APPLICABLE The proposal is for a Boundary realignment only.	
Open space, safety and design			
PO22 Open space areas are designed and managed to promote user safety.	AO22.1 Areas intended for use during times of darkness are lit in accordance with SC6.9 City Plan policy – Land development guidelines.	AO22 1 - NOT APPLCABLE The proposal is for a boundary realignment only.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
	AO22.2 Casual surveillance is achieved by parks and open space being overlooked by housing, commercial or other development, as well as passing pedestrian and vehicle traffic.	AO22 2 - NOT APPLCABLE The proposal is for a boundary realignment only.	
	AO22.3 Fencing greater than 1.2m in height adjoining a park is to be at least 50% transparent (i.e. swimming pool style or timber picket fencing) and any landscaping adjacent to the fence is to be designed to maximise the opportunity for casual surveillance.	AO22 3 - NOT APPLCABLE The proposal is for a boundary realignment only.	
Staging of subdivision			
PO23 Staging of the subdivision ensures that safe and convenient access to public transport, open space, community facilities, convenience shopping and local employment opportunities integrate with community need.	AO23 No acceptable outcome provided.	AO23 - NOT APPLCABLE The proposal is for a boundary realignment only.	

Table 9.4.8-2: Minimum width of access strips or easements

Zone	Minimum width of access strips or easements (metres)
Rural	10
Rural residential	6
Township	4.5
Low density residential	4.5
Medium density residential	4.5
High density residential	6.0
Centre	4.5
Neighbourhood centre	4.5
Mixed use	8
Medium impact industry	8
Low impact industry	8
Extractive industry	10
Waterfront and marine industry	8
Community facilities	4.5
Sport and recreation	4.5
Open space	15
Emerging community	No acceptable outcome provided
Conservation	No acceptable outcome provided
Limited development (constrained land)	No acceptable outcome provided
Special purpose	No acceptable outcome provided
Innovation	4.5
Major tourism	No acceptable outcome provided

Appendix E - Traffic Impact Assessment

25 January 2018

RTEref: 17450

Chief Executive Officer
Gold Coast City Council
PO Box 5042
GCMC QLD 9726

Dear Sir / Madam,

**PROPOSED RECONFIGURATION OF A LOT (BOUNDARY REALIGNMENT)
60 STAPYLTON JACOBS WELL ROAD, YATALA
LOT 1 ON RP6882 & LOT 240 ON W31320**

Reference is made to the above Development Application for a Reconfiguration of a Lot (RoL). Rytenskild Traffic Engineering (RTE) has been engaged to review the implications with respect to traffic impact on the surrounding road network.

As shown as Attachment A, the application is for a simple boundary realignment which seeks to convert an existing leased area to a freehold lot (proposed Lot 1). The balance lot (proposed Lot 2) will be subject to a future Development Application to reconfigure the land.

As shown in Table 1, the proposed RoL will not result in any change in the existing developable area, and therefore will not result in any change in traffic generation or impact upon the surrounding road network.

Table 1 – Comparison of Existing and Proposed Site Areas

Existing Lot / Site Area:		Proposed Lot / Site Area:	
Lot 1 on RP6882	526,091m ²	Lot 1	94,300m ²
Lot 240 on W31329	205,050m ²	Lot 2	636,841m ²

Please contact the undersigned regarding and queries in relation to this matter.

Yours faithfully



LUKE RYTENSKILD
DIRECTOR, B.ENG (Civil), RPEQ 6293



City Plan code template

This code template supports the preparation of a development application against either the acceptable outcome(s) or performance outcome(s) contained in the code. Development assessment rules are outlined in **Section 5.3.3** of the City Plan.

Please note:

For assessment against the overall outcomes, refer to the appropriate code.

Note: The whole of the planning scheme is identified as the assessment benchmark for impact assessable development. This specifically includes assessment of impact assessable development against this strategic framework. The strategic framework may contain intentions and requirements that are additional to and not necessarily repeated in zone, overlay or other codes. In particular, the performance outcomes in zone codes address only a limited number of aspects, predominantly related to built form. Development that is impact assessable must also be assessed against the overall outcomes of the code as well as the strategic framework.

9.4.8 Reconfiguring a lot code

9.4.8.1 Application

This code applies to assessing reconfiguring a lot for development where indicated within **Part 5 Tables of assessment**.

When using this code, reference should be made to **Section 5.3.2** and, where applicable, **Section 5.3.3**, in **Part 5**.

9.4.8.2 Purpose

- (1) The purpose of the Reconfiguring a lot code is to ensure that the reconfiguring a lot lays the foundations for high-quality urban design that supports the outcomes for the zone and is sensitive to the environment, topography and landscape features.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Large subdivisions provide a range of lot sizes to accommodate for different development expected in the zone.
 - (b) Reconfiguring a lot allows for increased yields in close proximity to public transport, retail, commercial, community, and recreation facilities.
 - (c) The size and configuration of a small lot is able to accommodate a dwelling house that is compliant with the Small lot housing (infill focus) code and the applicable zone code.
 - (d) Reconfiguring a lot results in safe and interconnected streets that promote the use of public transport, walking and cycling.
 - (e) Reconfiguring a lot within the Coomera Town Centre area provides an integrated network of predominantly public streets to ensure efficient movement of pedestrians, cyclists, vehicles and strong public transport connections.

Note: Indicative access and mobility outcomes for the Coomera Town Centre area are identified on Figure 9.4.13-2 Coomera Town Centre Indicative Access and Mobility within Part 9.4.13 Transport code.

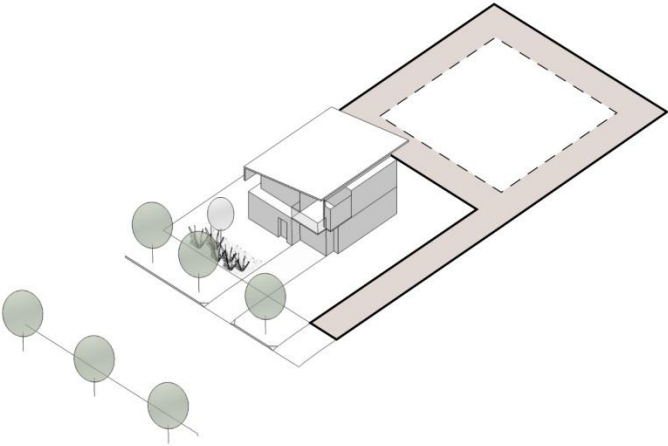
- (f) Reconfiguring a lot results in lot configuration and orientation to facilitate climatically responsive site design.

- (g) Reconfiguring a lot takes into account the physical, environmental and infrastructure constraints, creating lots that respond to the natural topography of the land by minimising the extent of earthworks required.
- (h) Reconfiguring a lot contributes to the provision of a safe, accessible, convenient and useable network of open space for local communities.
- (i) Reconfiguring a lot provides for community infrastructure and other non-residential activities to support the local neighbourhood, commensurate with the stages of development.
- (j) Reconfiguring a lot ensures that new lots are connected to essential services and public utilities to meet the demand of end users whilst minimising risk of failure or environmental harm.
- (k) Where necessary, new lots are provided with on-site sewerage facilities that are appropriately sited to respond to on and off site constraints.

9.4.8.3 Specific benchmarks for assessment

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

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

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
Additional provisions for creation of rear lots in residential zones			
PO2 Reconfiguration of a lot that creates a rear lot: (a) does not result in unreasonable amenity impacts for adjoining lots by limiting the number of rear lots to one; (b) protects the safety of pedestrians and cyclists by ensuring that accessways to the road frontage are designed to maintain visibility to the verge; (c) provides an adequate internal manoeuvring area for vehicles to exit the rear lot in forward gear; and (d) allows sufficient street frontage for waste collection.	AO2.1 The rear lot has the same width as the lot it is positioned behind.	AO2.1 - NOT APPLICABLE The proposal is for a Boundary realignment only and no residential lots proposed.	
	AO2.2 Only one rear lot is created.	AO2.2 - NOT APPLICABLE The proposal is for a Boundary realignment only and no residential lots proposed.	
	AO2.3 The rear lot is created for a dwelling house.	AO2.3 - NOT APPLICABLE The proposal is for a Boundary realignment only and no residential lots proposed.	
			
Figure 9.4.8-1 Illustration showing the Reconfiguring a lot outcomes for creation of rear lots in residential zones			

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
Road access			
PO3 Lot configuration provides safe and efficient access for vehicles and pedestrians.	AO3 All lots have legal road access in accordance with SC6.9 City Plan policy – Land development guidelines .	AO3 - COMPLIES Both allotments will have lawful road frontage.	
PO4 The widths of access strips and easements provide safe and efficient access for vehicles and pedestrians.	AO4 Minimum widths for access strips and easements comply with Table 9.4.8-2: Minimum width of access strips or easements .	PO4 - NOT APPLICABLE No easements or access strips are proposed with this boundary realignment.	
Infrastructure			
PO5 New lots are created with provision of essential services and public utilities, including sewerage, water, electricity and communication services that are designed and located to: (a) meet the needs of users; (b) enhance the health, safety and convenience of the community; (c) be cost effective over their life-cycle; (d) minimise adverse impacts to the environment (including the amenity of the local area); (e) minimise risk of failure or damage during a natural hazard event; and (f) support connection to fibre telecommunication infrastructure.	AO5.1 All lots are connected to electricity supply and telecommunications services, with the telecommunications infrastructure designed to support connection to fibre telecommunications infrastructure.	AO5.1 - COMPLIES Both lots are connected to electricity supply and telecommunication services.	
	AO5.2 Electricity supply and telecommunications infrastructure are provided underground, where the development involves the creation of more than five lots, five dwellings, or five tenancies, except in the Rural zone.	AO5.2 - NOT APPLICABLE The proposal is for a Boundary realignment only.	
	AO5.3 All new lots within the Local government infrastructure plan boundary are connected to reticulated water supply in accordance with SC6.9 City Plan policy – Land development guidelines , except in the Extractive industry, Rural and Conservation	AO5.3 - COMPLIES Both lots are connected to reticulated water supply.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
	zones.		
	AO5.4 All new lots within the Local government infrastructure plan boundary are connected to reticulated sewerage in accordance with SC6.9 City Plan policy – Land development guidelines , except in the Extractive industry, Rural and Conservation zones, and those lands within the Rural residential zone unless specifically stated in the Rural residential zone code.	AO5.4 – NOT APPLICABLE Both lots have existing on-site sewerage effluent disposal systems, and no additional lots are being created.	
	AO5.5 On-site water supply is provided in accordance with SC6.9 City Plan policy – Land development guidelines for all new lots created in the Extractive industry, Rural, Rural residential and Conservation zones or in areas outside the Local government infrastructure plan boundary.	AO5.5 - COMPLIES Both lots have on-site water supply available.	
	AO5.6 On-site sewage disposal is provided in accordance with Council's Guidelines for the Installation and Operation of Aerobic Wastewater Treatment Plants for Domestic and Small Scale Commercial Users 1995 and AS1547 for all new lots created in the Extractive industry, Rural, Rural residential and Conservation zones or in areas outside the Local government infrastructure plan boundary.	AO5.6 – COMPLIES Both lots have existing on-site sewerage effluent disposal systems	
On-site sewerage provision			
PO6	AO6	PO6 - COMPLIES	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
The sewerage disposal area is located in a position that is sufficiently separated from adjoining property boundaries and nearby watercourses.	For development involving on-site sewage disposal, an Effluent Disposal Report prepared by a qualified expert shall be submitted demonstrating that new lots are of a sufficient size and design to allow for the required separation distances of the disposal area from: (a) adjoining property boundaries; (b) adjacent wastewater systems; (c) nearby watercourses; (d) inappropriate soil types; and (e) other general site constraints that would inhibit the disposal of wastewater to an acceptable environmental and health standard. Note: the Effluent Disposal Report shall demonstrate the type, size and location of the effluent disposal and dispersal area, the extent of vegetation clearing that is required to achieve the disposal and dispersal area, and the extent of earthworks required to achieve the effluent disposal.	Both lots are provided with on-site effluent disposal treatment systems.	
Rearranging lot boundaries			
PO7 Rearranging a lot boundary results in lots which have practical shapes and allow for the intended uses described in the zone. Note: irregular shaped lots will only be accepted to address encroachments.	AO7.1 The rearranging of a lot boundary does not restrict the lawful use of either lot.	AO7.1 - COMPLIES The proposal does not restrict any lawful use of the land.	
	AO7.2 The rearranging of a lot boundary results in lots which comply with the applicable zone requirements.	AO7.2 - COMPLIES Both the lots that have been proposed as part of this boundary realignment have been specifically tailored to enable ongoing and enhanced industrial activities and operations occurring.	
	AO7.3 The rearranging of a lot boundary ensures that a building or structure that	AO7.3 - COMPLIES The boundary realignment will fully contain an existing use on the subject land (Amgrow Pty Ltd – proposed lot	

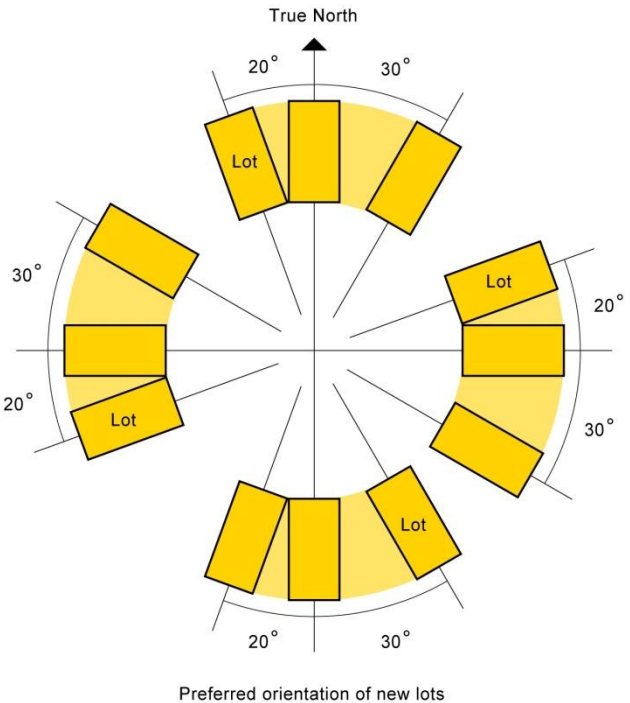
Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
	is not intended for common use and sharing by a formal title arrangement is not located across a boundary or within a setback.	1).	
Additional provisions for volumetric subdivisions			
PO8 Volumetric subdivision (of the space above or below ground level) facilitates efficient delivery of development and does not result in the creation of parcels that cannot achieve any development rights, or that will not have adequate access to infrastructure. Note: a Building Management Statement(s) ('BMS') may be conditioned to ensure compliance with this provision. The BMS will be required to note the continuing application of existing development permits.	AO8 No acceptable outcome provided.	AO8 - NOT APPLICABLE The proposal is for a Boundary realignment only.	
PO9 The volumetric subdivision does not compromise any of the requirements of the earlier development approval.	AO9 No acceptable outcome provided.	AO9 - NOT APPLICABLE The proposal is for a Boundary realignment only.	
PO10 Adequate access to services and facilities is provided for all lots, including water, sewer, access, car parking, etc. in accordance with earlier development approvals. Note: a Building Management Statement(s) ('BMS') may be conditioned to ensure compliance with this provision. The BMS will be required to note the continuing application of existing development permits.	AO10 No acceptable outcome provided.	AO10 - NOT APPLICABLE The proposal is for a Boundary realignment only.	
Housing diversity			

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
PO11 Residential subdivisions creating 10 or more lots vary lot sizes to accommodate potential multiple dwelling development where the zone allows.	AO11 No acceptable outcome provided.	AO11 - NOT APPLICABLE The proposal is for a Boundary realignment only.	
PO12 Small lots in residential subdivisions are distributed amongst larger lots to avoid a concentration of small lot housing, and to meet the purpose of the zone.	AO12 No acceptable outcome provided.	AO12 - NOT APPLICABLE The proposal is for a Boundary realignment only.	
Creation of small lots in the Medium density and High density residential zones			
PO13 The size and configuration of a small lot is able to accommodate a dwelling house that is compliant with the Small lot housing (infill focus) code and the applicable zone code . Notes: (a) For the creation of small lots between 250m ² and 400m ² , Council will require typical house plans to accompany the reconfiguration of a lot application to demonstrate compliance with the zone and Small lot housing (infill focus) code. (b) For the creation of small lots less than 250m ² , Council will require detailed house plans to accompany the reconfiguration of a lot application to demonstrate compliance with the zone and Small lot housing (infill focus) code. (c) To avoid a duplication in the approval process a combined material change of use and reconfiguration of a lot application, accompanied by the appropriate house plans, is Council's preferred method of demonstrating	AO13 No acceptable outcome provided.	AO13 - NOT APPLICABLE The subject land is not located within a Medium density or High density residential zone.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
compliance with this performance outcome.			
Circulation and street access design			
PO14 An overall street network is provided which: (a) prioritises pedestrians and cycling over motor vehicles; (b) establishes a connected and legible street network; (c) provides a high level of internal accessibility and high-quality external connections for pedestrians and cyclists and appropriate external connections for vehicles; (d) creates safe conditions for pedestrians, cyclists and vehicles for both day and night-time usage; (e) caters for the extension of existing or future public transport routes to provide services that are convenient and accessible for all the community; (f) facilitates connections for future development, minimising travel distances; (g) are designed to be responsive to the natural contours of the land; (h) facilitates safe and efficient access for service vehicles including refuse collection; and (i) does not compromise future development to achieve the same outcomes listed above.	AO14 Streets are designed to: (a) comply with design standards in SC6.9 City Plan policy – Land development guidelines; (b) establish a safe walkable and permeable street network that provides clear pedestrian and cycle access to commercial, public transport, parks and community service areas; (c) provide street trees in accordance with SC6.9 City Plan policy – Land development guidelines; (d) allow for efficient, safe and unimpeded movement of buses alongside pedestrians, cyclists and other motorists; (e) incorporate signals, pedestrian refuge and splitter islands for the safe crossing of pedestrians and cyclists for intersections and long roads; (f) accommodate service vehicle requirements; (g) have footpaths that link to existing footpaths, road crossings, parks and public transport facilities, and designed in accordance with SC6.9 City Plan policy – Land development guidelines; (h) provide street lighting in accordance with SC6.9 City Plan policy – Land development	PO14 - NOT APPLICABLE The proposal is for a Boundary realignment only. No streets/ roads are proposed.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
	guidelines; and (i) provide for future extensions to the street network.		
PO15 Development within the Coomera Town Centre area provides an integrated network of predominantly public streets to ensure efficient movement of pedestrians, cyclists, vehicles and strong public transport connections. Note: indicative access and mobility outcomes for the Coomera Town Centre area are identified on Figure 9.4.13-2 within Part 9.4.13 Transport code.	AO15 No acceptable outcome provided.	PO15 - NOT APPLICABLE The subject land is not located within the Coomera Town Centre Area.	
Additional provisions for subdivisions which result in the creation of 20 lots or more			
Neighbourhood design, character and integration			
PO16 Development provides a neighbourhood with a strong and positive identity, through: (a) clearly readable streets and useable open space networks; (a) an appropriate response to site characteristics and settings (including landmarks and views); (b) development of a scale consistent with the surrounding urban area, with open space and roads interconnecting to adjoining networks; (c) allowing for increased densities in close proximity to public transport and local services;	AO16 No acceptable outcome provided.	PO16 - COMPLIES The proposed Boundary realignment does not impact on the existing character of the immediate or surrounding neighbourhood area.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
(d) location of community, retail and commercial facilities at walkable focal points; and (e) providing for a safer community by maximising opportunities for casual surveillance, minimising opportunities for crime and vandalism. Note: a Comprehensive Plan of Development submitted as part of a material change of use application, prepared in accordance with SC6.6 City Plan policy – Comprehensive plans of development, is Council's preferred method of addressing the above outcomes.			
Climatically responsive design			
PO17 The street and lot orientation facilitates the construction of energy-efficient buildings that respond to the local climatic conditions by: (a) maximising solar access to the north in winter; (b) minimising solar access to the east and west in the summer; (c) maximising access to any prevailing summer breezes; and (d) minimising exposure to prevailing winter winds.	AO17.1 A site analysis prepared in accordance with SC6.11 City Plan policy – Site analysis identifies how the proposed lot orientation results in the potential for energy efficient buildings that respond to the local climatic conditions.	AO17.1 - COMPLIES A site analysis plan has been prepared and lodged, please refer to Appendix B .	
	AO17.2 Roads and lots are generally configured in a grid pattern and run in: (a) north-south direction within 20° west and 30° east of north; and (b) east-west direction within 30° south and 20° north of east.	AO17.2 - NOT APPLICABLE The proposal is for a Boundary realignment only.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
 Preferred orientation of new lots			
Figure 9.4.8-2 Illustration showing the Reconfiguring a lot preferred lot orientation outcomes			
Public transport integration			
PO18 Subdivision design supports public transport integration.	AO18 At least 60% of lots are within 400m walking distance of roads which have a minimum carriageway width of 10m and are capable of supporting a bus route.	PO18 - NOT APPLICABLE The proposal is for a Boundary realignment only.	
Retail and community services			
PO19 Large developments include a site for the	AO19.1 Lots are allocated and designed to	AO19.1 - NOT APPLICABLE The proposal is for a Boundary realignment only.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
location of neighbourhood stores and community facilities to promote a walkable neighbourhood. Note: an adaptable sales office which is used as a shop after the completion of subdivision sales would satisfy this performance outcome.	accommodate neighbourhood stores and for community facilities in subdivisions of more than 250 lots.		
	AO19.2 Any lots identified as suitable for neighbourhood stores or community facilities are located in prominent and easily accessible locations within the development.	AO19.2 - NOT APPLICABLE The proposal is for a Boundary realignment only.	
Open space provision			
PO20 A public open space network is provided which: (a) has a range of recreation settings and adequate facilities to meet the needs of the community; (b) offers opportunities for residents to conveniently participate in passive recreational activities; (c) delivers well distributed public open space that contributes to the legibility, accessibility, safety, and character of the development; (d) creates safe and attractive settings and focal points; (e) facilitates casual surveillance from adjacent streets and land uses and provides for open space areas with public road frontages; (f) delivers stormwater and flood management and care of valuable	AO20.1 Land intended for public open space is of a physical standard and condition in accordance with the SC6.9 City Plan policy – Land development guidelines .	AO20.1 - NOT APPLICABLE The proposal is for a Boundary realignment only.	
	AO20.2 For trunk recreational open space Recreation and sporting parklands and land for community facilities are designed and provided in accordance with the Local government infrastructure plan and approved Council master plans. OR Public open space is provided in accordance with an already approved open space strategy, relevant approved material change of use, adopted concept plan, master plan or structure plan.	AO20.2 - NOT APPLICABLE The proposal is for a Boundary realignment only.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
environmental resources; and (g) is cost effective to maintain.	AO20.3 For non-trunk recreational open space Residential subdivisions creating more than 100 lots provide a minimum of 20m ² of land per dwelling, for open space that is: (a) within 400m walking distance of all residential lots; and (b) designed to adequately meet the recreational needs of users.		
PO21 The design and location of open space results in high-quality parkland which: (a) enables the retention and protection of matters of environmental significance, their associated buffers, assessable vegetation, habitat features and natural cultural features; (b) contributes to the visual amenity of the area and facilitates casual surveillance; (c) can be easily accessed along road frontages; (d) directly adjoins existing or proposed open space areas; and (e) creates opportunities for linkages between open space areas.	AO21.1 Open space is provided adjacent to waterway buffers with roads servicing linear parkland, and lots located on the opposite side of the road.	PO21.1 - NOT APPLICABLE The proposal is for a Boundary realignment only.	
	AO21.2 Open space for conservation purposes is consolidated with other conservation areas to allow for a connected movement corridor.	PO21.2 - NOT APPLICABLE The proposal is for a Boundary realignment only.	
	AO21.3 Recreational open space areas less than 5000m ² directly adjoin existing or proposed recreational open space areas to provide: (a) a consolidated useable area; and (b) connectivity between open spaces.	AO21.3 - NOT APPLICABLE The proposal is for a Boundary realignment only.	
Open space, safety and design			
PO22 Open space areas are designed and managed to promote user safety.	AO22.1 Areas intended for use during times of darkness are lit in accordance with SC6.9 City Plan policy – Land development guidelines.	AO22 1 - NOT APPLCABLE The proposal is for a boundary realignment only.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
	AO22.2 Casual surveillance is achieved by parks and open space being overlooked by housing, commercial or other development, as well as passing pedestrian and vehicle traffic.	AO22 2 - NOT APPLCABLE The proposal is for a boundary realignment only.	
	AO22.3 Fencing greater than 1.2m in height adjoining a park is to be at least 50% transparent (i.e. swimming pool style or timber picket fencing) and any landscaping adjacent to the fence is to be designed to maximise the opportunity for casual surveillance.	AO22 3 - NOT APPLCABLE The proposal is for a boundary realignment only.	
Staging of subdivision			
PO23 Staging of the subdivision ensures that safe and convenient access to public transport, open space, community facilities, convenience shopping and local employment opportunities integrate with community need.	AO23 No acceptable outcome provided.	AO23 - NOT APPLCABLE The proposal is for a boundary realignment only.	

Table 9.4.8-2: Minimum width of access strips or easements

Zone	Minimum width of access strips or easements (metres)
Rural	10
Rural residential	6
Township	4.5
Low density residential	4.5
Medium density residential	4.5
High density residential	6.0
Centre	4.5
Neighbourhood centre	4.5
Mixed use	8
Medium impact industry	8
Low impact industry	8
Extractive industry	10
Waterfront and marine industry	8
Community facilities	4.5
Sport and recreation	4.5
Open space	15
Emerging community	No acceptable outcome provided
Conservation	No acceptable outcome provided
Limited development (constrained land)	No acceptable outcome provided
Special purpose	No acceptable outcome provided
Innovation	4.5
Major tourism	No acceptable outcome provided

City Plan code template

This code template supports the preparation of a development application against either the acceptable outcome(s) or performance outcome(s) contained in the code. Development assessment rules are outlined in **Section 5.3.3** of the City Plan.

Please note:

For assessment against the overall outcomes, refer to the appropriate code.

Note: The whole of the planning scheme is identified as the assessment benchmark for impact assessable development. This specifically includes assessment of impact assessable development against this strategic framework. The strategic framework may contain intentions and requirements that are additional to and not necessarily repeated in zone, overlay or other codes. In particular, the performance outcomes in zone codes address only a limited number of aspects, predominantly related to built form. Development that is impact assessable must also be assessed against the overall outcomes of the code as well as the strategic framework.

6.2.9 Low impact industry zone code

6.2.9.1 Application

This code applies to assessing all development in the Low impact industry zone.

When using this code, reference should be made to **Section 5.3.2** and, where applicable, **Section 5.3.3**, in **Part 5**.

Where development is identified in the **Future low impact industry precinct**, additional outcomes will apply to assessment.

Note: To the extent there is any inconsistency with the outcomes applying to the whole of the zone, the precinct outcomes will prevail.

6.2.9.2 Purpose

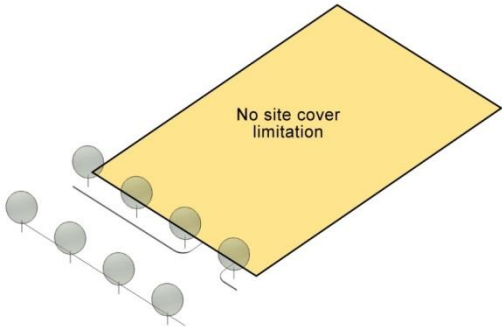
- (1) The purpose of the Low impact industry zone code is to provide for service and low impact industry uses.
It may include non-industrial and business uses that support the industrial activities where they do not compromise the long-term use of the land for industrial purposes.
Activities considered appropriate in this zone are defined as low impact industry or service industry in the schedule of definitions.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Land uses –
 - (i) include low impacting industrial activities such as low impact industry, service industry and warehouse;

- (ii) that have high potential for impacts on amenity but support the concentration of industry activities in the zone may be considered providing impacts are effectively mitigated, these include bulk landscape supplies, marine industries, medium impact industries, aquaculture and renewable energy facilities;
 - (iii) include a limited range of complementary uses that support the immediate industrial area such as food and drink outlets, shops, health care services and hardware trade supplies;
 - (iv) that may not be appropriate in other areas due to their scale and nature will be considered providing they do not compromise the short or long-term use of the zone for industrial activities. These include indoor sport and recreation and showrooms where directly fronting Spencer Road (north of Pappas Way), Nerang, car washes, research and technology industries, garden centres, veterinary services, service stations, community uses, crematoriums, funeral parlours, medium-to-large scale places of worship, agricultural supply stores, animal keeping, manufacturer's shop, wholesale nurseries, parking stations, transport depots and theatres (music recording studios);
 - (v) include brothels;
 - (vi) that are incompatible and have the potential to compromise the industrial operation of the zone such as sensitive land uses are not supported; and
 - (vii) do not include special industry.
- (b) Character consists of –
- (i) large, unobtrusive buildings that are creatively designed to be visually appealing and functional;
 - (ii) legible and attractive streetscapes with wide streets that provide easy site access; and
 - (iii) extensive landscaping where adjoining sensitive land uses and transport corridors.
- (c) Built form –
- (i) allows for a flexible range of low impact industrial activities while not impacting on the amenity of nearby residential and open space areas.
- (d) Lot design –
- (i) allows for the efficient operation of low impact industrial activities.
- (e) Variations in the zone are –
- (i) **Future low impact industry precinct.**
- (3) The purpose of the **Future low impact industry precinct** will be achieved through the following additional overall outcomes:
- (a) To identify and protect land reserved for Low impact industry that currently lacks the adequate infrastructure.
 - (b) Industrial development is staged and designed to provide for appropriate infrastructure to meet Council's desired standard of service for industrial uses.
 - (c) Development out-of sequence with water/sewer infrastructure secures agreements from downstream land holders and bears the full cost of providing the necessary infrastructure to Council's standards.
 - (d) Interim land uses and subdivisions do not compromise the capacity of the precinct to develop intensively for low impact industry activities.

- (e) Land uses do not place unreasonable impacts on the amenity of nearby sensitive land uses by locating low impacting industrial uses at least 50m from a zone for sensitive land uses or a dwelling house in the rural zone.

6.2.9.3 Specific benchmarks for assessment

Table 6.2.9-2: Low impact industry zone code – for assessable development

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
Site cover			
 Figure 6.2.9-1 Illustration showing Low impact industry zone site cover outcomes			
Height			
PO1 Development is of a height that: (a) is consistent with the surrounding industrial built form; (b) allows for the effective operation of the use; and (c) does not impact on the amenity of residential uses.	AO1 Building height does not exceed 15m. AND Structures do not exceed a height of 15m.	PO1 - NOT APPLICABLE Proposal is for a boundary realignment only.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
			
Lot design (for subdivision only)			
PO2 Lots are of a size that support low impact industrial activity and configured to operate efficiently and effectively.	AO2.1 Minimum lot size is 1,000m ² or that shown on the Minimum lot size overlay map , whichever is greater, exclusive of any access strip or access easement for rear lots.	PO2.1 - COMPLIES All lots are in excess of 1,000m ² .	
	AO2.2 Minimum road frontage and average lot width are 25m. OR For rear lots the average lot width is 25m.	PO2.2 - COMPLIES Both lots will have a road frontage in excess of 25m.	
PO3 Future low impact industry precinct Reconfiguration of lots do not fragment land in the future low impact industry precinct until it is developed for its	AO3 Future low impact industry precinct Minimum lot size is 20ha.	PO3 - COMPLIES Both the lots that have been proposed as part of this boundary realignment have been specifically tailored to enable ongoing and enhanced industrial activities and operations occurring.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
intended industrial purposes.			
Out of sequence development			
PO4 Future low impact industry precinct Where development does not have an immediate connection to adequate infrastructure the proposal must demonstrate that: (a) the development is staged and designed to provide for appropriate infrastructure to meet Council's standard of service; (b) downstream property owner agreements are secured for the provision of the necessary infrastructure through their land; (c) interim land uses do not compromise the capacity of the precinct to develop intensively for low impact industry activities; and (d) the necessary infrastructure is provided to Council's standards, at no cost to Council.	AO4 Future low impact industry precinct No acceptable outcome provided.	PO4 - NOT APPLICABLE This is not a reasonable or relevant consideration for realignment of boundaries application.	

City Plan code template

This code template supports the preparation of a development application against either the acceptable outcome(s) or performance outcome(s) contained in the code. Development assessment rules are outlined in **Section 5.3.3** of the City Plan.

Please note:

For assessment against the overall outcomes, refer to the appropriate code.

Note: The whole of the planning scheme is identified as the assessment benchmark for impact assessable development. This specifically includes assessment of impact assessable development against this strategic framework. The strategic framework may contain intentions and requirements that are additional to and not necessarily repeated in zone, overlay or other codes. In particular, the performance outcomes in zone codes address only a limited number of aspects, predominantly related to built form. Development that is impact assessable must also be assessed against the overall outcomes of the code as well as the strategic framework.

6.2.10 Medium impact industry zone code

6.2.10.1 Application

This code applies to assessing all development in the Medium impact industry zone.

When using this code, reference should be made to **Section 5.3.2** and, where applicable, **Section 5.3.3**, in **Part 5**.

Where development is identified in the **Future medium impact industry precinct**, additional outcomes will apply to assessment.

Note: To the extent there is any inconsistency with the outcomes applying to the whole of the zone, the precinct outcomes will prevail.

6.2.10.2 Purpose

- (1) The purpose of the Medium impact industry zone is to provide for medium impact industry uses.
It may include non-industrial and business uses that support the industrial activities where they do not compromise the long-term use of the land for industrial purposes.
Activities considered appropriate in this zone are defined as medium impact industry in the schedule of definitions.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Land uses –
 - (i) include a wide range of industrial activities which are appropriately located away from sensitive land uses, such as medium impact industry, marine industry, low impact industry, warehouses, research and technology and bulk landscape supplies;

- (ii) which are industry based and have the potential for significant amenity impacts may be considered, these include aquaculture and renewable energy facilities;
 - (iii) include a limited range of complementary uses that support the immediate industrial area such as service stations, food and drink outlets and hardware and trade supplies;
 - (iv) that may not be appropriate in other areas due to their scale and nature will be considered providing they do not compromise the short or long-term use of the zone for industrial activities. These include showrooms and indoor recreation where directly fronting Brisbane Road, Labrador or Reedy Creek Road, Burleigh, car washes, veterinary services, shops, crematoriums, medium to large scale places of worship, intensive horticulture, wholesale nurseries, animal keeping, intensive animal industries, manufacturer's shop, rural industries, parking stations and transport depots;
 - (v) include brothels;
 - (vi) that are incompatible and have the potential to compromise the industrial operation of the zone such as sensitive land uses are not supported; and
 - (vii) do not include special industry.
- (b) Character consists of –
- (i) land appropriately separated from sensitive land uses, occupied by functional industrial buildings;
 - (ii) legible and attractive streetscapes with wide streets that provide easy site access; and
 - (iii) extensive landscaping where adjoining non-industrial uses and transport corridors.
- (c) Built form –
- (i) allows for a flexible range of large scale industrial activities.
- (d) Lot design –
- (i) allows for the efficient operation of medium impact industrial activities.
- (e) Variations in the zone are –
- (i) **Future medium impact industry precinct.**

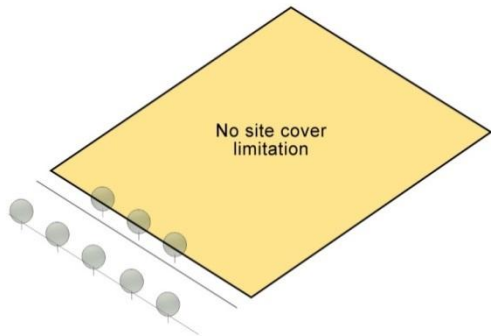
Future medium impact industry precinct

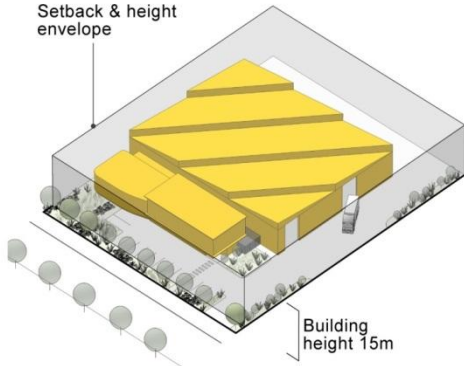
- (3) The purpose of the **Future medium impact industry precinct** will be achieved through the following additional overall outcomes:
- (a) To identify and protect land reserves for Medium impact industry that currently lacks the adequate infrastructure.
 - (b) Industrial development is staged and designed to provide for appropriate infrastructure to meet Council's desired standard of service for industrial uses.
 - (c) Development out-of sequence with water/sewer infrastructure secures agreements from downstream land holders and bares the full cost of providing the necessary infrastructure to Council's standards; and
 - (d) Interim land uses and subdivisions do not compromise the capacity of the precinct to develop intensively for medium impact industry activities.
 - (e) Land uses do not place unreasonable impacts on the amenity of nearby sensitive land uses by locating:

- (i) low impacting industrial uses at least 50m from a zone for sensitive land uses or a dwelling house in the rural zone; and
- (ii) medium impact industrial uses at least 250m from a zone for sensitive land uses or a dwelling house in the rural zone.

6.2.10.3 Specific benchmarks for assessment

Table 6.2.10-2: Medium impact industry zone code – for assessable development

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
Site cover			
 Figure 6.2.10-1 Illustration showing Medium impact industry zone site cover outcomes			
Height			
PO1 Development is of a height that: (a) is consistent with the surrounding industrial built form; and (b) allows for the effective operation of the use.	AO1 Building height does not exceed 15m. AND Structures do not exceed a height of 15m.	PO1 - NOT APPLICABLE Proposal is for a Boundary realignment only.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
 Figure 6.2.10-2 Illustration showing Medium impact industry zone setbacks and height outcomes.			
Lot design (for subdivision only)			
PO2 Lots are of a size that support medium impact industrial activity and configured to operate efficiently and effectively.	AO2.1 Minimum lot size is 2,000m ² or that shown on the Minimum lot size overlay map, whichever is greater, exclusive of any access strip or access easement for rear lots. OR When access is proposed from an industrial collector road the minimum lot size is 4,000m ² or that shown on the Minimum lot size overlay map , whichever is greater.	PO2.1 - COMPLIES All lots are in excess of 2,000m ² .	
	AO2.2 Minimum road frontage and average lot width is 25m. OR For rear lots the average lot width is 25m.	PO2.2 - COMPLIES Both lots will have a road frontage in excess of 25m.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
PO3 Future medium impact industry precinct Lots are of a size that do not compromise the capacity of the precinct to develop intensively for medium impact industry activities.	AO3 Future medium impact industry precinct Minimum lot size is 20ha.	PO3 - COMPLIES Both the lots that have been proposed as part of this boundary realignment have been specifically tailored to enable ongoing and enhanced industrial activities and operations occurring.	
Out of sequence development			
PO4 Future medium impact industry precinct Where development does not have an immediate connection to adequate infrastructure, the proposal must demonstrate that: (a) the development is staged and designed to provide for appropriate infrastructure to meet Council's standard of service; (b) downstream property owner agreements are secured for the provision of the necessary infrastructure through their land; (c) interim land uses do not compromise the capacity of the precinct to develop intensively for medium impact industry activities; and (d) the necessary infrastructure is provided to Council's standards, at no cost to Council.	AO4 Future medium impact industry precinct No acceptable outcome provided.	PO4 - NOT APPLICABLE This is not a reasonable or relevant consideration for realignment of boundaries application.	

City Plan code template

This code template supports the preparation of a development application against either the acceptable outcome(s) or performance outcome(s) contained in the code. Development assessment rules are outlined in **Section 5.3.3** of the City Plan.

Please note:

For assessment against the overall outcomes, refer to the appropriate code.

Note: The whole of the planning scheme is identified as the assessment benchmark for impact assessable development. This specifically includes assessment of impact assessable development against this strategic framework. The strategic framework may contain intentions and requirements that are additional to and not necessarily repeated in zone, overlay or other codes. In particular, the performance outcomes in zone codes address only a limited number of aspects, predominantly related to built form. Development that is impact assessable must also be assessed against the overall outcomes of the code as well as the strategic framework.

6.2.11 High impact industry zone code

6.2.11.1 Application

This code applies to assessing all development in the High impact industry zone.

When using this code, reference should be made to **Section 5.3.2** and, where applicable, **Section 5.3.3**, in **Part 5**.

Where development is identified in the **Future high impact industry precinct**, additional outcomes will apply to assessment.

Note: To the extent there is any inconsistency with the outcomes applying to the whole of the zone, the precinct outcomes will prevail.

6.2.11.2 Purpose

- (1) The purpose of the High impact industry zone is to provide for high impact industry uses.

It may include non-industrial and business uses that support the industrial activities where they do not compromise the long-term use of the land for industrial purposes.

Activities considered appropriate in this zone are defined as high impact industry in the schedule of definitions.

- (2) The purpose of the code will be achieved through the following overall outcomes:

- (a) Land uses –

- (i) include a wide range of industrial activities which are appropriately located away from sensitive land uses, such as high impact industry, medium impact industry, marine industry, low impact industry, warehouses, research and technology and bulk garden supplies;

- (ii) which are industry based and have the potential for significant amenity impacts may be considered, these include aquaculture and renewable energy facilities;
 - (iii) include a limited range of complementary uses that support the immediate industrial area such as service stations, food and drink outlets and hardware and trade supplies;
 - (iv) that may not be appropriate in other areas due to their scale and nature will be considered providing they do not compromise the short or long-term use of the zone for industrial activities. These include crematoriums, intensive horticulture, wholesale nurseries, animal keeping, intensive animal industries, rural industries, parking stations and transport depots;
 - (v) include brothels;
 - (vi) that are incompatible and have the potential to compromise the industrial operation of the zone such as sensitive land uses are not supported; and
 - (vii) include special industry uses in very limited circumstances.
- (b) Character consists of –
- (i) land with the largest separation from sensitive land uses, occupied by functional industrial buildings;
 - (ii) legible and attractive streetscapes with wide streets that provide easy site access; and
 - (iii) extensive landscaping where adjoining non-industrial uses and transport corridors.
- (c) Built form –
- (i) is of a height that is consistent with the surrounding industrial development and allows for a flexible range of large scale industrial activities.
- (d) Lot design –
- (i) allows for the efficient operation of high impact industrial activities.
- (e) Variations in the zone are –
- (i) **Future high impact industry precinct.**

Future high impact industry precinct

- (3) The purpose of the **Future high impact industry precinct** will be achieved through the following additional overall outcomes:
- (a) To identify and protect land reserves for High impact industry that currently lacks the adequate infrastructure.
 - (b) Industrial development is staged and designed to provide for appropriate infrastructure to meet Council's desired standard of service for industrial uses.
 - (c) Development out-of sequence with water/sewer infrastructure secures agreements from downstream land holders and bares the full cost of providing the necessary infrastructure to Council's standards.
 - (d) Interim land uses and subdivisions do not compromise the capacity of the precinct to develop intensively for high impact industry activities.

- (e) Interim land uses and subdivisions do not compromise the intention for buffering or transition areas close to sensitive uses or values in the surrounding area.

6.2.11.3 Specific benchmarks for assessment

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

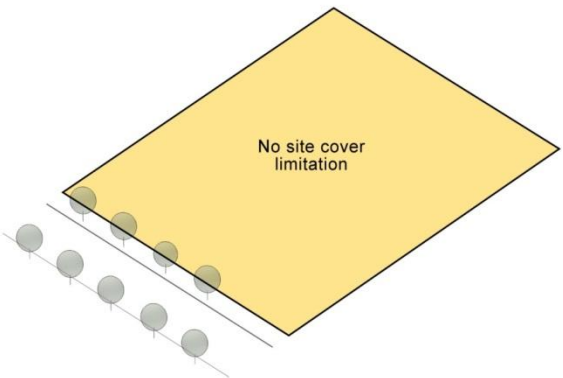
Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
Site cover			
			
Height			
PO1 Development is of a height that: (a) is consistent with the surrounding industrial built form; and (b) allows for the effective operation of the use.	AO1 Building height does not exceed 15m. AND Structures do not exceed a height of 15m.	PO1 - NOT APPLICABLE Proposal is for a boundary realignment only.	

Figure 6.2.11-1

Illustration showing High impact industry zone site cover outcomes

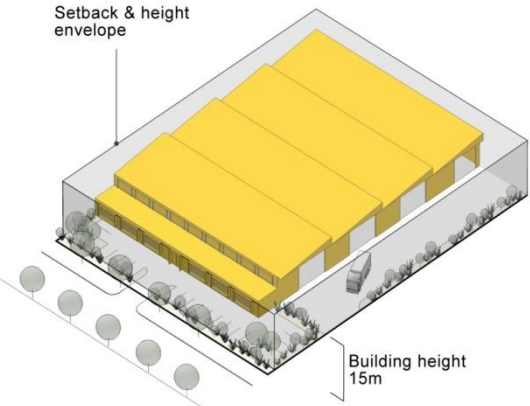
Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
 Setback & height envelope Building height 15m			

Figure 6.2.11-2
Illustration showing High impact industry zone setbacks and height outcomes

Lot design (for subdivision only)

PO2 Lots are of a size that support high impact industrial activity and configured to operate efficiently and effectively.	AO2.1 Minimum lot size is 4,000m ² or that shown on the Minimum lot size overlay map , whichever is greater, exclusive of any access strip or access easement for rear lots. OR When access is proposed from an industrial collector road the minimum lot size is 6,000m ² or that shown on the Minimum lot size overlay map , whichever is greater.	AO2.1 - COMPLIES All lots are in excess of 4,000m ² .	
	AO2.2 Minimum road frontage and average lot width is 25m. OR For rear lots the average lot width is 25m.	AO2.2 - COMPLIES Both lots will have a frontage in excess of 25m..	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
PO3 Future high impact industry precinct Lots are of a size that do not compromise the capacity of the precinct to develop intensively for high impact industry activities.	AO3 Future high impact industry precinct Minimum lot size is 20ha.	PO3 - COMPLIES Both the lots that have been proposed as part of this boundary realignment have been specifically tailored to enable ongoing and enhanced industrial activities and operations occurring.	
Out of sequence development			
PO4 Future high impact industry precinct Where development does not have an immediate connection to adequate infrastructure the proposal must demonstrate that: (a) the development is staged and designed to provide for appropriate infrastructure to meet Council's standard of service; (b) downstream property owner agreements are secured for the provision of the necessary infrastructure through their land; (c) interim land uses do not compromise the capacity of the precinct to develop intensively for high impact industry activities or to accommodate buffer or transition areas to nearby sensitive uses and other values; and (d) the necessary infrastructure is provided to Council's standards, at no cost to Council.	AO4 Future high impact industry precinct No acceptable outcome provided.	PO4 - NOT APPLICABLE This is not a reasonable or relevant consideration for realignment of boundaries application.	

Site Photos – ROL (Boundary realignment) – Stapylton (5738)



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



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

Site Photos – ROL (Boundary realignment) – Stapylton (5738)



Photo 3 –View of Stapylton Jacobs Well Road westward.



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

Site Photos – ROL (Boundary realignment) – Stapylton (5738)



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



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

Site Photos – ROL (Boundary realignment) – Stapylton (5738)



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



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

Site Photos – ROL (Boundary realignment) – Stapylton (5738)



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



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

Site Photos – ROL (Boundary realignment) – Stapylton (5738)



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



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