gassman development perspectives
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OUR REF: 6098

22 December 2021

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

Dear Sir / Madam,

RE: DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE – WAREHOUSE (WITH ANCILLARY OFFICE) AND MANUFACTURER'S SHOP (CLEARANCE CENTRE, DESIGN CENTRE AND TRADE CENTRE)

AT: 60 STAPYLTON JACOBS WELL ROAD, STAPYLTON QLD 4207 (LOT 501 ON SP295994)

Gassman Development Perspectives (GDP) are pleased to lodge an application on behalf of the Applicant, FPI Queensland Pty Ltd, over the above property. The proposal is to develop a Warehouse for over approved Lot 120 a part of stage 1 of the Vantage Industrial Estate, providing the logistics hub for storage and distribution for National Tiles and additional spec warehouse.

As such, the specific permit this application is seeking is as follows:

- Development Permit for Material Change of Use – Warehouse (with ancillary office) and Manufacturer's Shop (clearance centre, design centre and trade centre).

Please find attached to this correspondence one copy of the Planning Assessment Report prepared by this office and dated December 2021, including:

a. Forms and Consent, **Appendix A**;
b. Existing Preliminary Approval – MIN/2020/659, **Appendix B**;
c. Proposal Plans, **Appendix C**;
d. Code Assessment, **Appendix D**;
e. Landscape Intent Plan, **Appendix E**;
f. Traffic Impact Assessment, **Appendix F**; and
g. Noise Impact Assessment, **Appendix G**.

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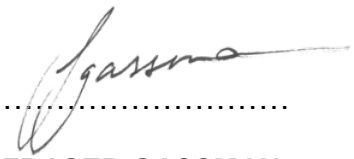
The prescribed fee will be paid following receipt of the electronic fee invoice. A calculation of the fees has been determined as follows:

Table 1 – Application Fee Calculation				
Aspect	**Description**	**Fee**	**Concessions**	**Total Fee**
Material Change of Use – Warehouse	Code	$6,408.00	100%	$6,408.00
			TOTAL:	**$6,408.00**

We look forward to Council's consideration of this application. If you have any questions or require any further information regarding this matter, please do not hesitate to contact myself on the office detailed provided therein.

If you have any further queries, please do not hesitate to contact the undersigned.

Yours faithfully,
GASSMAN DEVELOPMENT PERSPECTIVES



……

FRASER GASSMAN
TOWN PLANNER

DEVELOPMENT APPLICATION

REQUESTING DEVELOPMENT PERMIT FOR MATERIAL CHANGE OF USE – WAREHOUSE (WITH ANCILLARY OFFICE) AND MANUFACTURER'S SHOP (CLEARANCE CENTRE, DESIGN CENTRE AND TRADE CENTRE)



Vantage Industrial Estate

60 Stapylton Jacobs Well Road, Stapylton

Lot 501 on SP295994

Prepared for FPI Queensland Pty Ltd

December 2021

VantageYatala

gassman development perspectives

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We have prepared this report for the sole purposes of FPI Queensland 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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1.0	Fraser Gassman	Fraser Gassman

Approval for Issue

Rev. No.	Name	Position	Signature	Date
1.0	Fraser Gassman	Town Planner		22 December 2021

Final Distribution

FPI Queensland Pty Ltd (Client)	1 electronic copy
Council of the City of Gold Coast (Assessment Manager)	1 electronic copy
GDP File	1 electronic copy

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1.0 INTRODUCTION

Gassman Development Perspectives (GDP) has been engaged by FPI Queensland Pty Ltd (Applicant) to prepare a code assessable development application requesting a development permit for Material Change of Use – Warehouse (and ancillary office) and Manufacturer's Shop (clearance centre, design centre and trade centre) at 60 Stapylton Jacobs Well Road, Stapylton (Lot 501 on SP295994).

The proposal seeks to be established over future Lot 120 within Stage 1 of the Vantage Industrial Estate. The warehouse will provide a logistics hub for storage and distribution for National Tiles. The development will also provide an ancillary Manufacturer's Shop, providing direct services from the warehouse in the form of clearance, design and trade centre spaces.

By way of background, an approval was originally granted by Gold Coast City Council on 6 May 2013 for a Preliminary Approval (section 242 of *Sustainable Planning Act 2009*), for making a Material Change of Use (Impact Assessment) to override the Planning Scheme for Industry Uses. The Preliminary Approval contained variations to the *Gold Coast Planning Scheme 2003* version 1.2, that amended the Yatala Enterprise Area Place Code, approved a Land Use Classification and Staging Plan, Type of Assessment and Tables of Development of the Yatala Enterprise Area Local Area Plan.

The M38 Industrial Place Code (Place Code) is approved via this Preliminary Approval and incorporates specific tables of development, definitions, relevant codes, specific requirements and Land Use Classification / Precincts relevant to the subject site. This development is lodged in accordance with the provision of this Place Code, with the entirety of the proposed development located within Precinct B under the Place Code.

A full assessment of the relevant State, Regional and local planning instruments has been provided as part of this report. As a result of this assessment, 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	60 Stapylton Jacobs Well Road, Stapylton QLD 4207 (Future lot 120)
Real Property Description	Lot 501 on SP295994
Site Area	642,390m^2 (64.239ha)
Name of Owner(s)	Australand Industrial No. 89 Pty Limited
Local Authority	Council of the City of Gold Coast

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
Planning Scheme Zone
• N/A as varied by existing Preliminary Approval
Preliminary Approval Documents
• M38 Industrial Estate Place Code • M38 Industrial Park Land Use Classification and Staging Plan
Preliminary Approval Land Use Classification
• Precinct B – General Impact Business and Industry
Preliminary Approval Stage Number
• Stage 2
Defined Use and Approval sought
• Development Permit for Material Change of Use – Warehouse (with ancillary office) and Manufacturer's Shop (clearance centre, design centre and trade centre)
Level of Assessment
• Code Assessable
Potential Applicable Council Codes
• M38 Industrial Place Code • Changes to Ground Level and Creation of New Waterbodies Code • Landscape Work • Reconfiguring a Lot • Vegetation Management • Works for Infrastructure • Bushfire Management Areas • Canals and Waterways • Car Parking, Access and Transport Integration • Cultural Heritage (Historic)

- Cultural Heritage (Indigenous)
- Flood Affected Areas
- Natural Wetland Areas and Natural Waterways
- Nature Conservation
- Rail Corridor Environs
- Road Traffic Noise Management
- Sediment and Erosion Control
- Service Roads (Pacific Motorway)
- Steep Slopes or Unstable Soils
- Unsewered Land

3.0 SITE DESCRIPTION AND SURROUNDING LAND USES

The overall subject site is irregular in shape, situated along the southern side of Stapylton Jacobs Well Road, Stapylton and eastern side of Christensen Road. 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:

- 500 metres from the Pacific Motorway, Yatala north interchange;
- 5.5 kilometres from the Beenleigh CBD;
- Five kilometres from Beenleigh Transit Centre;
- 30 minutes from Southport CBD; and
- 30 minutes from Brisbane CBD.

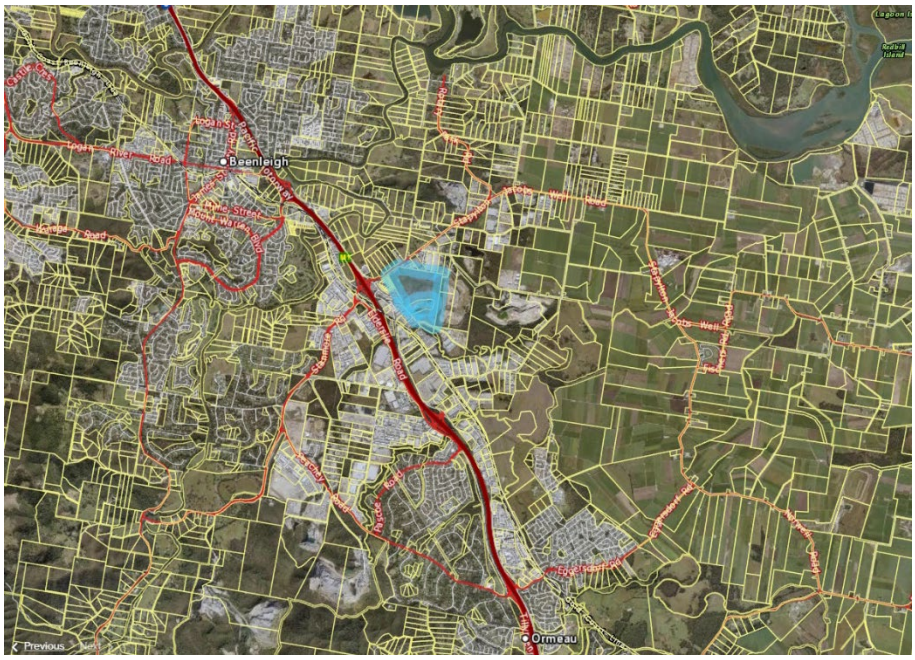


Figure 1 - Location aerial (QLD Globe, 2021)



Figure 2 - Subject Site Aerial (QLD Globe, 2021)

3.2 LAND OWNERSHIP AND ENCUMBRANCES

The subject site consists of a single freehold allotment owned by Australand Industrial No. 89 Pty Limited.

There are no easements or encumbrances over the subject site.

3.3 EXISTING LAND USES

The subject land is vacant; predominantly cleared; and resembles a civil construction site as it has been provisionally prepared to accommodate this industrial subdivision through the undertaking of bulk earthworks and vegetation clearing.

3.4 SURROUNDING LAND USES

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

Further north lies the BP Service Centre and Shell service station along Henry Hester Drive.

Centrally located to the site adjoins a freehold lot that accommodates an existing industrial operation for a company called Amgrow that undertake various agricultural focussed soil conditioning and fertiliser activities.

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 Road and Rossmanns Road lie the Stapylton Landfill and a deactivated quarry.

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

Further south west lies the Henry Hester service road / Stapylton-Jacobs Well interchange (Exit 38) for the Pacific Motorway. Beyond the Motorway to the immediate west lie more industrial uses such as the Caterpillar, Carlton United Brewery, etc which form part of the Yatala Enterprise Area.

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

3.5 FRONTAGE AND ACCESS

The subject properties have multiple road frontages, Stapylton Jacobs Well Road to the north west, Christensen Road and Christensen Road South to the south and Emeri Street (via a stub connection) to the north.

Whilst formal access currently only existing of Stapylton Jacobs Well Road, the Place Code approves additional access to the subject site via Christensen Road and Emeri Street as part of future stages of the development.

3.6 TOPOGRAPHY AND VIEWS

The overall subject site has undergone significant earthworks to provide future industrial pads on the subject site within the initial stages of the development.

The subject site does not hold any significant views.

3.7 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.

3.8 WETLANDS/WATERWAYS

No significant wetlands or waterways exist over the subject land.

3.9 CONSERVATION /HERITAGE AREAS

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

3.10 RELEVANT APPROVALS

MIN/2019/762 – Overarching Preliminary Approval

On 6 May 2013, Council approved a Preliminary Approval for making a Material Change of Use to override the Planning Scheme for industry uses is associated with this subject site. This Preliminary Approval includes an endorsed Place Code and Land Use Classification Plan and supports industrial land uses and industrial subdivision within the relevant industrial land use precincts. An extract of the current approved Plan of Development is outlined in **Figure 3** below:

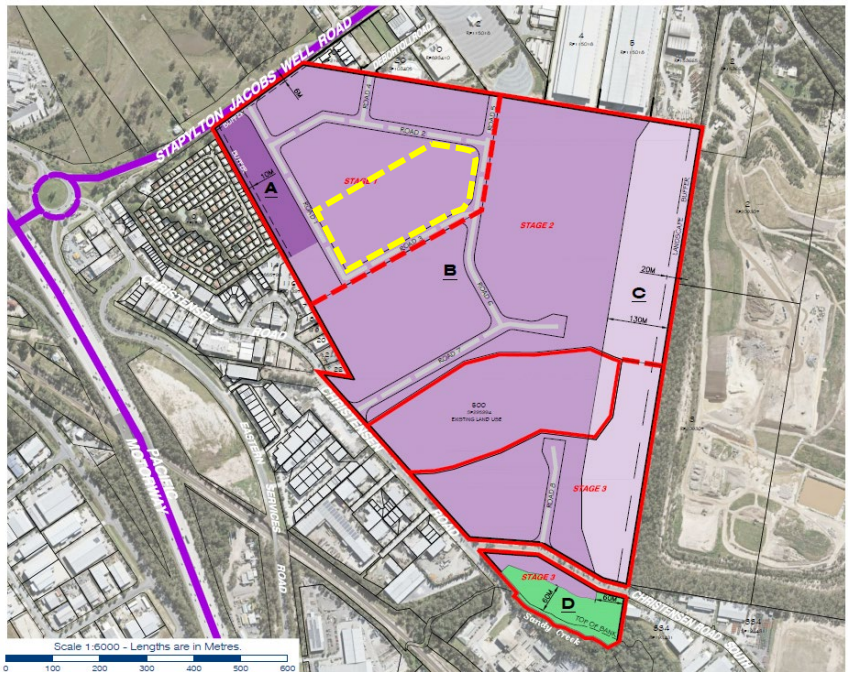


Figure 3 - PA Plan of Development extract – MIN/2020/659 (GDP File, 2021)

As shown within **Figure 3**, the proposed development is wholly located within Precinct B – General Impact and Business Industry. A copy of the most recent version of the Preliminary Approval is included at **Appendix B** for Council's convenience.

OPW201801218 and OPW201801219

This application involved the creation of large scale flat industrial pads and facilitated vegetation clearing of the subject site with the exception of a 20 metre landscape buffer along the eastern boundary adjoining the Council landfill. All the works associated with this approval have been completed.

ROL/2020/123

This application is the first stage of Reconfiguring of lots for the vantage industrial estate. The application was for a subdivision seeking to dvide one lot into 22 in preparation for the future industrial uses envisaged for the subject site as a whole. The application was approved 19 February 2021. The Stage one subdivision plans are shown in **Figure 4**.

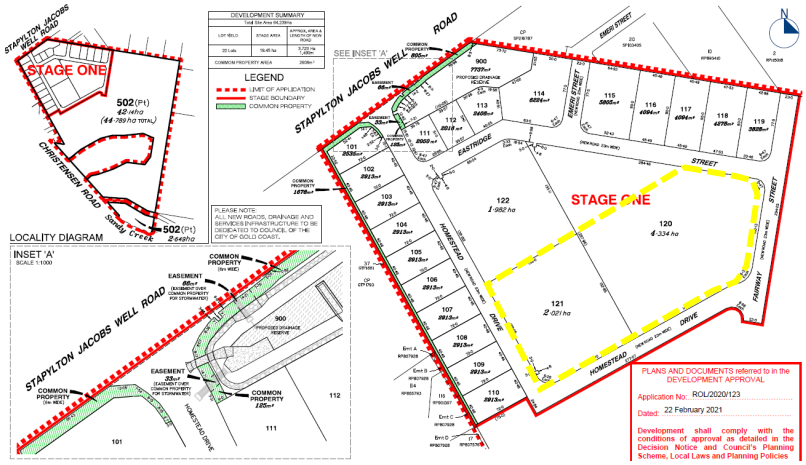


Figure 4 – Subdivision Plan Stage One – ROL/2020/123 (GDP File, 2021)

4.0 THE PROPOSED DEVELOPMENT

4.1 OVERVIEW

The proposed development seeks to establish an industrial Warehouse with ancillary office and Manufacture's Shop consisting of a clearance, design and trade centre, creating a logistical hub for storage and distribution of goods for National Tiles. Additionally, the warehouse will include a second tenancy at its western end, with separate ancillary office space, loading and unloading area and carpark. The proposed development is located within the approved Vantage Industrial Estate, within future Lot 120, located within Stage 1 of the estate. The proposed development is shown within **Figure 5** below.

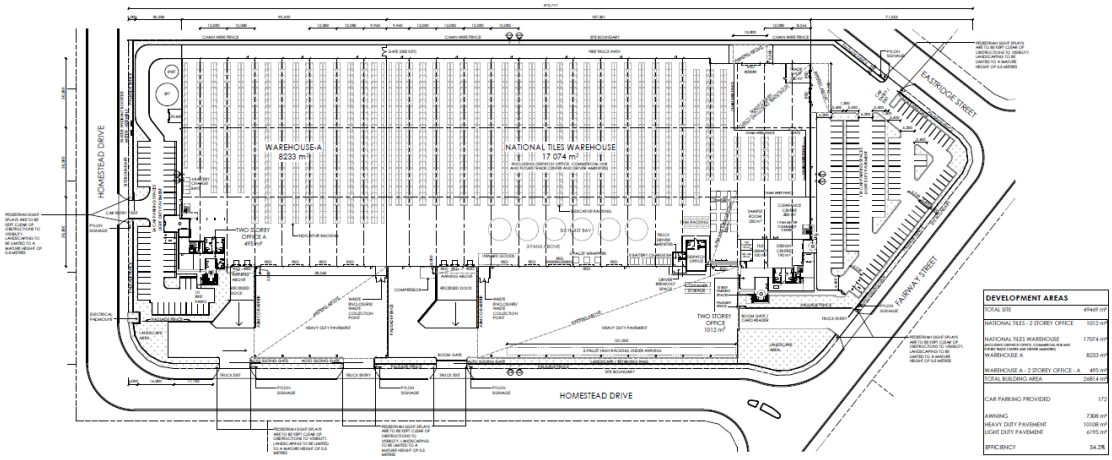


Figure 5 – Proposed Plan of Development (GDP File, 2021)

The development will comprise of two, separately operating warehouses of 17,074m² and 8,233m². The National Tiles warehouse proposes a 1,012m² two storey office, and Manufacturer's Shop consisting of a clearance centre (300m²), design centre (540m²) and trade centre (1,100m²) with drive through loading facility. Warehouse A includes a two storey office space totalling 495m².

Both warehouses have a covered external loading and manoeuvring areas with recessed docks. National Tiles also has a small area setback from the road dedicated for temporary storage area for shipping containers. When required, the containers will generally only be in place for approximately 12-48 hours at a time and never stacked. The building reaches a maximum height of 14.6 metres, with a 54.2% site cover. 24/7 operational use rights are to be maintained (as per the Preliminary Approval) for all use aspects.

The proposed warehouse provides a visually interesting and varied built form along all road frontages. Each warehouse's primary road frontage façade is aided by the ancillary office space aiding in separating massing through a variation in design as well as intermittent variations in colour as well as architectural cladding also providing interesting built form. The Homestead Drive frontage retains a varied built form from its two large awning/overhangs in conjunction with similar intermittent colour variations.

Solid waste storage and collection will be undertaken on site. General waste will be stored within the refuse collection area identified on the Proposal Plans. The refuse collection area will be enclosed on three sides, with hoses provided for bin wash down, and be approximately three by 5.5 metres. The refuse area has the capacity to fit up to five, 1,100L bins. The proposed storage and distribution use and nature of the warehouse is unlikely to generate much waste; therefore, the office is more likely to be a larger contributor to the waste generation, especially considering the warehouse staff will also utilize the office space. As such the waste generation calculations reflect this. In total 1,465m² of office space is proposed, across both warehouses, to which the prescribed industry rate of 50L/100m²/day of refuse storage requirements has been applied. This estimates approximately 750lt/day being generated by the use. In total, the proposed development may generate up to 3,750lt/week of general waste. To cater for this, it is recommended four 1,100L plastic bins (Type 3) are maintained on site, to be emptied twice per week. This provisions two bins for each tenancy. The warehouse aspect is more likely to generate recyclable waste due to the nature of the use. Thus, each warehouse will have a singular large caged area for recyclable waste located indoors out of the weather, collected only when necessary by private contractor.

4.2 MANUFACTURERS SHOP ANCILLARY USE

A section of the National Tiles warehouse is proposed to be dedicated as a trade centre, design centre and clearance centre. These spaces are to be used in conjunction with the primary warehouse use only, providing supporting services for National Tiles products and services only. This area is defined within the M38 Industrial Place Code as a Manufacturer's Shop, and pursuant to that definition, cannot exceed 20% of the total warehouse area. The Manufacturer's Shop aspect totals 1,940m^2, which makes up less than 12% of the warehouse area, totalling 17,074m². Each area has a different use with the trade shop utilized for provision of tiles to tradespeople. The clearance centre would give National Tiles the opportunity to sell clearance and discontinued products to the general public. The sample room and tile library are to be used to display stock available within the warehouse to assist customers in making decisions on tiles they want. The design centre would give people to ability to see the colour, texture, patterns and general size of the tiles before buying and aid customers in designing their tile combinations using the available stock in the warehouse. These areas are highlighted within the proposal plan extract in **Figure 6**.

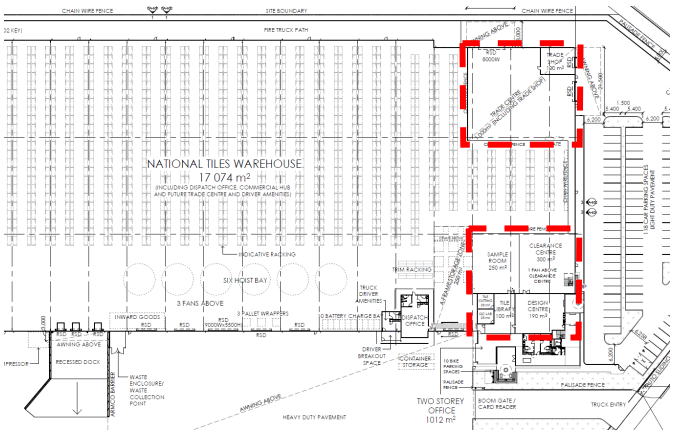


Figure 6 – Proposed Trade Centre Area (GDP File, 2021)

4.3 BOUNDARY REALIGNMENT AND BULK EARTHWORKS

In order to properly facilitate the establishment of the proposed Warehouse on the subject site, subsequent future development applications for a boundary realignment affecting approved lots 120, 121 and 122 will be lodged with Council. The currently approved lot layout and proposed lot layout is illustrated in **Figure 7** below. Council are advised sealing of Stage 1 lots is anticipated within the coming weeks, after which this boundary realignment will be lodged.

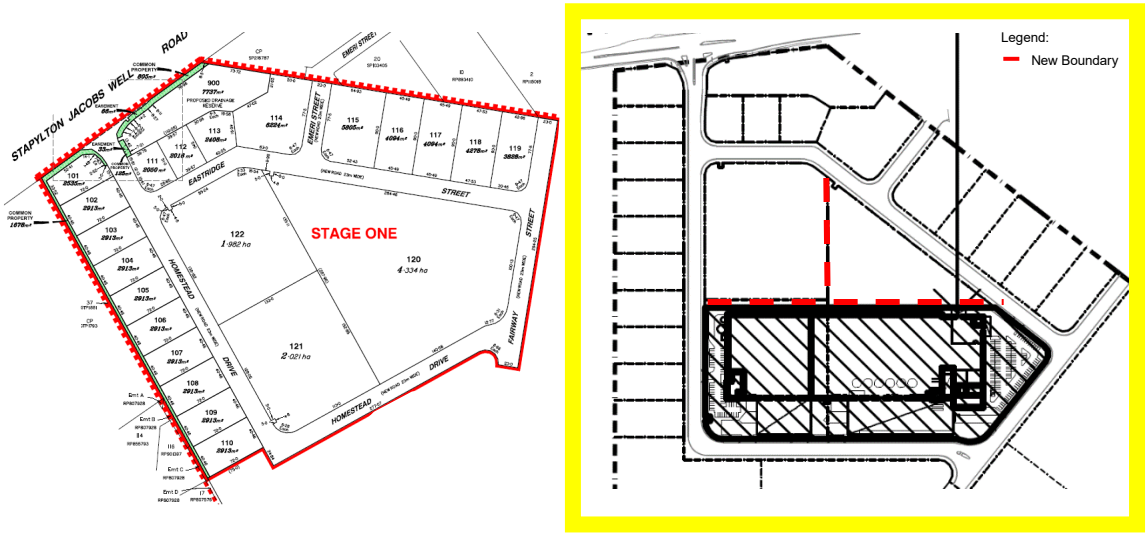


Figure 7 – Old Lot Layout vs Proposed Lot Realignment (GDP File, 2021)

Subsequent Earthworks are also proposed. These earthworks are required to ensure the newly aligned lots retain their capacity for industrial development by way of provision of flat industrial pads, graded to comply with regional stormwater outcomes for the estate. Additional changes to approved civil works for essential services connections will also be made in the future.

4.3 SUMMARY OF SUPPORTING SPECIALIST REPORTS/DOCUMENTATION

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

Table 4 - Supporting Specialist Reports/Documentation			
CATEGORY	**CONSULTANT**	**TITLE OF DOCUMENTS**	**LOCATION**
Preliminary Approval	Gassman Development Perspectives	Current Decision Notice MIN/2020/659	**Appendix B**
Plans and Drawings	PACE Architects	Proposal Plan	**Appendix C**
Code Assessment	Gassman Development Perspectives	Code Assessment	**Appendix D**
Landscape Architecture	Gassman Development Perspectives	Landscape Intent Plan	**Appendix E**
Traffic	Rytenskild Traffic Engineering	Traffic Impact Assessment	**Appendix F**
Acoustic	Acoustic Works	Noise Impact Assessment	**Appendix G**
Civil Engineering	Gassman Development Perspectives	Engineering Services Report	**Appendix H**

5.0 STATE AND REGIONAL PLANNING FRAMEWORK ASSESSMENT

5.1 STATE LEGISLATION

5.1.1 PLANNING ACT 2016 (PA)

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:

- Material Change of Use.

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 approved M38 Industrial Estate Place Code is the applicable categorising instrument and contains aspects of the proposed development.

5.2 SUBORDINATE LEGISLATION

5.2.1 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; and
- 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.

5.2.1.1 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.

Of note, the subject site is located within four state mapping areas that may require referral. These are discussed in further details below to determine their applicability to the proposed development.

Queensland Waterways for Waterway Barrier Works

The subject site is burdened by multiple mapped state waterways of low and medium risk levels, as shown in **Figure 8** below.



Figure 8 – Mapped state waterways impacting the subject site (SARA mapping, 2021)

A single mapped low-risk waterway traverses the subject site from east to west. Due to the historically cleared nature of the subject site, and the subsequent earthworks that have previously been undertaken, this aspect is not triggered for referral in this instance.

Regulated Vegetation

The subject site is mapped as having both Category X and B (least concern and of concern) regulated vegetation mapping layers, as shown in **Figure 9**.

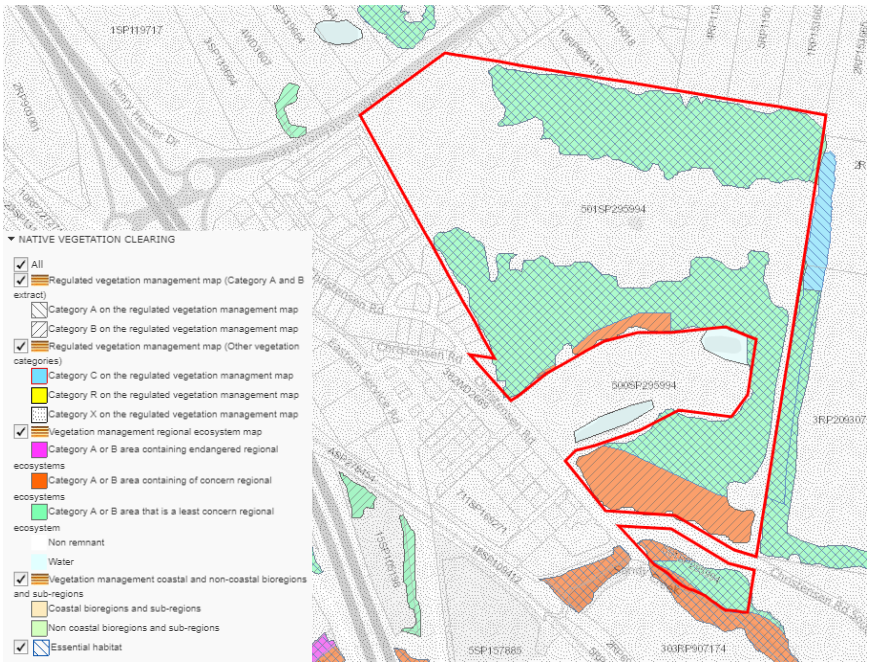


Figure 9 – Mapped regulated vegetation (SARA mapping, 2021)

As mentioned earlier within this report, the developable extent of the subject site under the Preliminary Approval has been lawfully cleared and is no longer subject to any vegetation. As a result, no vegetation clearing aspect is proposed as part of this development application as no such work is required.

Based on the above, this matter does not trigger referral.

Koala Habitat Area

The subject site is mapped as having Core koala habitat areas, as shown in **Figure 10**.



Figure 10 – Mapped Koala habitat areas (SARA mapping, 2021)

As mentioned earlier within this report, the developable extent of the subject site under the Preliminary Approval has been lawfully cleared and is no longer subject to any vegetation and in turn, any koala habitat. Remaining vegetation on the southern side of the subject site will be retained in accordance with the existing Preliminary Approval.

Therefore, no impact to koala habitat will result from the proposed development. Based on the above, this matter does not trigger referral.

State Transport

The subject site is mapped near State transport infrastructure, as shown in **Figure 11**.

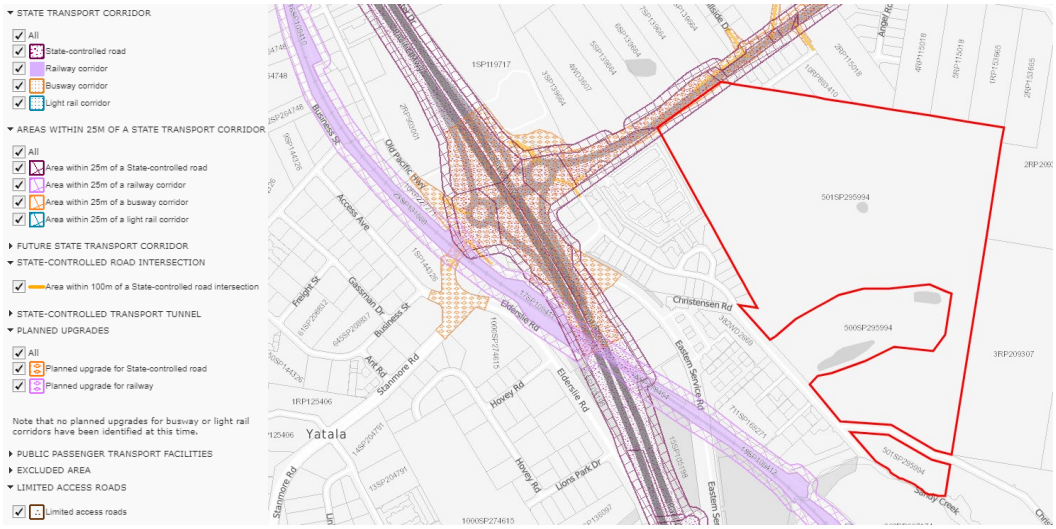


Figure 11 – Mapped State transport corridors (SARA mapping, 2021)

The subject site is located adjacent to a state-controlled road, being Stapylton Jacobs Well Road. This road is also subject to planned upgrades.

The subject site is adjacent to a road that intersects a State-controlled road, the Material Change of Use is triggered under Schedule 10, Part 9, Division 4, Subdivision 2, Table 4 – Material Change of Use near a State transport corridor.

Threshold Triggers

The PR also identifies a number of uses, works and lot reconfigurations that can be triggered for referral based on their size, type or intensity.

Given the proposed development includes a warehouse with a GFA greater than 16,000m², this development application will require referral under Schedule 10, Part 9, Division 4, Subdivision 1, Table 1 – Aspect of development stated in Schedule 20.

In summary of the above, the following matters are triggered for referral:

- Schedule 10, Part 9, Division 4, Subdivision 1, Table 1 – Aspect of development stated in Schedule 20; and
- Schedule 10, Part 9, Division 4, Subdivision 2, Table 4 – Material Change of Use near a State transport corridor.

5.3 STATE PLANNING INSTRUMENTS

5.3.1 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 Council of the City of Gold Coast as assessment manager, 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 Planning Scheme identifies that the state interest policies not yet appropriately integrated into the planning scheme are 'Natural hazards, risk and resilience (coastal hazards)'.

The subject site is not impacted by any matters regarding coastal hazards, and therefore, an SPP assessment is not considered necessary in this instance.

5.3.2 SOUTH EAST QUEENSLAND REGIONAL PLAN 2017



Figure 12 – *South East Queensland Regional Plan 2017* mapping (SARA mapping, 2021)

The subject site is located wholly within the Urban Footprint under the *South East Queensland Regional Plan 2017*, as shown in **Figure 12**.

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

5.3.3 STATE DEVELOPMENT ASSESSMENT PROVISIONS (SDAP)

SDAP 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 a referral agency.

Referral is triggered for the following matters:

- Schedule 10, Part 9, Division 4, Subdivision 1, Table 1 – Aspect of development stated in Schedule 20; and
- Schedule 10, Part 9, Division 4, Subdivision 2, Table 4 – Material Change of Use near a State transport corridor.

Therefore, the proposed development will require any assessment against State code 1: Development in a state-controlled road environment and State code 6: Protection of state transport networks, which has been provided within **Appendix F**.

6.0 LOCAL PLANNING ASSESSMENT

6.1 OVERVIEW

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

6.2 RELEVANT LAND USE CLASSIFICATION / PRECINCTS

As per the current M38 Industrial Place Code this land is divided into the following Land Use Precincts:

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

Please refer to **Figure 13** below, showing proposed development located within Precinct B, and the approximately location of the proposed development within it.

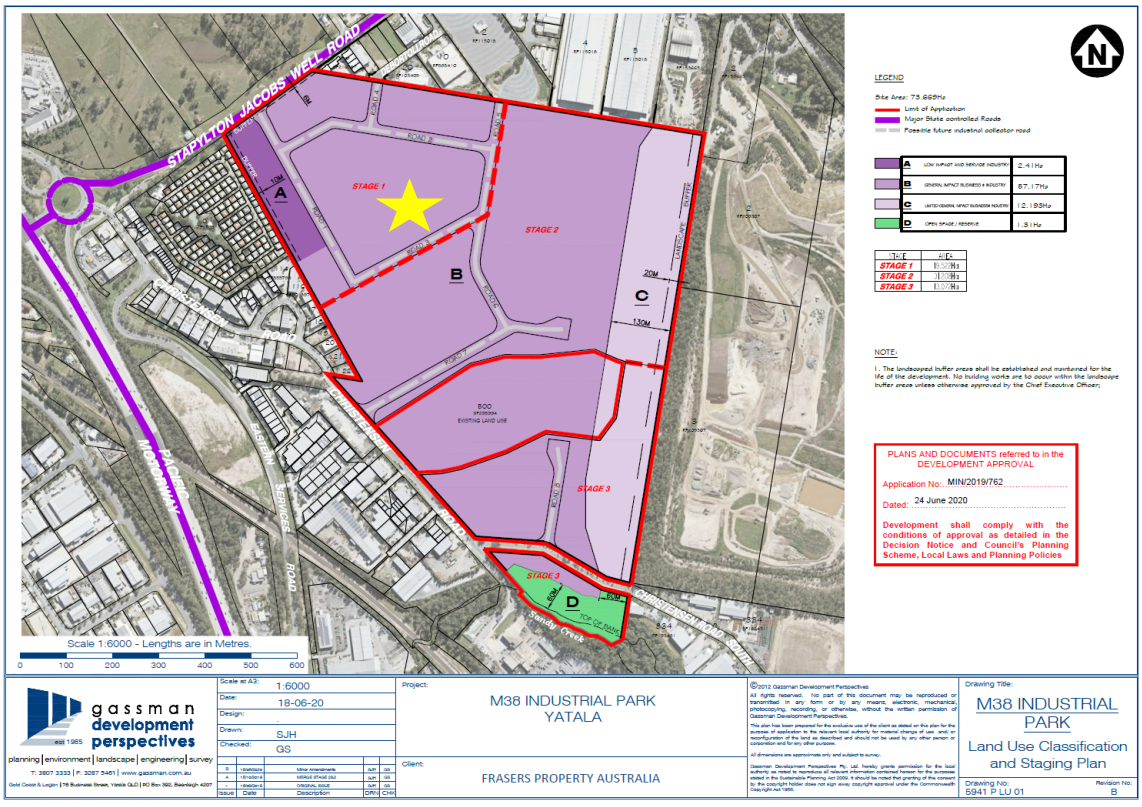


Figure 13 - Land Use Classification and Staging Plan (GDP file, 2021)

6.3 LEVEL OF ASSESSMENT

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

The Place Code was accordingly approved that incorporated the new Tables of Development and applies to this development application. Under Table A of the Place Code, a Warehouse within Precinct B is identified as self-assessable. However, the proposed development does not strictly comply with all Acceptable Outcomes of the Place Code, hence the level of assessment is elevated to **Code Assessable**.

6.4 M38 INDUSTRIAL PLACE CODE

The proposed development within Precinct B: General Impact Business.

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

> *The majority of the land-uses promoted in this precinct, which covers the bulk of the developed site, are consistent with those itemised within the Precinct 1 land use designation of the YEA LAP. Those that are not, are industrially related and befit the future development prospects of the site and the YEA LAP generally. The ultimate intent of this precinct is to promote the land uses and allotment sizes that would ordinarily be located within Precinct 1 land located within the YEA LAP. It is also noted that the proposed subdivision lot-size parameters from Precinct 1 of the YEA LAP have been adopted within this precinct.*

The proposed development will establish an industrial land use within this precinct, ultimately meeting the intent of this precinct.

6.5 IDENTIFIED CONSTRAINTS AND OVERLAYS

The following is a summary of the relevant identified overlays that apply to the subject land. Their applicability to the proposed development is discussed further in **Table 5** below.

6.5.1 POTENTIAL BUSHFIRE HAZARD AREAS OVERLAY MAPPING (OM10-1)

The subject site is located within the Potential Bushfire Hazard Areas overlay mapping identified in the category of low and medium bushfire hazard areas, reference is made to **Figure 14** below for relevant mapping.

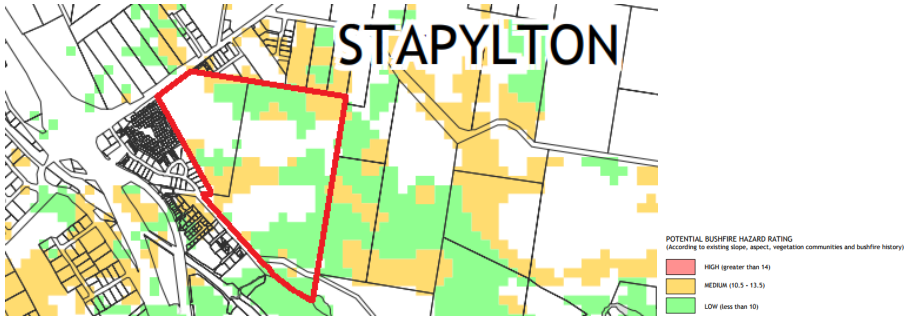


Figure 14 - Potential Bushfire Hazard Overlay Mapping (OM10-1) (Council mapping, 2003)

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

The subject site is located within the Natural Wetland and Waterways Areas overlay identified as 'other natural waterways', reference is made to **Figure 15** below for relevant mapping.

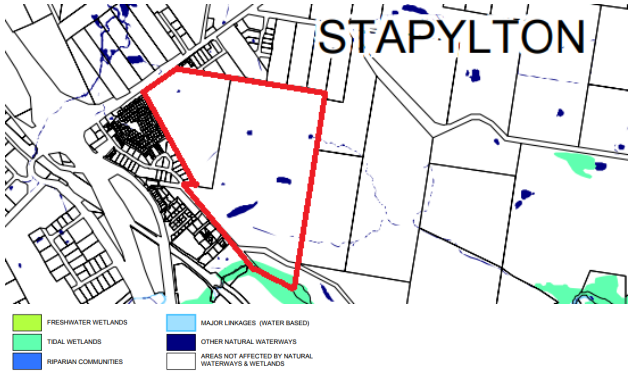


Figure 15 – Natural Wetland and Waterway Areas Overlay Mapping (OM11-1) (Council mapping, 2003)

6.5.3 ACID SULPHATE SOILS OVERLAY MAPING (OM14-1)

The subject site is located within the Acid Sulphate Soil Hazard Areas Overlay Mapping. Reference is made to **Figure 16** below for relevant mapping.



Figure 16 - Acid Sulphate Soil Hazard Areas Overlay Mapping (OM14-1) (Council mapping, 2003)

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

The subject site is located within the Natural Hazard (Flood) Management Areas Overlay Mapping and identified within the Designated flood affected area, reference is made to **Figure 17** below for relevant mapping.

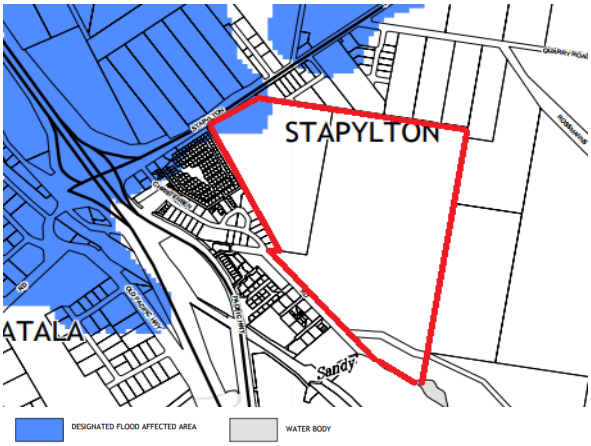


Figure 17 - Natural Hazard (Flood) Management Areas Overlay Mapping (OM17-5) (Council mapping, 2003)

6.5.5 CONSERVATION STRATEGY PLAN OVERLAY MAPPING (OM20-1)

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

Reference is made to **Figure 18** below for relevant mapping.

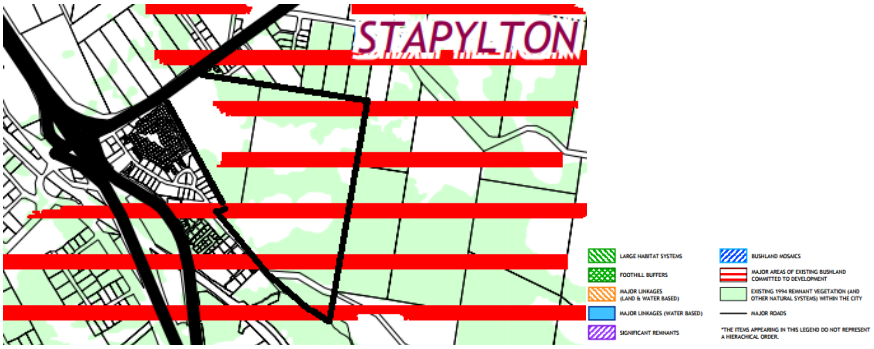


Figure 18 - Conservation Strategy Plan Overlay Mapping (OM20-1) (Council mapping, 2003)

6.5.6 SCENIC TOURIST ROUTES OVERLAY MAPPING (OM22-1)

The subject site is located within the Scenic Tourist Routes Overlay Mapping, identified within the land and water routes, reference is made to **Figure 19** below for relevant mapping.

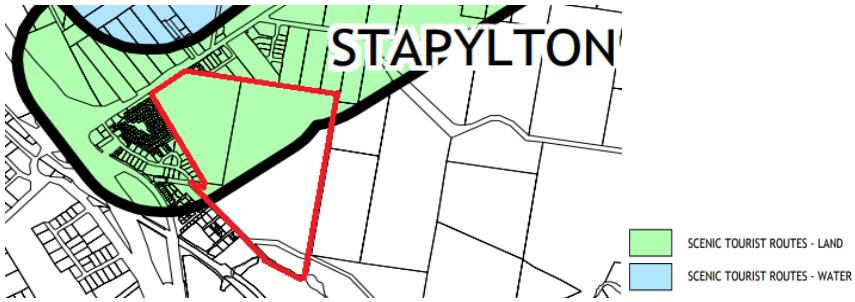


Figure 19 - Scenic Tourist Routes Overlay Mapping (OM22-1) (Council mapping, 2003)

6.5.7 EXTRACTIVE RESOURCES OVERLAY MAPPING (OM23-1)

The subject site is located within the Extractive Resources Overlay Mapping – Haul routes (Stapylton Jacobs Well Road), reference is made to **Figure 20** below for relevant mapping.

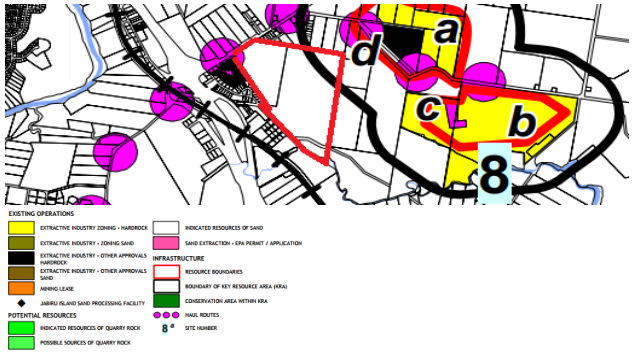


Figure 20 - Extractive Resources Overlay Mapping (OM23-1) (Council mapping, 2003)

6.6 APPLICABLE CODES

Table 5 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 5 - Relevant Local Planning Codes	
Place Code	
M38 Industrial Place Code	**Applicable -** The M38 Industrial Place Code is listed as a relevant code for assessment, therefore this code has been addressed in **Appendix D** of this report.
Specific Development Codes	
Changes to Ground Level Creation of Waterbodies	**Not applicable** – The proposed development does not include any change to ground level or creation of water bodies, therefore a detailed assessment and consideration

Table 5 - Relevant Local Planning Codes	
	of this application against the code was not considered applicable in this particular instance.
Landscape Work	**Applicable -** The Landscape work code is listed as a relevant code for assessment within the Place Code, therefore this code has been addressed in **Appendix D** of this report.
Reconfiguring a Lot	**Not Applicable -** No Reconfiguring a Lot aspects are proposed, therefore a detailed assessment and consideration of this application against the code was not considered applicable in this particular instance.
Vegetation Management	**Not Applicable -** No vegetation clearing is proposed, therefore a detailed assessment and consideration of this application against the code was not considered applicable in this particular instance.
Works for Infrastructure	**Applicable -** The Works for Infrastructure code is listed as a relevant code for assessment within the Place Code. Therefore, this code has been addressed in **Appendix D** of this report.
Constraint Codes	
Bushfire Management Areas	**Not Applicable –** The subject site has been predominantly cleared under historical approvals, therefore a detailed assessment and consideration of this application against the code was not considered applicable in this particular instance.
Canals and Waterways	**Not Applicable –** The proposed development area proposed is located completely outside of any mapped waterway, therefore a detailed assessment and consideration of this application against the code was not considered applicable in this particular instance.
Car Parking, Access and Transport Integration	**Applicable -** The Car Parking, Access and Transport Integration code is listed as a relevant code for assessment within the Place Code. Therefore, this code has been addressed in **Appendix D** of this report.
Cultural Heritage (Historic)	**Not Applicable -** The subject property is not known to be a listed property, therefore a detailed assessment and consideration of this application against this code was not considered applicable in this particular instance.
Cultural Heritage (Indigenous)	**Not Applicable -** The subject property is not known to be a site of indigenous cultural heritage, therefore a detailed assessment and consideration of this application against this code was not considered applicable in this particular instance.
Flood Affected Areas	**Not Applicable –** The proposed development area is located completely outside of any mapped flood affected areas, therefore a detailed assessment and consideration

Table 5 - Relevant Local Planning Codes	
	of this application against the code was not considered applicable in this particular instance.
Nature Conservation	**Not Applicable –** The proposed development is located within a historically cleared area and will not require any further clearing, therefore a detailed assessment and consideration of this application against the code was not considered applicable in this particular instance.
Natural Wetland Areas and Natural Waterways	**Not Applicable –** The proposed development is located within a historically augmented area and will not require any further earthworks or clearing, therefore a detailed assessment and consideration of this application against the code was not considered applicable in this particular instance.
Rail Corridor Environs	**Not Applicable -** The subject property is not near or within a rail corridor, therefore a detailed assessment and consideration of this application against this code was not considered applicable in this particular instance.
Road, Traffic Noise Management	**Not Applicable -** The proposed industrial subdivision does not include or involve a noise sensitive land use. Therefore, a detailed assessment and consideration of this application against the code was not considered applicable in this particular instance.
Sediment and Erosion Control	**Not Applicable –** No works that would require sediment and erosion control are proposed, therefore a detailed assessment and consideration of this application against this code was not considered applicable in this particular instance.
Service Roads (Pacific Motorway)	**Not Applicable -** The subject site is not located on the Pacific Highway service road, therefore, a detailed assessment and consideration of this application against the code was not considered applicable in this particular instance.
Steep Slopes or Unstable Soils	**Not Applicable -** The subject land is not identified within an area of 'land slip risk of instability', therefore a detailed assessment and consideration of this application against the constraint code was not considered applicable in this particular instance.
Unsewered Land	**Not Applicable -** The proposed development is located on an approved industrial lot that will be connected to Council's reticulated sewerage system, therefore a detailed assessment of this application against the constraint code was not considered applicable in this particular instance.

7.0 KEY CONSIDERATIONS

In addition to the detailed assessment of this proposed development against the Preliminary Approval and M38 Industrial Place Code, the following key matters are considered relevant to the consideration and determination of this development application.

7.1 COMPLIANCE WITH PRELIMINARY APPROVAL

The Vantage Industrial Estate seeks to deliver an envisaged industrial product consistent with the outcomes prescribed within the overarching Preliminary Approval. Importantly, essential aspects of the Preliminary Approval are reflected within the proposed development, demonstrated by compliance with relevant acceptable outcomes and performance outcomes of the Industrial Place Code.

7.2 RELATED APPLICATIONS TO ESTABLISH DEVELOPMENT

To ensure the correct warehouse size is provided and supported by suitable retaining, perimeter fire truck access and landscaping buffers, minor augmentations of the approved lot layout is required. The augmentation will facilitate an increase to approved Lot 120, within which the development is located, noting no new lots will be created. The boundary relocation will be supported by changes to Operational Work approvals for earthworks and civil infrastructure to maintain compliance with all aspects of Council's Land Development Guidelines. Such applications will be lodged immediately after Stage 1 lots are formally registered (anticipated January 2022).

7.3 CAR PARKING

As per Table to Acceptable Solutions AS8.1.2 of the Place Code the proposed development requires approximately 270 parking spaces, whereas 172 are proposed. Although the development does not meet the required parking capacity, it is considered that this parking rate delivers ample parking considering the uses and required staffing. Warehouses of such a size are not subject to a typical demand increase in staff carparks based on an increased size. The internal design, layout and functionality of warehouses of such a scale provide a greater level of automation and machine-driven functions, which actually demand fewer staff then typical warehouses. The further justification for the proposed parking spaces is provided within the Traffic Assessment Report, in **Appendix F**.

7.4 EXTERNAL SHORT-TERM CONTAINER LAYDOWN AREA

The proposed development includes a modest external area to provide for short term loading and unloading of shipping containers (up to two shipping containers). Of critical importance, containers will not be stacked and generally only in place for up to 12-48 hours. The temporary use nature of this area will not result in a significant impact to amenity of the estate, bolstered by this area being located behind the generous landscape buffer provided along the sites primary frontage. Therefore, the provision of short term container storage is not considered to detract from the aesthetics or amenity of the area.

7.5 MANUFACTURER'S SHOP (CLEARANCE CENTRE, DESIGN CENTRE AND TRADE CENTRE)

The proposed development includes a Manufacturers Shop within the National Tiles tenancy, consisting of a clearance centre, design centre and trade centre with drive through loading area. These areas total 1,940m^2 (less than 12% of the Warehouse) maintaining consistency with the definition of a Manufacturer's Shop, and importantly being of a small, ancillary scale to the primary warehouse use. This provision further ensures compliance with the definition of manufacturers shop as per the relevant Code(s).

8.0 SUMMARY OF FINDINGS AND CONCLUSION

The proposal will formalise a high quality, long term storage and distribution centre for National Tiles within the thriving Yatala Enterprise Area, specifically the Vantage Industrial Estate.

The proposed development will be:

- Consistent with the State and regional planning provisions applicable to the subject site;
- Consistent with the planning principles of the M38 Industrial Place Code;
- Consistent with the Preliminary Approval that applies over the land;
- Consistent with the intent and content of the industrial precincts;
- Generally, in accordance with the performance criteria and acceptable solutions of the applicable development codes; and
- Appropriate within the context of the site and its surrounds without adversely impacting on the surrounding area and land uses.

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

APPENDIX B

CURRENT PRELIMINARY APPROVAL – MIN/2020/659



gassman
development
perspectives

Our reference: **MIN/2020/659**
Your reference: 5941

Decision notice— change application approval including amended suite of development conditions for MIN/2019/762
(Given under section 83(1) of the *Planning Act 2016*.

The Council of the City of Gold Coast received your change application made under section 78 of the *Planning Act 2016* on 20 November 2020 for the development approval dated 30 June 2020.

Date of decision notice: 8 December 2020

Applicant details

Applicant name:	Frasers Property Australia Pty Ltd
Applicant contact details:	C/- Gassman Development Perspectives PO Box 392 Beenleigh QLD 4207

Application details

Application number:	MIN/2020/659
Approval sought:	Minor change to development permit for Preliminary Approval for making a Material Change of Use to override the Planning Scheme for industry uses.
Details of the change:	Change Condition 53 to reflect amendments to general wastewater servicing arrangement; and Cancellation of Condition 55 as it is no longer relevant to the approval.
Original Application number	MCU201100650
Details of original decision	Preliminary Approval for making a Material Change of Use to override the Planning Scheme for industry uses.
Date of original decision	04 March 2013
Most recent change application number	MIN/2019/762
Date of most recent change application	30 June 2020

Location details

Street address:	82 Christensen Road South, 60 Stapylton Jacobs Well Road & 31 Yellowwood Road, Stapylton QLD 4207
Real property description:	Lot 500 SP295994, Lot 501 SP295994 & Lot 4 RP6843

Decision

Date of decision:	3 December 2020

Decision details:	Under Delegated Authority, the Executive Coordinator Planning Assessment of the City Development Branch of Council has resolved to approve the change in full and amend the existing conditions of approval.

Affected Entity(s) for the application

Not applicable – no part of the application required referral to an affected entity.

Details of the approval

Preliminary approval overriding the Planning Scheme in accordance with section 242 of the *Sustainable Planning Act 2009*	Minor change to Preliminary Approval for making a Material Change of Use to override the Planning Scheme for industry uses.

Conditions

Amended conditions of approval for preliminary approval, which overrides the Planning Scheme for a material change of use for Industrial uses are enclosed in this notice.

A full suite of development conditions for the development approval is also enclosed in this notice.

Further development permits

The following development permits are required to be obtained before the development can be carried out:

- Development permit;
- Operational works; and
- Application to work on the City's Infrastructure.

Notwithstanding the above, other approvals/development permits may be required.

Properly made submissions

Not applicable—No part of the application required public notification.

Currency period for the approval

This approval will lapse on 03 May 2023 in accordance with MCU201601390 dated 1 November 2016.

Approved plans and drawings

The approved change(s) does not affect the approved plans and drawings. The original approved plans and drawings are attached and are identified in the conditions imposed by Council in the amended suite of development conditions.

Appeal rights

Applicant	You have appeal rights in relation to this decision. An appeal may be made against a responsible entity's decision for a change application. An appeal must be started within 20 business days after this notice is given to you. An appeal may be made to the Planning and Environment Court or, for certain matters which are identified in section 1(2) of Schedule 1 of the *Planning Act 2016*, to a development tribunal.

	An appeal is started by lodging a notice of appeal with the registrar of the Planning and Environment Court or a development tribunal, as applicable. The notice of appeal must be in the approved form, succinctly state the grounds of the appeal and be accompanied by the required fee. An appellant to the Planning and Environment Court must give a copy of the notice of appeal, within 10 business days after the appeal is started, to the persons identified in section 230(3) of the *Planning Act 2016*. A person who is appealing to the Planning and Environment Court must comply with the rules of the court that apply to the appeal. An extract of Chapter 6, Part 1 and Schedule 1 of the *Planning Act 2016* is attached to this notice, which sets out further information about the appeal rights.

For further information please contact Alex Ponomareva, Planner, on p: 07 5582 8866 or via email mail@goldcoast.qld.gov.au who will be pleased to assist.

AUTHORISED BY



Karley Lawler
Supervising Planner (North)
For the Chief Executive Officer
Council of the City of Gold Coast

enc:

Amended conditions imposed by Council, as the Responsible Entity
Amended suite of development conditions for development approval MIN/2020/659

Attach:

Appeal rights extracts

Amended conditions imposed by Council as the Responsible Entity

Condition 53 currently reads:

53 General wastewater servicing arrangement

Unless otherwise determined by Gold Cast Water, the wastewater servicing arrangements shall be generally in accordance with the following:

a Connect part of Stage 1 that naturally drains to Pump Station BE45, to BE45, via De Bortoli Street;

b Connect the remaining part of Stage 1 and part of Stage 2 that naturally drains to the proposed new pump station (refer to drawing no.C028-AA003837-04 dated 15/6/2012 prepared by Hyder Consulting) located near Stapylton-Jacobs Well Road;

c The balance of Stage 2, Stage 3 and Stage 4 shall gravitate into Council's future wastewater network;

d The balance of Stage 2 and Stage 3 shall gravitate into Stage 4 (no pump station is permitted); and

e A temporary pump station sited in Stage 4 may be permitted where the wastewater network in Christensen Road remains unavailable (the wastewater network in Christensen Road serving lot 334 on SP193431 is serviced by a private pump station and therefore not currently available).

Is changed to read as follows:

53 General wastewater servicing arrangement

Unless otherwise determined by Gold Cast Water, the wastewater servicing arrangements shall be generally in accordance with the following:

a Connect Stage 1 to Council's existing live 100mm diameter sewer rising main located within the southern verge of Stapylton Jacobs Well Road via an interim trunk sewer pump station to be contained within the Stage 1 road reserve extent (refer to drawing no. 5941 ENG EXTSEW SK003 Rev B prepared by Gassman Development Perspectives dated 12-11-2020);

b The balance of Stage 2, Stage 3 and Stage 4 shall gravitate into Council's future trunk wastewater network located on the Christensen Road frontage of the subject site.

Condition 55 currently reads:

55 Wastewater reticulation schematic plan

a The applicant must submit to Gold Coast Water a wastewater reticulation schematic plan for the proposed development that:

  i Demonstrates how the development is to be connected to Council's wastewater network,

  ii Provides the following details:

    A Average and peak weather flows;

    B Emergency storage;

    C Septicity and odour; and

    D Pump duty points.

  iii Makes allowance for any external catchments that may drain through the subject site; and

  iv Accommodates the extension of the wastewater main to the upstream property boundary to provide for future wastewater connectivity of the upstream external catchment.

b The applicant must obtain Gold Coast Water approval of the wastewater reticulation schematic plan prior to making any development application for a Development Permit or Building Work.

Is cancelled.

Amended suite of development conditions for development approval MIN/2020/659

For ease of reference only, a consolidated set of the conditions, incorporating the above changes, of the Preliminary Approval dated 30 June 2020 for making a Material Change of Use to override the Planning Scheme for industry uses is set out below:

NATURE OF DECISION

A Under Delegated Authority the Manager of the City Development Branch decides as follows in respect of the applicant's representations:

B Under Delegated Authority the Manager of the City Development Branch gives a new decision notice approving the issue of preliminary approval for material change of use to override the Planning Scheme for Industry Uses, subject to the following conditions:

1 The issue of a preliminary approval for a material change of use for Industry land uses;

2 The following variations to the effect of the planning scheme:

a Type of assessment

The following tables of development vary the effect of Section A/B/C/D/E/F/G of the Yatala Enterprise Area Local Area Plan Table of Development for determining the type of assessment for the approved material change of use and operational work relating to the approved material change of use:

A: Material Change of Use

Exempt	Self Assessable	Code Assessable	Impact Assessable
Precinct A (Low Impact and Service Industry)			
Agriculture Animal Husbandry Conservation (natural area management) Low-Impact Telecommunications Facility Minor Change in the scale or intensity of an existing lawful use Park Public Utility	Café Car Park Convenience Shop Low Impact Industry Milk Depot Service Industry Take-Away Food Premises Temporary Use Warehouse	Bulk Garden Supplies Caretakers Residence Estate Sales Office ~~Family Accommodation~~ Food Industry Industry Manufacturer's Shop Outdoor Storage Area Rural Industry Telecommunications Facilities n.e.i.	Motor Vehicle Repairs n.e.i Salvage Yard Service Station Transport Terminal

Precinct B (General Impact Business and Industry)			
Agriculture Animal Husbandry Conservation (natural area management) Low-Impact Telecommunications Facility Minor Change in the scale or intensity of an existing lawful use Park Public Utility	Café Car Park Convenience Shop Industry Low Impact Industry Manufacturer's Shop Milk Depot Outdoor Storage Area Service Industry Take-Away Food Premises Temporary Use Warehouse	Bulk Garden Supplies Caretakers Residence Food Industry Rural Industry Telecommunications Facilities n.e.i. Transport Terminal	Motor Vehicle Repairs n.e.i Salvage Yard Service Station

Precinct C (Limited General Impact Business and Industry)			
Agriculture Animal Husbandry Conservation (natural area management) Low-Impact Telecommunications Facility Minor Change in the scale or intensity of an existing lawful use ~~Park~~ Public Utility	Car Park Industry Low Impact Industry Manufacturer's Shop Outdoor Storage Area Service Industry Temporary Use Warehouse	Bulk Garden Supplies ~~Caretakers Residence~~ Rural Industry Telecommunications Facilities n.e.i Transport Terminal	~~Café~~ ~~Convenience Shop~~ ~~Food Industry~~ ~~Milk Depot~~ Motor Vehicle Repairs n.e.i Salvage Yard ~~Service Station~~ ~~Take-Away Food Premises~~
Precinct D (Open Space/Reserve)			
Conservation (natural area management) Low-Impact Telecommunications Facility Minor Change in the scale or intensity of an existing lawful use Park Public Utility	Temporary Use	Telecommunications Facility n.e.i	Agriculture

B: OPERATIONAL WORKS - CHANGE TO GROUND LEVEL

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

C: OPERATIONAL WORKS - ADVERTISING DEVICE

Exempt	Self Assessable	Code Assessable	Impact Assessable
	Advertising Device that is: a) not illuminated, nor animated, and where the total area of signage per street frontage does not exceed the following for each precinct: Precinct A:20 m² b) not on land with frontage to an arterial road or any State controlled road	Advertising Devices n.e.i.	

D: OPERATIONAL WORKS - INFRASTRUCTURE AND LANDSCAPE WORK

Exempt	Self Assessable	Code Assessable	Impact Assessable
Minor Landscape Work		Landscape Work n.e.i. Works for Infrastructure	

E: OPERATIONAL WORKS - VEGETATION CLEARING

Exempt	Self Assessable	Code Assessable	Impact Assessable
Precinct A and B and C (Low Impact and Service Industry, General Impact Business and Industry and Limited General Impact Business and Industry)			
	Results in the removal of, or damage to, vegetation that is equal to, or in excess of, 40 centimetres in girth (circumference) measured at 1.3 metres above average ground level, and complies with the Acceptable Solutions of Specific Development Code 36 – Vegetation Management; OR Results in the removal of, or damage to, vegetation that is equal to, or in excess of, four metres in height, and complies with the Acceptable Solutions of Specific Development Code 36 – Vegetation Management.	Results in the removal of, or damage to, vegetation that is equal to, or in excess of, 40 centimetres in girth (circumference) measured at 1.3 metres above average ground level, and provides an alternative solution to the Acceptable Solutions of Specific Development Code 36 – Vegetation Management; OR Results in the removal of, or damage to, vegetation that is equal to, or in excess of, four metres in height, and provides an alternative solution to the Acceptable Solutions of Specific Development Code 36 – Vegetation Management; or Results in the removal of, or damage to the existing wedge-tailed eagles nest (Aquila audax) in the north eastern corner of Precinct C, which is not in accordance with the vegetation removal requirements detailed in the approved relocation plan required by the conditions of this Development Permit.	

F: RECONFIGURATION OF A LOT

Exempt	Self Assessable	Code Assessable	Impact Assessable
Precinct A and B (Low Impact and Service Industry and General Impact Business and Industry)			
		Results in no lots with an area less than 2,000m²; OR Entails only a Community Title Subdivision (including Standard Format Plan and/or Volumetric Lots), or a Volumetric Lot within a building, or a leasehold subdivision of an existing approved development	
Precinct C (Limited General Impact business and Industry)			
		Results in no lots with an area less than 10,000m².	
Precinct D (Open Space/Reserve)			
		Results in no lots with an area less than 20 hectares; OR Entails only a Community Title Subdivision (including Standard Format Plans and/or Volumetric Lots), or a Volumetric Lot within a building, or a leasehold subdivision of an existing or approved development.	

b Codes varying the effect of the planning scheme

Subject to the amendments listed in this Decision Notice, the following code varies the effect of the planning scheme code/s listed for the approved material change of use:

New Code	Existing code varied by new code
Generations Industrial Park Place Code	Yatala Enterprise Area Local Area Plan

c The Preliminary Approval pursuant to section 242 of SPA 2009 does not seek to override any further Specific Development Codes or Constraint Codes of the Gold Coast Planning Scheme 2003, version 1.2.

C The conditions that attach to this preliminary approval are as follows:

APPROVED PLANS/DRAWINGS/DOCUMENTS

1 Approved plans/drawings/documents

Undertake and maintain the development generally in accordance with the following plans/drawings/documents:

Title	Author	Date	Reference No.	Ver.
M38 Industrial Estate Place Code	Gassman Development Perspectives	June 2020	-	-
M38 Industrial Estate Land Use Classification and Staging Plan	Gassman Development Perspectives	18.06.2020	5941 P LU 01	B

The conditions of this approval are to be read in conjunction with the attached stamped approved drawings. Where a conflict occurs between the conditions of this approval and the stamped approved drawings, the conditions of this approval shall take precedence.

2 Staged construction of development

a Subject to the changes required by Condition 1 within section B of this Decision Notice, the stages as shown on the following plan are approved (subject to the relevant Operational Works approvals):
   i Land Use Classification and Staging Plan, drawing 5941 P LU 01, Revision B, dated 18/06/2020 and prepared by Gassman Development Perspectives.

b The construction of the development must be in sequence of the stages shown on the approved staging plan.

c Deleted.

d Any subsequent proposed amendments to the approved staging plan (including sequence of development) must be approved in writing by the Chief Executive Officer.

3 Decision notice and approved plans/drawings to be submitted with subsequent application

A copy of this decision notice and accompanying stamped approved plans/drawings must be submitted with any building development application or operational works application relating to or arising from this development approval.

4 Any deviations require further approval

Any proposed deviation from the approved plans/drawings as a result of on-site or in-situ conditions must not be made unless amended plans/drawings are submitted and approved by Council. The development must be carried out in accordance with the approved amended plans/drawings.

ADVERTISING

5 Advertising device

No advertising device is to be placed on the premises without the necessary development permit for operational work (advertising device) and/or approval under Council's Local Law No.16 (Licensing) 2008 and Subordinate Local Law No. 16.8 (Advertisement) 2008. The Applicant should contact Council's Health, Regulatory and Lifeguard Services Branch on (07) 5581 6668 to discuss approval requirements.

AMENITY

6 No nuisance from lighting

All lighting devices must be positioned on the premises and shielded to the satisfaction of the Chief Executive Officer so as not to cause glare or other nuisance to surrounding development and motorists

7 Restricted paint colours

Buildings and structures must not be painted in highly reflective, bright or obtrusive colours.

8 Location of equipment and ventilation/air-condition units

All service equipment, mechanical ventilation and air-condition units associated with the use of the premises must be installed and located to the satisfaction of the Chief Executive Officer so as not to cause nuisance or disturbance to persons outside the curtilage of the premises.

CITY TRANSPORT

9 Staged development

In accordance with Condition1 of this Decision Notice the stages as shown on Approved Plan titled Land Use Classification and Staging Plan, drawing 5941 P LU 01, Revision B, dated 18/06/2020 and prepared by Gassman Development Perspectives, are approved for the purposes of construction (subject to the relevant Operational Work approvals) and compliance assessment of subdivision plans, subject to the following requirements:

a The future Operational Works application can cover more than one stage. However, the engineering plans must be split into the individual stages shown on the approved staging plan.

b The construction of any approved operational works (including provision of "as constructed" information) and compliance assessment of subdivision plans must be in the sequence (i.e. order) of the stages shown on the approved staging plan. To be clear, the subdivision plan for stage 1 must be approved by Council before (or at the same time as) the stage 2 subdivision plan, and so on.

c Subdivision plans must correspond to the stages as shown on the approved staging plan.

d Any subsequent proposed amendments to the stage boundaries or the sequence of development must be first approved by Council as a change to the reconfiguration of a lot development approval and any operational work development approval.

10 External Roadworks

Prior to the issue of any development approval associated with the relevant stage, functional road layout plans (including land dedications) must be submitted for the following:

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

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

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

11 Land dedication for road widening

Land must be dedicated to Council for road widening purposes. All land to be dedicated to Council must be completed at no cost to Council and to the satisfaction of the Chief Executive Officer, the timing of which will be determined as part of each subsequent application.

ACID SULFATE SOILS AND GROUNDWATER

12 Approved acid sulfate soil management plan must be complied with

a All works must be undertaken with due regard to the possibility of encountering acid sulfate soils.

b The applicant must comply with the approved acid sulfate soil management plan, being Acid Sulfate Soil investigation, Lot 1 on RP 6882 and Lot 240 on W31320 Stapylton Jacobs Well Road and Christensen Road, Stapylton, prepared by ADG consulting and dated August 2011, in the carrying out of works and in the testing, treatment and management of acid sulfate soils.

VEGETATION MANAGEMENT

13 Staged tree clearing

Tree clearing onsite must be staged in accordance with the approved staging development plan as required by Condition no.1 of this Decision Notice.

14 Vegetation works OPW application required

This approval does not approve vegetation clearing or damage. Prior to commencement of such works, a development application for operational work (vegetation works) must be made to and approved by Council for any works proposing clearing or damage to any Protected Vegetation. The application must be accompanied by a copy of each of the following plans (and, where a plan has already been approved, that plan must be accompanied by the corresponding approval documentation (i.e. decision notice or letter of approval)):

a The approved MCU layout plan.

b The approved bushfire management plan/site specific Bushfire Hazard letter.

c Plans clearly identifying which vegetation is proposed to be removed and which vegetation is proposed to be retained.

d A letter from an EPA-approved spotter-catcher together with any necessary fauna management plan or a QPWS-endorsed fauna translocation management plan.

e A sediment and erosion control and construction management plan.

For this condition 'Protected Vegetation' is defined as vegetation that is:

i equal to, or in excess of, 40 centimetres in girth (circumference) measured at 1.3 metres above average ground level irrespective of the domain or LAP; or

ii equal to, or in excess of, four metres in height in the Rural, Park Living or Emerging Communities Domains, Burleigh Ridge LAP, Coomera LAP (Precincts 7, 9 and 10), Coomera Town Centre (Precincts 8, 10 and 11), Currumbin Hill LAP, Eagleby LAP (Precinct 6), East Coomera/Yawalpah Conservation LAP, Guragunbah LAP, Hope Island LAP (Precinct 3), Mudgeeraba Village LAP, Nerang LAP (Precincts 9 and 10), South Stradbroke LAP, Uplands Dr and Woodlands Way LAP, West Burleigh Township LAP or Yatala Enterprise Area LAP.

LANDSCAPING

15 Detailed landscape plan to be submitted for approval relating to landscape buffers within Stage 1, 2 and 4.

a A landscape buffer ten (10) metres wide for the length of the western property boundary of Precinct A, six (6) metres wide for the entire length of the subject site adjoining the Stapylton Jacobs Well Road frontage and twenty (20) metres wide for the length of the eastern boundary of Precinct C, the applicant must submit to Council for approval a detailed landscape plan, by making a development application for operational work (landscape work).

b Approval of proposed landscaping plan must be obtained prior to the commencement of works relating to relating to the corresponding stages, being stages 1, 2 and 4, of this development. The approved landscape work must be completed prior to the commencement of use of any part of the corresponding stage, being stages 1, 2 or 4 of this development.

c Without limiting the requirements of the planning scheme's Landscape Work Specific Development Code, the detailed landscape plan must:

i Be prepared by a qualified landscape architect or similar landscape design professional;

ii Be in general accordance with the Statement of Landscape Intent, being:

Drawing Title	Author	Date	Drawing No.	Ver
Landscape Intent	Gassman Development Perspectives	21 February 2020	1-5	C

iii Reflect the approved layout (including any amendments to that layout required by these conditions) and the conditions of this approval; and

iv Comply with Planning Scheme Policy 13 – Landscape Strategy Part 2 – Landscape Works Documentation Manual.

d The required landscaping plan for the northern boundary must demonstrate

i A landscaped buffer six (6) metres wide for the entire length of the subject site adjoining

the Stapylton Jacobs Well Road frontage; and

ii That the buffers contain dense tree planting to soften and screen the development.

e The required landscaping plan for the western boundary must demonstrate

i A buffer ten (10) metres wide for the length of the western property boundary of Precinct A;

ii A solid fence with a maximum height of 2.4 metres designed and located in accordance with acoustic report prepared by Acoustic Works dated 18 December 2019 (reference: 2019338 R01B), located wholly within the subject site, for the length of the western property boundary of Precinct A. The fence must be of a durable fencing material with a minimum life span of 20 years. The fencing material and colour must be nominated;

iii Dense tree planting, at grade, with a minimum width of three (3) metres along the western boundary for the entire length of Precinct A;

iv Where a minimum batter of 1V:3H can be achieved, landscaping must be provided within the entire ten (10) metre width;

v Maximum batter grade of 1V:1.1H within the remaining seven (7) metres.

f The required landscaping plan for the eastern boundary must demonstrate

i A landscape buffer with a minimum width of twenty (20) metres for the entire length of the eastern property boundary, within Precinct C;

ii That the buffer contains dense tree planting to soften and screen the development;

iii An undisturbed corridor with a width of ten (10) metres from the boundary, where all existing vegetation is retained and no earthworks are permitted to encroach;

iv Earthworks, where required, must not encroach the ten (10) metre undisturbed corridor;

v All batters proposed within the buffer area have a maximum grade of 1V:2H where the batter is within fill and 1V:3H where the batter is within cut. The cut batter may have a maximum grade of 1V:2H, provided it is over-excavated, micro-benched and incorporates a minimum 400mm soil depth, as per correspondence from Douglas Partners, Project 90520.00. L.002.docx, Dated 24 January 2019 titled Batter Treatment.

COVENANT AREA – PROHIBITED ACTIVITIES, MANAGEMENT AND COVENANT

16 Cancelled

17 Cancelled

18 Cancelled

19 Cancelled

20 Cancelled

21 Cancelled

22 Cancelled

23 Cancelled

OPEN SPACE

24 Transfer of open space

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

Purpose	Description on Plan	Plan Reference
Conservation Area	Area D – Open Space/Reserve	Land Use Classification and Staging Plan, drawing 5941 P LU 01, Revision B, dated 18/06/2020 and prepared by Gassman Development Perspectives.

b The land identified in paragraph (a) must be transferred in fee simple as ‘Public Open Space’ to Council of the City of Gold Coast as Trustee.

c Council will hold the land in trust for community infrastructure and may use the land, or permit the land to be used, for purposes that do not compromise the purpose for which the land is dedicated.

d The applicant must lodge the transfer documents with Council at the same time as lodgement of the subdivision plans for Stage 4 or, if no subdivision plans are required, prior to the commencement of any use within Stage 4 of this development.

e Where subdivision plans are required, the applicant must provide Council with evidence of the transfer of the land identified in paragraph (a) within 30 days of the registration of the subdivision plan that shows the entirety of the land identified in paragraph (a).

f The transfer of the land to Council must be at no cost to Council.

OPEN SPACE MANAGEMENT PLAN

25 Preparation of open space management plan (OSMP) to be submitted for approval addressing all areas of land to be transferred to Council as public open space

a An Open Space Management Plan ('OSMP') must be prepared, addressing all areas of land to be transferred to Council, specifically the area of land south of Christensen Road to be dedicated to Council as public open space.

b The OSMP must be submitted and approved by the Chief Executive Officer prior to the approval of any development permit for operational works (change to ground level, bulk earthworks, tree works, landscaping, whichever comes first) within Stage 4 of this development. The OSMP is not an approved report until a Council approved letter has been issued in respect of it.

c The OSMP must be prepared by a suitably qualified professional and must be:

ii In accordance with Council's Open Space Management Guideline: Guideline for the preparation of Reports and Plans associated with the dedication of Public Open Space (November 2007, Version 1); and

iii Generally in accordance with:

A The approved reconfiguration layout (including any amendments required by these conditions).

B Relevant conditions of approval.

d The submitted OSMP must demonstrate compliance with the Open Space requirements in Section 6 of the Planning Scheme Policy 11 – Land Development Guidelines, Standard Specifications and Drawings and must address the following site-specific issue:

ii Detail a rehabilitated sixty (60) metre buffer from the high bank of Sandy Creek.

26 Compliance assessment of OSMP

The OSMP is a document requiring compliance assessment under the Sustainable Planning Act 2009. A request for compliance assessment must be made in accordance with the Sustainable Planning Act 2009 for a compliance certificate approving the document, in accordance with the following:

Matters or things against which the document must be assessed	• The planning scheme's Landscape Works Specific Development Code; • The planning scheme's Vegetation Management Specific Development Code; • The planning scheme's Bushfire Management Areas Constraint Code; • The planning scheme's Canals and Waterways Constraint Code; • The planning scheme's Cultural Heritage (Indigenous) Constraint Code; • The planning scheme's Natural Wetland Areas and Natural Waterways Constraint Code; • The planning scheme's Nature Conservation Constraint Code; • Policy 10 – Guidelines for Preparing Management Plans and Plans of Development; • Planning Scheme Policy 11 – Land Development Guidelines; • Planning Scheme Policy 17 – Site Analysis; and • Council's Open Space Management Guideline: Guideline for the preparation of Reports and Plans associated with the dedication of Public Open Space (November 2007, Version 1).
Compliance assessor	Gold Coast City Council
When the request for compliance assessment must be made	Prior to the approval of any development applications for operational work (inclusive of change to ground level, works for infrastructure, vegetation clearing or landscape work) for Stage 4.

The OSMP is not an approved report until a compliance certificate has been issued in respect of it.

27 Compliance certificate with future operational work development applications

A copy of compliance certificate for the OSMP must be provided with any future operational work development applications for Stage 4.

28 Compliance with OSMP prior to acceptance of open space 'On Maintenance'

a All works specified in the OSMP and any conditions imposed on the compliance certificate must be carried out in accordance with the approved plan at no cost to Council and to the satisfaction of the Chief Executive Officer, prior to Council accepting the open space 'On Maintenance' in accordance with Planning Scheme Policy 11 – Land Development Guidelines, Standard Specifications and Drawings.

b The applicant must provide certification from a qualified professional that all works in the approved OSMP and associated design drawings have been implemented on-site in accordance with the OSMP and the conditions of approval as stated on the compliance certificate approving the OSMP. This certification must be provided to the Council prior to accepting the works 'On Maintenance'.

29 Revegetation to use Local Provenance Stock

a All revegetation for the purposes of ecological rehabilitation and restoration must be undertaken using only local provenance plant stock in accordance with Appendix 1A of Open Space Management Guideline: Guideline for the preparation of Reports and Plans associated with the dedication of Public Open Space (November 2007, Version 1).

b Unless otherwise approved to the satisfaction of the Chief Executive Officer, local provenance plant stock is to be sourced from seed or vegetative material located no further than 10 kilometres from the subject site.

ACOUSTICS

30 Acoustic report

a The development must be designed and constructed in accordance with all recommendations outlined in acoustic report prepared by Acoustic Works dated 18 December 2019 (reference: 2019338).

b Any alteration to the design or construction of the development that prevents the recommendations of the approved acoustic report being implemented will require an amended acoustic report to be submitted and approved by Council prior to Building Approval.

c Hours of operation within Precinct A are restricted to between 7:00am and 8:00pm Monday to Friday.

31 Acoustic barrier

A continuous line of buildings adjacent to the full extent of the western property boundary adjoining the residential development as per the recommendations within approved acoustic report prepared by Acoustic Works dated 18 December 2019 (reference: 2019338) is to be provided ensuring the following treatment is incorporated:

a Buildings to be a minimum 5m high;

b No gaps to be present between buildings;

c Buildings to be constructed of solid concrete or masonry with a minimum thickness of 100mm;

d No openings (other than emergency doors) are to be located on the western façade facing the residential properties. Any doors are to be a minimum 45mm thick solid core door with a minimum density of 25kg/m² with acoustic gasket seals around the top and sides and a seal the base;

e Insulation blanket is to be installed in the roof of the buildings with a minimum thickness of 75mm;

f Any penetrations through the western building façade should be acoustically treated to ensure the acoustic rating is maintained; and

g Any alteration to the design or construction of the development that prevents the above recommendations being implemented will require an amended acoustic report to be submitted and approved by Council prior to Building Approval.

32 Landscape buffer

A minimum ten (10) metre wide buffer is to be provided along the length of the western property boundary of Precinct A in accordance with the submitted Statement of Landscape Intent, revision C, dated 21 February 2020, prepared by Gassman Development Perspectives.

33 Certificate of Compliance

Prior to occupation of any premise within Precinct A of the development, a Certificate of Compliance from a suitably qualified acoustic professional is to be provided so as to confirm that buildings have been constructed in accordance with the recommendations within approved acoustic report prepared by Acoustic Works dated 18 December 2019 (reference: 2019338).

34 An acoustic report required for future MCU (Code and Impact Assessable) development applications within Precinct A

An acoustic report must be submitted and approved by Council for all future Material Change of Use (Code and Impact Assessable) development applications within Precinct A.

a The report must detail:

i The expected impact of noise from mechanical plant and equipment from buildings within Precinct A on nearby noise sensitive dwellings;

ii An assessment conducted in accordance with AS1055.1-3: 1997 Acoustics – Description and Measurement of Environmental Noise and the Environmental Protection Act 1994 and Subordinate Regulations and Policies; and

iii The required control measures to ensure compliance with the relevant noise level criteria.

f The development must be designed and constructed in accordance with any recommendations of the approved acoustic report and any other conditions imposed in the approval of the report.

35 Hours of operation within Precinct A

Hours of operation within Precinct A are restricted to between 7:00am and 8:00pm Monday to Friday or to the satisfaction of the Chief Executive Officer.

36 Delivery and Collection Activities within Precinct A

Delivery and collection activities within Precinct A are restricted to between 7:00am and 8:00pm Monday to Friday or to the satisfaction of the Chief Executive Officer.

HYDRAULICS AND STORMWATER MANAGEMENT

37 No worsening of hydraulic conditions

The development must be designed and constructed so as to result in:

a No increase in peak flow rates downstream from the site;

b No increase in flood levels external to the site; and

c No increase in duration of inundation external to the site that could cause loss or damage.

38 Alteration of overland flow paths

Overland flow paths on the site must not be altered in a way that inhibits or alters the characteristics of existing overland flows on other properties or that creates an increase in flood damage on other properties.

39 Certification of earthworks compliance with hydraulic report

Immediately after completion of the bulk earthworks, the applicant must submit to Council a certification from a Registered Professional Engineer Queensland (RPEQ) specialising in hydraulics stating that the bulk earthworks comply with Section 4 of the approved report, being 'Generations Industrial Park – Stormwater Management Plan', dated 20 June 2012 and prepared by Hyder Consulting Pty Ltd and no loss of flood plain storage has occurred as a result of the earthworks. The certification must be accompanied by calculations and as constructed data that:

a Includes existing and proposed triangulated surface meshes which can be produced by computer terrain modelling software packages such as Civil-Cad, 12D or KEAYS; and

b Has been compared with the pre-development surface levels to ensure that no loss of floodplain storage has occurred.

40 Use of land for flood storage purposes only

The part of Lot 4 on RP6843 that is identified as Excavation below RL8.6m AHD in Figure 4.6 (Compensatory Excavation for Flood Storage Volume Balance) of the stormwater management report, being 'Generations Industrial Park – Stormwater Management Plan', dated 20 June 2012 and prepared by Hyder Consulting Pty Ltd must be used solely for the purposes of flood storage/conveyance and not be used for any purposes that involve the construction of any building, structures or earthworks. This obligation applies independently of any registered covenant.

41 Flood storage covenant

Prior to the earlier of compliance assessment of the subdivision plan or the commencement of the use of the premises, an instrument of covenant must be registered on the title/s of the lot/s. The following requirements must be complied with in the preparation and lodgement of the instrument of covenant:

a The applicant is responsible for the preparation of the instrument of covenant and any necessary subdivision plan to enable registration of the covenant and for lodgement of the covenant for registration.

b The instrument must be in a form capable of registration pursuant to section 97A(3)(a) of the Land Title Act 1994.

c The part of Lot 4 on RP6843 that is identified as Excavation below RL8.6m AHD in Figure 4.6 (Compensatory Excavation for Flood Storage Volume Balance) of the stormwater management report, being 'Generations Industrial Park – Stormwater Management Plan', dated 20 June 2012 and prepared by Hyder Consulting Pty Ltd must be shown and identified as a 'Flood Covenant Area' on the face of the subdivision plan in addition to any covenant descriptor (e.g. Covenant 'A').

d The applicant must provide a draft of the covenant to Council for written approval.

e The parties to the covenant are to be the registered owner of the lot (as covenantor) and the Council (as covenantee).

f The instrument must include a purpose statement that articulates:

i That the covenantor acknowledges that the Flood Covenant Area contributes to the existing flood storage capacity of the floodplain and watercourse system, as well as maintaining existing flood conveyance capacity of the watercourse system; and

ii That to ensure the flood storage/flood conveyance function of the Flood Covenant Area is not adversely affected, it is critical the Flood Covenant Area be used solely for the purposes of flood storage/conveyance and not be used for any purposes that involve the construction of any building, structures or earthworks.

g The instrument must expressly set out in full as obligations of the covenantor that:

i The Flood Covenant Area must be used for the purpose of flood storage/conveyance; and

ii The Flood Covenant Area must not be used for any purposes involving buildings, structures or earthworks that result in a loss of flood plain storage or conveyance capacity (cross sectional area) of the watercourse.

h If the instrument is requisitioned or refused registration by the Registrar of Titles, the applicant shall amend the document to include a covenant/s which, as nearly as practicable, addresses the objective sought to be achieved by this condition. A draft of the amended document is to be provided to Council for written approval.

42 Amendment of and compliance with stormwater management plan

a The submitted stormwater management plan, being 'Generations Industrial Park – Stormwater Management Plan', dated 20 June 2012 and prepared by Hyder Consulting Pty Ltd, is approved, subject to the following amendments:

i GPTs must be selected in accordance with Section 13.12.2.2 of the Council's Land Development Guidelines (GCCC, 2007).

ii Pollutant removal efficiency of GPTs must not be higher than the Council's acceptable value 50% TSS, 20% TP and no removal of TN. The applicant must provide additional bioretention basin/swale if requires to achieve the Council's pollutant load reduction target (80% TSS, 60% TP, 45% TN and 90% GP).

b All works must be carried out and completed and all maintenance and monitoring implemented by the applicant in accordance with the amended stormwater management plan, prior to a request for compliance assessment of the subdivision plan or, if no subdivision plan is required, prior to the commencement of the use of the premises.

43 Certification that stormwater management treatment train implemented

a The applicant must provide to Council certification from a Registered Professional Engineer Queensland (RPEQ) specialising in stormwater that the stormwater management treatment train in the approved (as amended) stormwater management plan and associated design drawings has been installed on-site and is functioning as designed.

b Certification must be provided prior to the earlier of compliance assessment of the subdivision plan or the commencement of the use of the premises.

44 SQIDs maintenance management plan

In accordance with Vol 3 (Section 13) of the Land Development Guidelines, the applicant must submit to Council for approval, before Council will accept the works 'On Maintenance', a SQID Maintenance Management Plan (MMP) that is:

a prepared by a Registered Professional Engineer Queensland (RPEQ) specialising in stormwater; and

b developed in accordance with Council's Water Sensitive Urban Design Guidelines (2007), and with reference to the Water by Design document "Maintaining Vegetated Stormwater Assets" Version 1 February 2012.

The MMP should be a concise document suitable for use by field staff in carrying out day-to-day maintenance activities. The MMP must include, but not necessarily be limited to, the following key information:

i Design intent and description of the device(s)

ii The location and specific dimensions of the device(s)

iii Approved / designed water quality objectives

iv Water quality monitoring procedures

v Monitoring frequency

vi Specifications and procedures for device(s) maintenance

vii Plant and equipment access details for maintenance activities

viii Maintenance activity schedule defining frequency, area (m2) per maintenance zone, hours, staff, plant and equipment, approximate costs per rotation, and per annum

ix Performance indicators / intervention levels / triggers for reactive maintenance

x Any necessary preventative maintenance measures

xi Acceptable solutions for specific items, i.e. acceptable plant species substitutions based on availability, hydraulic conductivity, water quality objectives, etc

xii Defined maintenance zones, i.e. shallow water zone – 350m2, ephemeral planting zone – 600m², etc (for wetlands in particular)

xiii Approximate lifecycle maintenance costs

Prior to acceptance for 'Off Maintenance' the applicant must submit a report to Council providing details of water quality performance monitoring including any recommendations or corrective action taken throughout the maintenance / defects liability period ('On Maintenance').

Information note:

The term Stormwater Quality Improvement Devices (SQID) is used to describe all built WSUD features, e.g. grassed swales, gross pollutant traps and various basins (detention, retention and sedimentation, etc).

EROSION AND SEDIMENT CONTROL

45 Erosion and sediment control

a Sediment, erosion and dust control measures must be implemented generally in accordance with the approved report, being "Generations Industrial Park – Stormwater Management Plan" dated 20 June 2012 prepared by Hyder Consulting Pty Ltd and the Best Practice Erosion & Sediment Control (IECA Australasia, November 2008). Additional sediment, erosion and dust control measures must be implemented as directed by Council officers upon site inspection.

b Immediately after backfilling behind all kerbing:

i A turf strip 1 metre wide must be placed behind all kerbing; and

ii A turf strip must be placed at 90 degrees to the kerb every 10 metres to prevent scouring along the turf edge,

in accordance with Figure 2.5 (Application of Grassed Filter Strips down a slope) of the Best Practice Erosion & Sediment Control (IECA Australasia,November 2008).

c Immediately after completion of the construction of an open drain:

i The open drain must be turfed, unless approved otherwise in a Council approved stormwater management plan; and

ii A turf strip must be placed at 90 degrees to the invert every 10 metres to prevent scouring along the turf edge. Reinforced turf must be used where invert grades exceed 5%.

d Sediment control structures (e.g. sediment fence) must be placed at the base of all materials imported on-site to trap any sediment runoff.

e The following inspection program must be carried out until the site is fully rehabilitated:

i Regular inspections to ensure that adequate erosion control measures are in place and in good condition both during and after construction; and

ii Inspections after each storm event to assess the adequacy of the erosion control measures. The applicant must make good any damage or non-performing erosion control devices and clean up any sediment that has left the site or is on the roads within and external to the site.

f To minimise unvegetated areas:

i Construction activities must be staged;

ii Filled areas must be seeded immediately on completion; and

iii No area should remain exposed (unvegetated) for more than 2 weeks unless construction work is being undertaken on that area.

g All water from the site, including dewatering discharge, must be directed through a sediment pond prior to leaving the site. The sediment ponds or other approved devices are to be maintained in good condition until the site is fully rehabilitated.

h Prior to discharging of any water from the site during construction, including dewatering discharge, the applicant must achieve the water quality objectives in Table 8.2.1 of the Queensland Water Quality Guidelines (DERM, September 2009).

i Water quality must be monitored in accordance with Section 7.5 of the Best Practice Erosion & Sediment Control (IECA Australasia, November 2008) and compared with water quality objectives. A monitoring report must be prepared and retained at the site office and made available to Council's inspectors upon request. The applicant must notify Council's Contributed Asset Section and Department of Environmental and Resource Management of any non-compliance to water quality objectives and the corrective actions taken by the applicant within 48 hours of the non-compliance.

j Water quality samples must be collected monthly during the first rainfall event of greater than 25mm in 24 hours. The sampling frequency shall be increased to fortnightly in case of any non-compliance to the construction phase water quality objectives until the above water quality objectives are achieved through additional corrective measures.

46 Construction of sediment basin

a The sediment basin(s) proposed for construction phase must be designed in accordance with Appendix B of the Best Practice Erosion and Sediment Control (IECA Australasia, November 2008).

b Each sediment basin must have the capacity to treat flows to current best practice standards and as a minimum must be designed to contain all the stormwater runoff from the 85th percentile 5 day rainfall depth and in addition be designed to store 2 months sediment from the receiving catchment, as determined using the Revised Universal Soil Loss Equation.

c Sediment basins must be dewatered as soon as practicable after each rainfall event.

d Sediment basins and associated structures such as inlets, outlets and spillways are designed and constructed to be structurally sound for 10 year ARI rainfall event under normal circumstances.

e A high-flow bypass system must be included (if necessary) to prevent any potential re-suspension of accumulated sediment from the basin during major storm events.

f Accumulated sediment from basins and other controls must be removed and disposed of appropriately without causing water contamination.

47 Inspections and reporting

a All erosion and sediment control measures must be inspected on a weekly basis and following runoff events until the site is fully rehabilitated.

b All drainage control structures such as Diversion Banks, Diversion Channels and Temporary Culvert Protections must be inspected daily to ensure they have not been damaged by machinery and are serviceable in readiness for the next rainfall event.

c Where inspection indicates a non-conformance, a Non-Conformance Report must be generated. This report must include but not limited to the following:

i Details of the nature and cause of non-conformance; and

ii Details of the required corrective actions.

Corrective actions must be carried out within 24 hours where practicable or as agreed with the Construction Superintendent.

d A monthly summery of Erosion and Sediment Control (ESC) performances must be compiled and retained at the site office and made available to Council's inspectors upon request. This report must include but not limited to the following:

i ESC Inspection Checklists;

ii Description of any incidents of non-conformance;

iii Results of corrective action; and

iv Revisions to the ESCP.

48 Detailed design and certification of erosion and sediment control measures

a The development application for operational work (change to ground level and/or works for infrastructure) must be accompanied by site specific detailed design of erosion & sediment control measures, including (but not limited to) details of:

i Catchment boundary and overland flow path;

ii Estimated soil loss from each catchment;

iii Length, width and depth of each sediment basin;

iv Spillway details and levels;

v Energy dissipation/scour protection;

vi High flow bypass (if requires);

vii Value of each parameter used in the calculation of soil loss and volume of sediment basins;

viii Cross section, capacity and spacing of each catch/diversion drain;

ix Spacing of silt fences;

x Frequency and location of water quality monitoring;

xi Maintenance requirements and frequencies;

xii Maintenance access; and

xiii Contingency measures in case of failure to achieve the water quality objectives.

b The applicant must also submit a certification from a qualified professional confirming that the above detailed drawings are prepared in accordance with the Best Practice Erosion & Sediment Control (IECA Australasia, November 2008) and best industry practices.

GEOTECHNICAL

49 Geotechnical report to be complied with

All future earthworks over the subject site must be designed following the advice and recommendations of the geotechnical report, being 'Broad Geotechnical Assessment, Proposed Industrial Development, Lot 1 on RP6882 and Lot 240 on W31320, Stapylton Jacobs Well Road and Christensen Road, Stapylton', prepared by Morrison Geotechnic Pty Ltd, Job No. GE11/002 and dated February 2011.

50 Retaining structures design

a Retaining structures and associated footings must be designed in accordance with AS 4678 – 2002 Earth-retaining structures.

b Retaining structures and associated footings must comply with the Planning Scheme Policy 11 - Land Development Guidelines, Standard Specifications and Drawings including in particular, but not limited to:

i Section 3.2.7 (Cut/fill batters and earth retaining structures); and

ii Section 7.7 (Building near or over Council water, sewer and/or stormwater services).

c Retaining structures over the subject site must not exceed 5.0 metres in height.

d Retaining structures must be made of durable materials not subject to rot and insect attack and have a minimum design life of 60 years.

51 Cut and fill batters design

a Cut/fill batters must be constructed in accordance with section 3.2.7 of Planning Scheme Policy 11 - Land Development Guidelines, Standard Specifications and Drawings.

b All platforms resulting from cutting/filling must have a minimum slope of 1 in 150 and comply with Planning Scheme Policy 11 – Land Development Guidelines, Standard Specifications and Drawings for drainage of allotments to the street.

c Benching is required where any proposed freestanding batter height exceeds 2.5 metres. The minimum width of benching must be 1 metre with a minimum slope of 1 in 100 towards the lower face. The absolute maximum height of any freestanding cut/fill batter with benching is 5 metres, unless otherwise approved in writing by the Chief Executive Officer.

WASTEWATER

52 Reduced infiltration gravity wastewater reticulation

The development must be connected to reduced infiltration gravity wastewater reticulation by gravity solution, at the applicant's cost.

53 General wastewater servicing arrangement

Unless otherwise determined by Gold Cast Water, the wastewater servicing arrangements shall be generally in accordance with the following:

a Connect Stage 1 to Council's existing live 100mm diameter sewer rising main located within the southern verge of Stapylton Jacobs Well Road via an interim trunk sewer pump station to be contained within the Stage 1 road reserve extent (refer to drawing no. 5941 ENG EXTSEW SK003 Rev B prepared by Gassman Development Perspectives dated 12-11-2020);

b The balance of Stage 2, Stage 3 and Stage 4 shall gravitate into Council's future trunk wastewater network located on the Christensen Road frontage of the subject site.

54 Connection point

The applicant must submit to Gold Coast Water and obtain approval prior to making any development application for a Development Permit or Building Work:

a Pump Station BE45 catchment (part of Stage 1):

i Demonstrate development can be connected by gravity to BE45,

b Proposed new pump station near Stapylton-Jacobs Well Road (balance of Stage 1 and part of Stage 2 that's drains to this new pump station):

i Demonstrate that downstream wastewater infrastructure has sufficient capacity to accommodate the new wastewater pump station;

ii Demonstrate an ability to deliver the new wastewater pump station in time to service the proposed development.

c Long Term Strategy (balance of Stage 2, Stage 3 and Stage 4):

i Demonstrate that balance of Stage 2 and Stage 3 gravitate to Stage 4; and

ii Demonstrate that downstream wastewater infrastructure has sufficient capacity to accommodate the development.

Note: The development is out of sequence in respect of wastewater services. The wastewater network scenario may change as a result of the future planning of the Beenleigh, Stapylton and Pimpama Wastewater Treatment plants. The applicant is advised to liaise with Gold Coast Water.

55 Cancelled

56 Wastewater pump stations

Wastewater pump stations, rising main and emergency storage must be designed and constructed in accordance with Council's Policy 11 – Land Development Guidelines standards, at no cost to Council and are to:

a Provide legal access to the pump station,

b Provide a separate electrical power,

c Provide a separate water service and meter.

57 Location and transfer of wastewater pump station land

The site of any wastewater pump station and associated access driveways, that will be owned and maintained by Council, must be transferred, in freehold and at the applicant's cost, at the earlier of making an application for Building Work, request for a compliance assessment for a Development Permit or prior to the commencement of the use.

58 Completion of external wastewater connections

All external wastewater connections (including the completion of all infrastructure downstream of the development site to the point of connection and approved augmentation works) must be completed in accordance with engineering plans approved by Council prior to the earlier of making an application for Building Work, request for a compliance assessment for a Development Permit or commencement of the use of the premises.

59 Connections – arrangements with Gold Coast Water

All live connections are to be performed by Gold Coast Water at the applicant's cost. The applicant must liaise with Gold Coast Water's Field Services and Construction Branch (phone 5581 7564) to make arrangements for the connection and to obtain a quotation for the work.

60 No building work over/within Council's wastewater infrastructure easements and minimum distance from Gold Coast Water infrastructure

a No structure or building work is permitted over/within any public utility easements (Gold Coast Water/Council).

b All proposed buildings and structures must be located a minimum distance of 2 metres from Gold Coast Water infrastructure (i.e. Water or wastewater infrastructure that become contributed assets) and comply with Gold Coast City Council Planning Scheme Policy 11 – Land Development Guidelines, Standard Specifications and Drawings.

WATER SUPPLY RETICULATION

61 Cancelled

62 Design, construction and standard of water supply reticulation

The design, construction and standard of the required water supply reticulation infrastructure to be carried out by the applicant (including all water supply reticulation infrastructure to be dedicated to Council) must be in accordance with Gold Coast City Council Planning Scheme Policy 11 – Land Development Guidelines, Standard Specifications and Drawings.

63 Connection point

a The existing 225mm main in Stapylton Jacobs Well Road, De Bortoli Street and Christensen Road must be used as the potable water supply connection point, unless otherwise approved by Gold Coast Water.

b Deleted.

c Deleted.

d Deleted.

64 Water reticulation schematic plan and network analysis

a The applicant must submit to Gold Coast Water and obtain approval of a potable water reticulation schematic plan and network analysis of the overall development prior to the earlier

of the making of any development applications for Operational Work (works for infrastructure) or for Plumbing and Drainage Work.

b In preparing the plan/analysis, the applicant must liaise with Gold Coast Water to ensure appropriate allowance is made for connectivity with external mains and external demands.

65 Cancelled

66 Supply standard

The applicant must provide water supply to the standard specified in Section 4 and 7 of Gold Coast City Council's Land Development Guidelines.

67 Fire loading

Fire loading must not exceed 30L/s for commercial and industrial uses, unless otherwise approved by Gold Coast Water.

68 Cancelled

REFERRAL AGENCY CONDITIONS

69 Cancelled

FAUNA MANAGEMENT

70 Relocation of active Wedge-tailed eagles nest within Precinct C

Prior to any clearing within Precinct C, a relocation program shall be developed by the applicant, lodged with Council and approved by Council for the relocation of the active wedge-tailed eagles nest (Aquila audax). The program shall detail the specific requirements for the relocation of the nest. All works shall occur in accordance with the requirements of the relocation program and in liaison with Councils Environmental Planning section.

Please note, a relocation pole of similar height and dimension to the existing nesting tree will be required.

ADVISORY NOTES TO APPLICANT

A Referral agencies

The referral agencies (and their addresses) for the application are listed below.

Any referral agency conditions are identified in the conditions of approval.

Referral agency	Address	Jurisdiction
Department of Natural Resources and Mines (Previously Department of Environment and Resource Management)	Permit and Licence Management GPO BOX 2454 BRISBANE QLD 4001	Concurrence and Advice Agency – For the purposes of the Vegetation Management Act and for the purposes of the Environmental Protection Act
Department of Transport and Main Roads	South Coast Region Land Management PO BOX 442 NERANG QLD 4211	Concurrence Agency – for the purposes of the Transport Infrastructure Act
Department of State Development Infrastructure and Planning	PO BOX 15009 CITY EAST QLD 4002	Concurrence Agency – for the purposes of the Act

B Properly made submissions

There were properly made submissions about the application. The name and address of the principal submitter for each properly made submission is attached to the decision notice.

C Rights of appeal

The applicant has a right of appeal to the Planning and Environment Court regarding this decision, pursuant to section 461 of the Sustainable Planning Act 2009. A copy of that section is attached to the decision notice.

For particular material changes of use, an appeal can also be made to a Building and Development Committee. Please refer to the prerequisites in sections 519 and 522 of the Sustainable Planning Act 2009, attached to this decision notice, to determine whether you have appeal rights to a Building and Development Committee.

Submitters who made properly made submissions have a right of appeal to the Planning and Environment Court regarding this decision, pursuant to section 462 of the Sustainable Planning Act 2009. A copy of that section is attached to the decision notice.

D Applicant responsibilities

The applicant is responsible for securing all necessary approvals and tenure, providing statutory notifications and complying with all relevant laws.

Nothing in this decision notice alleviates the need for the applicant to comply with all relevant local, State and Commonwealth laws and to ensure appropriate tenure arrangements have been made where the use of/reliance upon land other than that owned by the applicant is involved. Without limiting this obligation, the applicant is responsible for:

a Obtaining all other/further necessary approvals, licences, permits, resource entitlements etc by whatever name called required by law before the development the subject of this approval can be lawfully commenced and to carry out the activity for its duration;

b Providing any notifications required by law (by way of example only, to notify the administering authority pursuant to the Environmental Protection Act 1994 of environmental harm being caused/threatened by the activity, and upon becoming aware the premises is being used for a 'notifiable activity');

c Securing tenure/permission from the relevant owner to use private or public land not owned by the applicant (including for access required by conditions of approval);

d Ensuring the correct siting of structures on the land. An identification survey demonstrating correct siting and setbacks of structures may be requested of the applicant to ensure compliance with this decision notice and applicable codes;

e Providing Council with proof of payment of the Portable Long Service Leave building construction levy (or proof of appropriate exemption) where the value of the Operational Works exceeds $80,000. Acceptable proof of payment is a Q. Leave – Notification and Payment Form approved by the Authority. Proof of payment must be provided before Council can issue a development permit for the Operational Works. This is a requirement of section 77(1) of the Building and Construction Industry (Portable Long Service Leave) Act 1991; and

f Making payment of any outstanding Council rates and charges applicable to the development site prior to the lodgement of subdivision plans.

E Indigenous cultural heritage legislation and duty of care requirement

The Aboriginal Cultural Heritage Act 2003 ('AHCA') is administered by the Department of Environment and Resource Management (DERM). The AHCA establishes a duty of care to take all reasonable and practicable measures to ensure any activity does not harm Aboriginal cultural heritage. This duty of care:

a Is not negated by the issuing of this development approval;

b Applies on all land and water, including freehold land;

c Lies with the person or entity conducting an activity; and

d If breached, is subject to criminal offence penalties.

Those proposing an activity involving surface disturbance beyond that which has already occurred at the proposed site must observe this duty of care.

Details of how to fulfil this duty of care are outlined in the duty of care guidelines gazetted with the AHCA.

The applicant should contact DERM's Cultural Heritage Coordination Unit on (07) 3238 3838 for further information on the responsibilities of developers under the AHCA.

F Greenhouse gas emissions

As part of Council's commitment to reducing greenhouse gas emissions Council is encouraging the expansion of the natural gas reticulation network. In particular, the use of natural gas hot water systems will result in significantly less greenhouse gas emissions than equivalent electric storage hot water systems.

The applicant should contact the local natural gas reticulator (APA Group) to arrange an assessment of the suitability of the proposed development for connection to the existing gas reticulation network. Please contact Ramon O'Keefe on 0438708798 or email: ramon.o'keefe@apa.com.au.

G Infrastructure charges

Infrastructure charges have not been calculated or imposed for this Material Change of Use, as it is a Preliminary Approval under Section 242 of the Sustainable Planning Act 2009. Infrastructure charges will be assessed and charged at the time of subsequent development permit/s for Material Change of Use or Building Work.

PROPERTY NOTIFICATION

A Noise/Acoustic

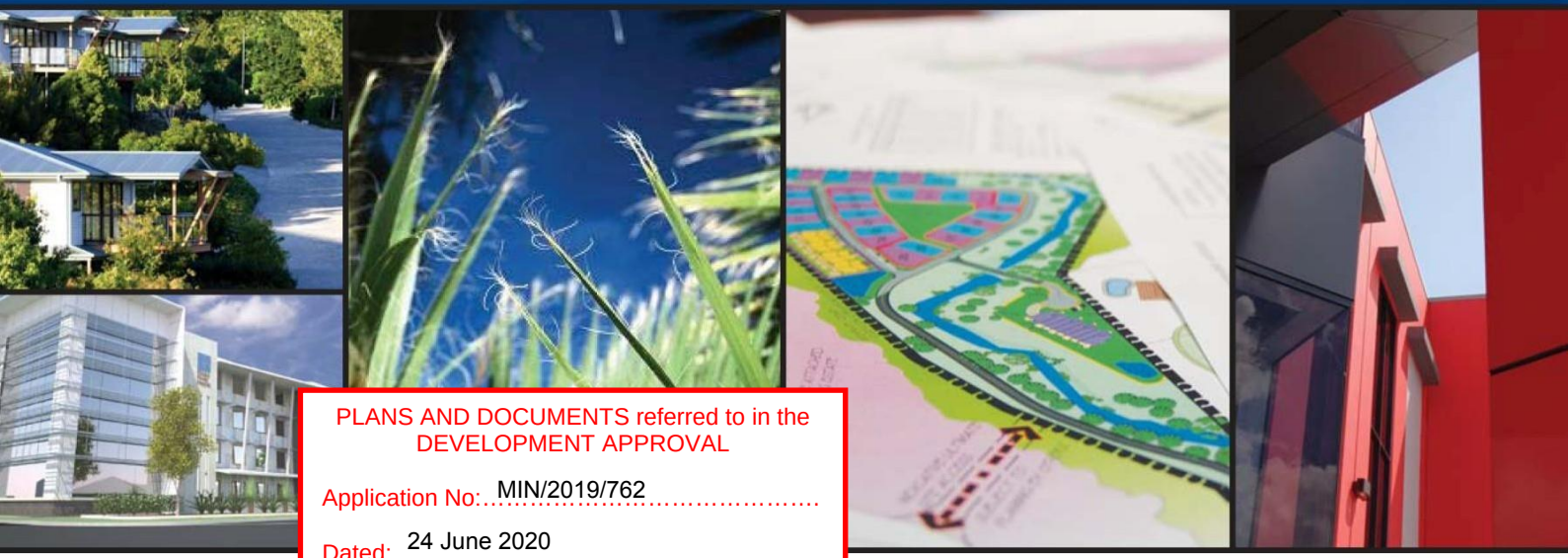
There are development approval conditions applicable in relation to acoustic issues on this lot/subsequent lots. All property owner(s) must ensure compliance with these conditions. Refer to Council of the City of Gold Coast's Decision Notice MIN/2019/762. A copy of Council's Decision Notice is available for viewing on Council's website www.goldcoastcity.com.au/pdonline

M38 INDUSTRIAL ESTATE PLACE CODE

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

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

PREPARED FOR:
Frasers Property Pty Ltd **June 2020**



PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MIN/2019/762

Dated: 24 June 2020

Development shall comply with the conditions of approval as detailed in the Decision Notice and Council's Planning Scheme, Local Laws and Planning Policies

gassman development perspectives

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

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1.0 M38 INDUSTRIAL ESTATE PLACE CODE INTENT

1.1 PLACE CODE INTENT

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

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

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

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

- *Precinct B (General Impact Business and Industry):* The majority of the land-uses promoted in this precinct, which covers the bulk of the developed site, are consistent with those itemised within the Precinct 1 land use designation of the YEA LAP. Those that are not, are industrially related and befit the future development prospects of the site and the YEA LAP generally. The ultimate intent of this precinct is to promote the land uses and allotment sizes that would ordinarily be located within Precinct 1 land located within the YEA LAP. It is also noted that the proposed subdivision lot-size parameters from Precinct 1 of the YEA LAP have been adopted within this precinct.

- Precinct C (Limited General Impact Business and Industry): The land-uses promoted in this precinct are similar to that of Precinct B and Precinct 1 of the YEA LAP. This precinct is however responsive to established nearby heavy industrial uses and mindful of likely odour impacts and therefore food industry and related uses are not envisaged within this precinct.

- Precinct D (Open Space/Reserve): This precinct is reflective of the land-uses that would otherwise be promoted within the Precinct 6 – Open Space land-use designation of the YEA LAP. All areas within the site that are highlighted as Precinct D are intended to serve as an area of environmental conservation and natural landscape relief compatible with the retention and rehabilitation of vegetation and habitat landscape and/or buffer values. Open space corridors linking adjacent open space areas will be established. Land may be in public or private ownership.

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

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

1.2 BACKGROUND

1.2.1 **Strategic Considerations:** The M38 Industrial Estate Place Code seeks to activate the industrial land-use potential of 'future industry' land that is included within the YEA LAP. The site is strategically located within/near a cluster of developed industrial uses that are situated within both the 'future industry' and 'general business and industry' precincts of the YEA LAP. Accordingly, the preliminary approval effectively brings forward several preferred land-uses of the site, consistent with surrounding development and the ultimate intent of the YEA LAP.

1.2.2 **The Site Context:** The site is suitably located within the YEA LAP and shall enable the logical growth of industrial development in the area. This M38 Industrial Estate Place Code recognises the site's strategic position along major roads servicing the Yatala Enterprise Area, namely Stapylton Jacobs-Well Road. The plan provides for appropriate transport connectivity to the north and south, as intended under the YEA LAP. Optimal ecological linkages are also supplied within this Place Code to ensure the ecological priorities of the YEA LAP are also met.

1.2.3 **The Land Use Classification and Staging Plan:** Please refer to the attached plan no. **5941 P LU 01 Rev B** (Schedule 1) specifying the part of the site that is affected by the M38 Industrial Estate Place Code. It communicates the area of the site that will be developed after taking into account relevant amenity, ecological, stormwater, connectivity and constraint issues. This approach shall also provide an understanding that the purpose of the development is to enable an extension to the Yatala Enterprise Area rather than a land use area in conflict with the ultimate land uses intended for the local area plan.

2.0 APPLICATION OF THE M38 INDUSTRIAL ESTATE PLACE CODE

2.1 APPLICATION

2.1.1 The M38 Industrial Estate Place Code applies to all proposed development located within the Place Code area, as indicated in the **Land Use Classification and Staging Plan, Plan No.5941 P LU 01 Rev B.**

2.1.2 The Table of Development indicated in **Clause 4.0** identifies the levels of assessment for development occurring within this development area. These tables override all applicable material change of use overlay provisions as contained within the Gold Coast Planning Scheme 2003, as amended.

2.1.3 The codes that may be relevant to the assessment of development in this Place Code area are listed in **Clause 5.0**.

2.1.4 It should be noted that self assessable development is deemed to be development that is consistent with the intent of this Place Code, and therefore need only comply with the self assessable acceptable solutions of the **M38 Industrial Estate Place Code** contained in **Clause 6.0** and any other acceptable solutions identified in the relevant codes explicitly referred to in **Subclauses 5.1.1 – 5.1.7**.

2.1.5. The definitions of all relevant terms and land uses contained within this Place Code are to be found within **Part 4, Division 1, Chapters 1-3 of the Gold Coast City Planning Scheme 2003, as amended** except as separately defined within **Clause 3.0** of this document.

2.1.6. The operation of this Place Code is guided, where necessary, by the protocols of **Part 6, Division 1, Chapters 2 of the Gold Coast City Planning Scheme 2003, as amended**.

2.1.7. This M38 Industrial Estate Place Code only applies to the specific forms of development outlined within the Table of Development in **Clause 4.0**. All other forms of development are subject to the relevant planning provisions of the Gold Coast City Council, which is currently the Gold Coast Planning Scheme 2003, as amended.

3.0 DICTIONARY

3.1 APPLICATION OF DEFINITIONS

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

3.2 USE OR DEVELOPMENT DEFINITIONS

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

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

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

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

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

3.3 SPECIFIC USE OR DEVELOPMENT DEFINITIONS EXAMPLES

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

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

4.0 M38 INDUSTRIAL ESTATE PLACE CODE – TABLE OF DEVELOPMENT

4.1 TABLE OF DEVELOPMENT

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

5.0 M38 INDUSTRIAL ESTATE PLACE CODE RELEVANT CODES FOR ASSESSMENT

5.1 RELEVANT CODES

References to Relevant Codes

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

5.2 PERFORMANCE CRITERIA AND ACCEPTABLE SOLUTIONS

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

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

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

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

5.3 CONFLICT BETWEEN PLACE CODE AND PLANNING SCHEME

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

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

6.0 M38 INDUSTRIAL ESTATE PLACE CODE DEVELOPMENT REQUIREMENTS

6.1 PURPOSE

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

6.2 APPLICATION

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

6.3 DEVELOPMENT REQUIREMENTS

M38 INDUSTRIAL ESTATE PLACE CODE

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
DEVELOPMENT THAT IS SELF ASSESSABLE, CODE ASSESSABLE OR IMPACT ASSESSABLE	
BUILDING HEIGHT	
PC1 The height of buildings is to be consistent with the role of the site as a predominantly industrial use area. Buildings are to be constructed to a height that complements the surrounding built form and the local landscape character.	AS1 The building has a maximum of 15 metres.
ACCOMMODATION DENSITY	
PC2 Accommodation density must be consistent with the predominant character of the YEA as an industrial location. Accordingly, very low residential densities are envisaged for the LAP area.	AS2 The maximum dwelling density does not exceed one dwelling per lot.
SITE COVERAGE	
PC3 The site coverage of development shall be in accordance with the open space landscape character of the YEA.	AS3 **Precinct A, B & C**: The maximum site coverage shall not exceed 70%.

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
	Precinct D: The maximum site coverage shall not exceed 10%.
BUILDING SETBACK	
PC4 The layout of buildings, structures and activities achieves an attractive and orderly appearance where development is visible from the public domain. A good standard of visual amenity is achieved through generous building setbacks and high quality landscaping.	**Precinct A** AS4.1 Buildings are set back from frontages: a) 5 metres from the primary frontage; b) (i) 6 metrres from the Stapylton Jacobs well Road frontage; (ii) 1.5 metres from the secondary frontage; and c) 10 metres from the western boundary adjoining the existing residential uses. **Precincts B, C & D** AS4.2 Buildings are set back from frontages: a) 5 metres from the primary frontage; and b) 1.5 metres from the secondary frontage. AS4.3 Where the site adjoins a public open space area the building or structure is setback a minimum of three meters from the common boundary with the public open space, and the setback area includes; a) a landscape buffer strip a minimum width of two metres; and b) fencing of the common boundary between the private lot and public open space. AS4.4 Buildings shall be setback 50 metres from the adjoining property boundary of the 'Stapylton Landfill'. The 50 metres shall be inclusive of the vegetated buffer area adjoining the eastern property boundary.
BOUNDARY FENCING	
PC5 The erection of boundary fencing is undertaken in a manner that promotes an attractive streetscape and is responsive to the intended purpose of the fencing.	AS5.1 The design of front boundary fencing is conducive to the establishment of an attractive streetscape and is generally in accordance with the design measures outlined in **Figure to AS5.1** included in this code. Generally speaking, design features or strategies such as transparency or landscape buffering should be utilised to soften the effect of front boundary fencing. Solid fencing exceeding 1.5 metres in height should only be established where required for acoustic attenuation purposes.

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

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

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
	AS10.3 The refuse storage area is enclosed on three sides, with a screen wall extending 0.2 metres above the height of the refuse receptacles; and AS10.4 The refuse storage area is effectively screened from view with landscaping.
BUILDING DESIGN	
PC11 All buildings within Precinct A must be acoustically treated, to minimise nuisance to the adjoining and surrounding residential development.	AS11 The building design and construction of development with Precinct A shall be in accordance with approved Acoustic Report prepared by TTM Group dated 20 April 2011 (reference: 33418 R03).
HOURS OF OPERATION	
PC12 All activities within Precinct A must be undertaken within appropriate hours, to minimise nuisance to the adjoining and surrounding residential development.	AS12 The hours of operation and the delivery and collection activities for development within Precinct A are restricted to between 7.00am and 8.00pm Monday to Friday, or to the satisfaction of the Chief Executive Officer.
DEVELOPMENT THAT IS CODE ASSESSABLE OR IMPACT ASSESSABLE	
BUILDING HEIGHT	
PC13 The height of buildings is to be consistent with the role of the site as a predominantly industrial use area. Buildings are to be constructed to a height that complements the surrounding built form and the local landscape character.	AS13 The maximum height of buildings does not exceed 15 metres.
SITING	
PC14 All buildings must be sited to complement the industrial character and the predominant built form of the surrounding area and to reduce potential conflicts between uses having regard to a site analysis, prepared in accordance with **Planning Scheme Policy 17 - Site Analysis**.	AS14 No acceptable solution provided.
PC15 The layout of the site must provide a clear separation between the public access areas and the areas set aside for servicing the building.	AS15 No acceptable solution provided.
PC16 Industrial structures, storage or service areas, which are likely to appear visually dominating or unsightly, are located to the rear or sides of sites or are otherwise designed and screened to enhance their appearance, when viewed from the street.	AS16 No acceptable solution provided.

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

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
	AS20.2 Entrances to premises are clearly visible from the street, and are not obscured or dominated by car parking.
DESIGN OF CAR PARK AREAS	
PC21 All ground level parking is to be suitably landscaped to provide an attractive and pleasant outlook and shade for parked vehicles, and to contribute towards the quality presentation of new developments.	AS21.1 Significant trees are preserved and incorporated into car parking areas. AS21.2 Landscaped bays for the planting of shade trees are provided at regular intervals throughout car parking areas, at the rate of one landscaped bay per 40 vehicle parking bays or one large shade tree per ten parking spaces. Landscape bays have the same dimensions as a vehicle parking space. AS21.3 Large car parking areas and all heavy/service vehicle parking are situated to the side or rear of sites. Smaller car parking areas, particularly for short term and disabled parking, may be located to the front of sites. AS21.4 Car parking areas located in frontage setback areas are set back behind a minimum three metre landscaped buffer to the frontages. To reduce their visual impact, front car parking areas may be lowered and mounds incorporated in frontage landscaping.
ADVERTISING DEVICES	
PC22 Advertising signage does not dominate the visual amenity of the area.	AS22 No advertising, freestanding or otherwise, is erected which would be readily visible from the Pacific Motorway of the Gold Coast City Rail Line.
PC23 Signs and other forms of advertising on business/industry premises are kept to a minimum. Any advertising relates directly to the activity/process conducted on the premises, rather than general product advertisements.	AS23.1 There is one sign per premises. Multi-unit developments display a single index sign at the entrance to the development which details each occupant, its activity/process and respective unit number. AS23.2 The design and construction of signs meets the following parameters: a) signs are situated near site entries and are well placed for viewing by pedestrians and drivers; b) free-standing signs have a maximum area of $3m^2$; c) signs on facades have a maximum area of

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
	5m^2; d) signs utilise company logos or symbolic representations for quick and easy identification; e) wording on signs is limited to the name, location, business and products of the establishment; f) signs do not utilise fluorescent paints; g) signs do not rotate, flash or move; h) signs are integrated with the form of development and are not visually dominating. AS23.3 All signs are consistent with the provisions for the Industry 2 Domain set out in **Specific Development Code 2 – Advertising Devices**.
OPEN SPACE/RESERVE AREA	
PC24 In the areas identified as Precinct D (Open Space/Reserve) within the **Staging Plan**, development is of a limited scale and intensity, compatible with the retention of and rehabilitation of vegetation and habitat, landscape amenity and/or buffer values.	AS24.1 Areas identified as Precinct D (Open Space/Reserve) on the **Staging Plan** are reserved for conservation and landscape amenity purposes, through: a) Transfer to Council as public open space b) Dedication of a conservation / landscape amenity buffer; or c) Reservation of an area as open space / reserve. AS24.2 Areas identified as Precinct D (Open Space/Reserve) are to be provided in accordance with the following: a) the areas identified as Precinct D as open space will be subject to the application of a statement of landscape intent and/or open space management statement/plan, designed in accordance with Council's Open Space Management and Land Development Guidelines. b) Eventual commitment of the area identified as Precinct D is provided to Council as public open space, in accordance with the requirements of an approved open space management statement/plan and/or rehabilitation management plan. AS24.3 Areas identified within the Precincts D (Open Space/Reserve) including areas identified for revegetation within an approved open space management plan and/or rehabilitation management plan are to be managed in the following manner:

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
	a) the land remains largely undisturbed by any buildings, clearing and earthworks; b) the land is provided exclusive of unacceptable hazards such as contaminated land under the **Contaminated Land Act 1991** or land subject to geotechnical hazard; c) existing vegetation and natural drainage patterns are retained and rehabilitated, and additional trees planted within a 60 metre wide band utilising local native species; d) the area must be of a physical standard and condition that permits use of the land for its intended purpose, compliments existing adjacent and surrounding public open space areas and provides linkages to other open space areas, where practical; e) the area may form part of the landscape open space areas, associated with individual development proposals; f) the area facilitates appropriate measures for stormwater and flood management and the care of environmental features; g) any parallel roads or services are grouped on one side of the area, to minimise disturbance h) any breaks in the vegetation canopy, necessary for roads or services, are minimised by cutting through perpendicular to the link at a point where damage and discontinuity are minimised, such as where the canopy is already broken or sparse.
LANDSCAPE DESIGN	
PC25 Landscape design is used to enhance the landscape character of the YEA.	AS25.1 Frontage setback areas are attractively landscaped, including: a) at least 25% of the frontage having a landscaped buffer of minimum five metres depth and the remainder, excluding access ways, a landscape buffer of minimum three metres depth; b) one metre landscaped area adjacent to building walls facing the street. AS25.2 Planting of shade trees occurs along pathways, throughout car parking areas and within public road reserve, as well as and in any other exposed areas where relief from sun and glare would be beneficial.

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
	AS25.3 Dwarf walls prevent vehicles breaching landscaped areas along frontages. AS25.4 Screen planting, utilising an appropriate mix of tall trees and lower level shrubs, is used around outdoor parking, equipment, storage and other unsightly areas, particularly where visible from roads. AS25.5 Landscape Design includes: a) provision of pleasant, shaded areas with appropriate furniture for lunch/relaxation areas for workers and visitors; b) retention of existing mature vegetation, wherever possible; c) retention of existing natural drainage channels and planting to strengthen their resistance to erosion, especially where proposed development is expected to result in increased volume and velocity of stormwater runoff; d) use of garden edges, lines of trees and mass planting to frame pathways and define site and building entries. AS25.6 A minimum ten (10) metre wide north south landscape buffer is provided along the western boundary of the site adjoining the existing residential uses generally as outlined on the Landscape Intent Plan prepared by Gassman Development Perspectives and titled **5941 Landscape Intent Rev C**. AS25.7 A minimum of twenty (20) metre wide north south landscape buffer is provided along the eastern boundary of the site (consisting of 10 metre wide 'undisturbed corridor', and 10 metre wide 'works corridor' including earthworks and landscape treatment).

PC26 Potentially obtrusive noise, odour and visual impacts are effectively buffered.	AS26.1.1 Development incorporates landscape buffers, earth mounds and acoustic fencing appropriate to the likely off-site impacts of particular developments. OR AS26.1.2 A landscape buffer to a minimum width of ten metres is provided along the western property boundary where adjoining residential uses to effectively screen development behind.
PERFORMANCE CRITERIA	**ACCEPTABLE SOLUTIONS**
PC27 The street side environment and other public spaces are developed to enhance their visual appeal and create a physical continuity and legibility throughout the YEA area and its component precincts.	AS27 Individual developments contribute to streetscape enhancement work (including street tree planting, paving, landscaping of traffic islands and provision of street lighting and furniture), in accordance with any adopted Council streetscape strategy.
PC28 Public open spaces are developed to enhance their recreational amenity for workers and visitors to the Yatala area and the wider community.	AS28 Individual developments contribute (through works or financial contribution) towards construction of footpaths and cycle ways, seating, picnic facilities, play areas and/or other facilities in existing public open spaces and additional spaces established as a result of the development.
PC29 Landscape design contributes to the creation of a distinctive, memorable and legible town centre, local centres and surrounding suburban areas for YEA.	AS29.1 Street design and plantings and major pedestrian paths are aligned to take advantage of attractive local and distant views (eg, views to the mountains or other important landscape elements). AS29.2 Footpath paving treatments and street furniture integrate with adjoining development, and setback areas are integrated with public footpaths. AS29.3 Landscape plantings utilise local native species to promote a distinctive site character.
PC30 Open space and pedestrian areas are to be designed to be both functional and safe.	AS30 Development is designed to ensure a high degree of casual surveillance from nearby residents, employees or passing traffic, public and semi-public spaces, pedestrian and cyclist paths, car parking areas and building entrances.

PC31 All ground level car parking, open space and buffer areas must be landscaped and maintained to complement the character of the local area, and any adjoining residential or public open space areas.	AS31 The car park area, open space and buffer areas of the lot are landscaped with landscape design and use of plant species generally consistent with that of adjacent and nearby lots. The landscape design may incorporate extensive paved areas for pedestrian use.

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
LOT SIZE (FOR SUBDIVISION ONLY)	
PC32 All lots are to be of sufficient size to comfortably accommodate the type of development envisaged in the LAP and the relevant precinct intent. The number of allotments within Precinct C is controlled to minimise the number of premises exposed to any environmental nuisance from nearby landfill and associated heavy industrial uses.	AS32.1 Any new lots created are sized in accordance with the following schedule: **Precinct** / **Min Area** / **Ave Area** A / 2000m^2 / 1 hectare B / 2000m^2 / 1 hectare C / 1 hectare / 1 hectare D / 20 hectares / 20 hectares AS32.2 The number of allotments and tenancies located within Precinct C is minimised.
PC33 Allotments prior to development have suitable topography for industry.	AS33 Industrial allotments generally have a ground slope not greater than 10%, and access ways associated with battle axe allotments generally have a ground slope not greater than 16%.

PC34 Allotments are of regular shapes suited to the intended uses, and allowing design flexibility, efficient development and access.	AS34.1 Development generally incorporates all of the following features: a) allotments that are rectangular shapes; b) allotments which have frontage to depth ratios between 1:2 and 1:4. OR AS34.2 Alternative allotment shapes are provided where warranted, due to: a) the special site requirements of particular industries; and/or b) exceptional physical constraints. OR AS34.3 The development incorporates a small proportion of battle axe allotments, where particular industries have special requirements for square or long and narrow sites. (Battle-axe allotments are useful for creating allotments of such shapes, as well as reducing road frontage construction costs and providing appropriate sites for visually offensive industries.).

PERFORMANCE CRITERIA	**ACCEPTABLE SOLUTIONS**
PC35 Allotments are oriented to suit climatic conditions.	AS35 Allotments are arranged in a manner that maximizes the number of allotments oriented to the north east to take advantage of breezes and enable optimal building orientation for energy efficiency and use of natural lighting.
PC36 Reconfiguration of land incorporates open space provision in a way which takes account of the location and attributes of the site and its surrounds, and the need to set aside certain areas for purposes such as: a) conservation of vegetation/habitat; b) retention of creek corridors and natural drainage patterns; c) provision of pedestrian/cycle linkages and recreational facilities; and/or d) creation of landscaped entrances, focal points and streetscape.	AS36.1 Where reconfiguration takes place, an area of up to 10% of the site is provided as open space. This open space is set aside for public park or conservation purposes, developed with pathways and/or recreational facilities, landscaped and/or rehabilitated to its natural state. AS36.2 Reconfiguration proposals incorporate a plan showing street planting to be undertaken. Planting themes contribute to the overall streetscape character of the estate.
PC37 Reconfiguration may take place in the form of Community Title subdivision, allowing for sharing of space, facilities and services, while at the same time ensuring allotments created are suited to the intended businesses/industries.	AS37 Community Title subdivisions within Precincts A-C (Industrial) are provided, which: a) are consistent with the Acceptable Solutions for **PCs 32-36**; b) generally maintain a minimum lot size of 100-200m^2 within a minimum overall site area of 2,000m^2;

	c) are not used for heavy manufacturing, metal/food processing, or noxious, offensive or hazardous industries.
ROAD DESIGN	
PC38 Roads are provided so as to form a road hierarchy, with each road serving a particular function according to the intended land use characteristics of the estate, expected traffic volumes and types, and external existing and future road linkages to anticipated development on adjoining lots.	AS38.1 Concept plans submitted with reconfiguration and/or development applications identify all roads proposed to be upgraded and/or newly constructed and their intended function within a road hierarchy. AS38.2 Concept plans submitted with reconfiguration and/or development applications identify road connections with adjacent allotments that will promote connectivity; and AS38.3 Proposed road hierarchies are generally consistent with the conceptual road hierarchy identified on the **Land Use Classification and Staging Plan**.

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

	culs-de-sac.
PC40 The alignment of roads reflects the physical land characteristics, and provides adequate drainage and safety.	AS40.1 Road drainage is designed and situated along natural drainage courses. AS40.2 Road grades are established to avoid excessive grading, indiscriminate removal of ground cover and tree growth, and unnecessary topographical levelling.

PERFORMANCE CRITERIA	**ACCEPTABLE SOLUTIONS**
PC41 A network of pedestrian paths and cycleways is provided which considers: a) expected levels of pedestrian and cyclist activity; b) linkages between public transport, major employment activities, and parks; c) recreation opportunities along open space corridors; d) safe integration of users and vehicles, particularly at intersections; e) provision of bicycle end-of-trip facilities.	AS41.1 Footpaths are provided as follows: a) on both sides of all future major industrial roads. b) as specified in any relevant Council adopted strategy. AS41.2 Paths are designed and constructed in accordance with Council standards and **AUSTROADS Part B**. AS41.3 Features such as signs, road markings, lighting, paving, bollards and street furniture are provided to enhance the safety and amenity of foot/cycle paths. AS41.4 Bicycle end-of-trip facilities are provided in accordance with the requirements outlined in the **Table to Acceptable Solution AS41.4**.
PC42 The road network is designed to accommodate the extension and integration of the public transport system, with accessible linkages and routes and stops providing for passenger comfort without obstructing traffic flow.	AS42 For major industrial roads, constructed to a Industrial Collector standard, a minimum 3.5m parking lane is to be line marked and maintained to allow for future bus routes/stops.
SITE ACCESS	
PC43 Site access is designed and constructed to provide for the safe ingress/egress of vehicles to the site.	AS43 Vehicular access to the site is designed and constructed in accordance with Council, Department of Main Roads and **AUSTROAD** standards, and/or the following minimum requirements: a) comprises a single vehicular driveway (entrance/exit), wherever possible; b) is not closer than ten metres to an intersecting street on the same side of the street; c) provides a minimum sight distance of 110 metres;

	d) shares adjoining property access driveways, wherever possible; e) always enters the street at right angles; f) where the site has frontage to two roads, access is taken off the secondary/minor road, if possible; g) where separate entry and exit driveways are used, the first driveway reached from the kerbside land is clearly delineated and sign posted.

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
PC44 Treatment of access points to the site maintains appropriate sight distances and visually enhances its identification.	AS44 Access points incorporate decorative paving treatment and landscaping which distinguishes the access point, but which does not obstruct the safe sight distance requirements outlined above.
PC45 Provision is made for safe pedestrian and disabled access.	AS45.1 Pedestrian paths designed for disabled access are provided between building entrances, public footpaths and car parking areas. AS45.2 Pedestrian paths are separated from vehicular driveways.
AMENITY PROTECTION	
PC46 The proposed use must not detract from the amenity of the local area, having regard, but not limited, to the impact of: a) noise; b) hours of operation; c) traffic; d) lighting; e) signage; f) visual amenity; g) privacy; h) odour and emissions.	AS46 No acceptable solution provided.
PC47 The proposed development must take into account and seek to ameliorate any negative aspects of the existing amenity of the local area, having regard, but not limited, to the existing impact of: a) noise; b) hours of operation; c) traffic; d) lighting; e) signage; f) visual amenity; g) privacy;	AS47 No acceptable solution provided.

h) odour and emissions; i) dust; and j) vibration.	

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

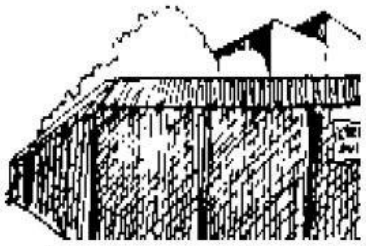
PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
LOADING AND UNLOADING	
PC52 All loading and unloading activities take place onsite.	AS52 Loading docks are located in the side or rear portions of the site, separate from public/visitor parking and access points, and screened by vegetation or walls to avoid public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

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

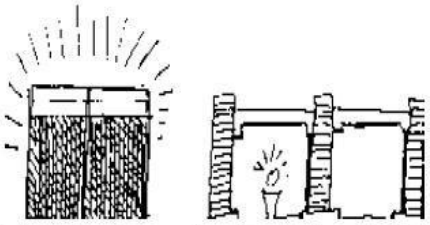
M38 INDUSTRIAL ESTATE

Figure to Acceptable Solution AS5.1

Negative Fences

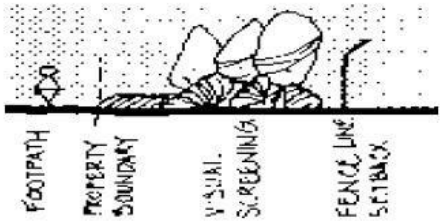


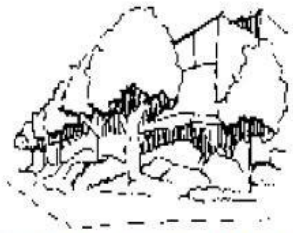
High security fencing on street alignment dominated streetscape.



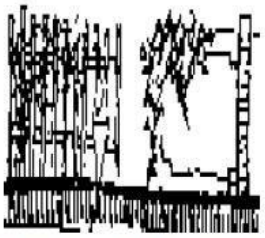
Chain fencing has a prison-like effect and is highly reflective. Height barriers can be visually intrusive.

Positive Fences

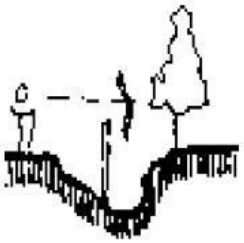




Unattractive fencing should be placed inside the front alignment and planted out.



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



Obtrusive fence placed in a swale to minimise visual impact.

M38 INDUSTRIAL ESTATE

Table to Acceptable Solutions AS8.1.2

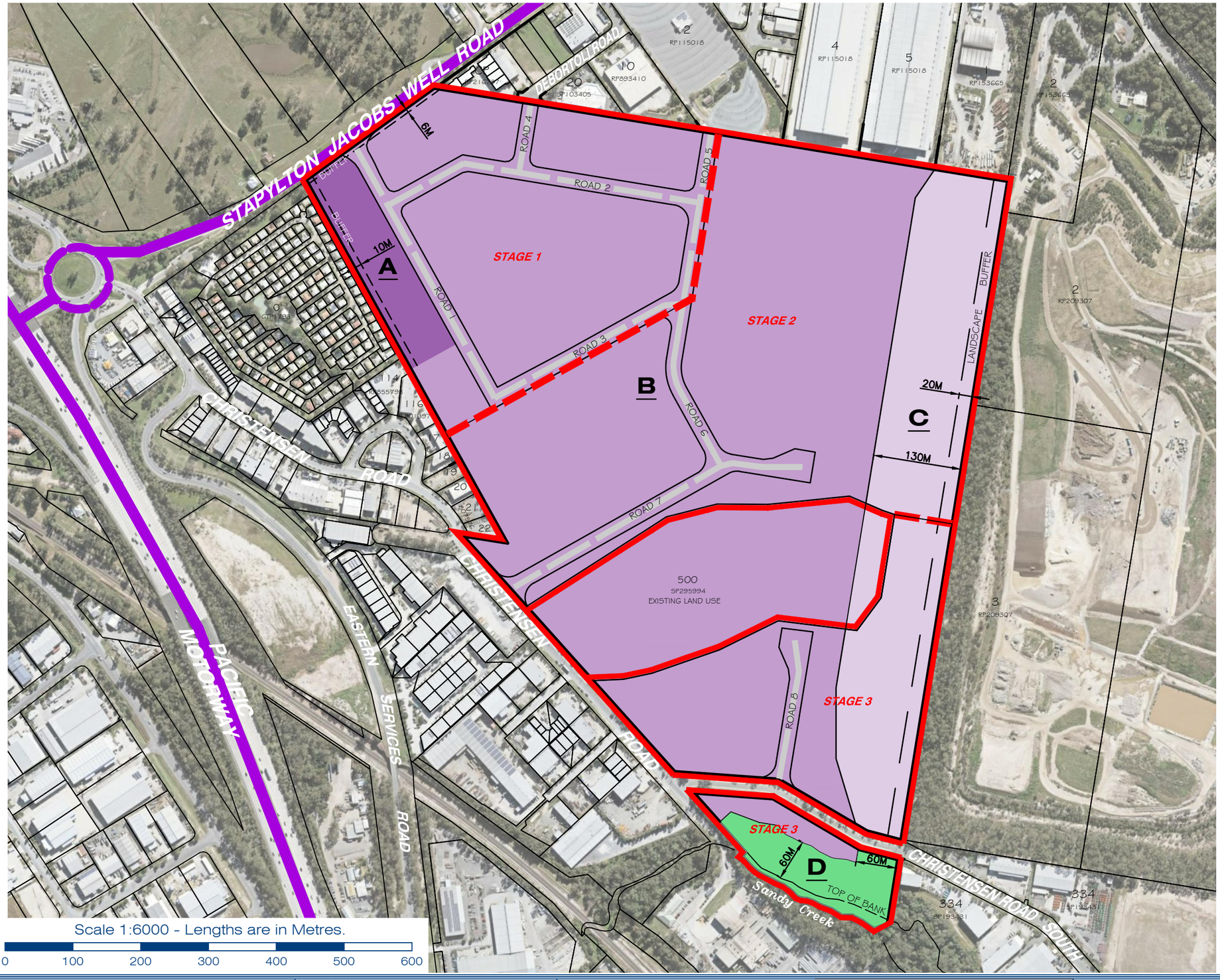
COLUMN 1	COLUMN 2
This table sets out the minimum number of car parking spaces required according to the use of the land. For each Material Change of Use, listed in Column 1, the minimum number of car parking spaces to be provided is listed in Column 2. Where the number of car spaces calculated, using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

Table to Acceptable Solutions AS41.4

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

SCHEDULE 1:

M38 INDUSTRIAL ESTATE - LANDUSE CLASSIFICATION AND STAGING PLAN



Scale 1:6000 - Lengths are in Metres.

0 100 200 300 400 500 600

N

LEGEND

Site Area: 73.669Ha

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

A	LOW IMPACT AND SERVICE INDUSTRY	2.41Ha
B	GENERAL IMPACT BUSINESS & INDUSTRY	57.17Ha
C	LIMITED GENERAL IMPACT BUSINESS& INDUSTRY	12.193Ha
D	OPEN SPACE / RESERVE	1.31Ha

STAGE	AREA
STAGE 1	19.522Ha
STAGE 2	31.208Ha
STAGE 3	13.072Ha

NOTE:

1. The landscaped buffer areas shall be established and maintained for the life of the development. No building works are to occur within the landscape buffer areas unless otherwise approved by the Chief Executive Officer;

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MIN/2019/762

Dated: 24 June 2020

Development shall comply with the conditions of approval as detailed in the Decision Notice and Council's Planning Scheme, Local Laws and Planning Policies

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Scale at A3: 1:6000
Date: 18-06-20
Design: .
Drawn: SJH
Checked: GS

Issue	Date	Description	DRN	CHK
B	18/06/2020	Minor Amendments	SJH	GS
A	15/10/2019	MERGE STAGE 2&3	SJH	GS
-	16/09/2019	ORIGINAL ISSUE	SJH	GS

Project:
M38 INDUSTRIAL PARK
YATALA

Client:
FRASERS PROPERTY AUSTRALIA

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

All dimensions are approximate only and subject to survey.

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Drawing Title:
M38 INDUSTRIAL PARK
Land Use Classification and Staging Plan

Drawing No: 5941 P LU 01
Revision No: B



APPENDIX D

CODE ASSESSMENT

gassman development perspectives

Part 7 Codes
Division 2 Specific Development Codes
Chapter 39 Works for Infrastructure

1.0 Purpose

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

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

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

2.0 Application

2.1 This code applies to development indicated as code assessable by the Table of Development in the domain or Local Area Plan (LAP), within which the development is proposed.

2.2 The provisions of this code apply to the life of any development, as well as to the construction period of the development. All information required to support an application, including engineering analyses, calculations, reports and drawings, shall be in accordance with **Planning Scheme Policy 11 – Land Development Guidelines**.

2.3 Performance Criteria PC1-PC11 apply to all code and impact assessable development subject to this code.

3.0 Development Requirements

Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
Development that is Code Assessable or Impact Assessable			
Road Design and Construction			
PC1 All roads must be designed and constructed to address connectivity, functionality, safety and serviceability of the road network and to ensure a functional road hierarchy.	AS1 The road is designed and constructed in accordance with relevant sections of **Planning Scheme Policy 11 – Land Development Guidelines**.	**NOT APPLICABLE** No new roads are proposed.	

Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
Stormwater Drainage Design and Management			
PC2 Stormwater drainage design and construction must: a) integrate hydrologic and hydraulic elements; b) demonstrate a feasible and functional drainage system; and c) not cause adverse stormwater drainage impacts on areas external and internal to the site.	AS2.1 Stormwater drainage system is designed and constructed in accordance with relevant sections of **Planning Scheme Policy 11 – Land Development Guideline**s. AS2.2 The stormwater drainage system connects to a legal point of discharge.	**COMPLIES WITH PC2** The proposed development adheres to an approved stormwater management plan already constructed as part of Stage 1 of the Vantage estate. .	
Street Lighting			
PC3 Street lighting must be provided to enhance safety and amenity of pedestrians and to improve traffic operations at intersections and hazardous locations.	AS3 Street lighting is designed and located in accordance with relevant sections of **Planning Scheme Policy 11 – Land Development Guidelines**.	**COMPLIES WITH AS3** – Existing street lighting will be retained.	
Water Supply Reticulation Design			
PC4 Water supply reticulation must be provided to convey potable water to all properties with adequate quality, pressure and volume of flow for household and fire fighting purposes. (Except properties in the **Rural** and **Conservation Domain**).	AS4 Water supply reticulation is designed and constructed in accordance with relevant sections of **Planning Scheme Policy 11 – Land Development Guidelines**.	**COMPLIES WITH AS4** – The proposed development will connect to available water supply within the adjacent road.	
Sewerage Reticulation Design			
PC5 Sewerage reticulation must be provided to ensure adequate quality, having regard to health and environmental issues relating to the provision of sewer infrastructure.	AS5 Sewerage reticulation is designed and constructed in accordance with relevant sections of **Planning Scheme Policy 11 – Land Development Guidelines**.	**COMPLIES WITH AS5** – The proposed development will connect to available sewer network within the adjacent road.	
Open Space Design			
PC6 Open space areas must be designed to an	AS6 Open space areas are designed and	**NOT APPLICABLE** The development does not include any	

Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
appropriate standard, having regard to their intended recreational and environmental values	embellished in accordance with relevant sections of **Planning Scheme Policy 11 – Land Development Guidelines**.	aspects for Open Space.	
Off Street Vehicle Parking			
PC7 Car parking areas must be located and designed to encourage their use in preference to on street parking, having regard to relative walking distances and visibility from the road.	AS7 Car parking areas area located and designed in accordance with relevant sections of **Planning Scheme Policy 11 – Land Development Guidelines**.	**COMPLIES WITH AS7** The proposed development provides ample on-site parking to accommodate the future users – this is supported by the attached Traffic Impact Assessment.	
Driveways			
PC8 Driveways must be designed to ensure convenient access of vehicle to road, including manoeuvring of heavy vehicles and service vehicles.	AS8 Driveways are designed and constructed in accordance with relevant sections of **Planning Scheme Policy 11 – Land Development Guidelines**.	**COMPLIES WITH AS8** The proposed driveways are designed and constructed accordingly, and provide convenient, unobstructed access for all relevant vehicle types.	
Developer Infrastructure Contributions			
PC9 Infrastructure developer contributions must be provided in accordance with the Priority Infrastructure Plan.	AS9 No Acceptable Solution provided.	**COMPLIES WITH PC9** Infrastructure contributions will be paid in accordance with the current charges regime.	
PC10 For premises identified on **Overlay Map OM25 – Future Water Innovations** as being within the Pimpama-Coomera Water Future Master Plan Area, a dual water reticulation system must be provided to enable future conveyance to the development of recycled water for non-potable uses in addition to the conveyance of potable water.	AS10.1 A dual water reticulation system is designed and constructed in accordance with relevant sections of **Planning Scheme Policy 11 – Land Development Guidelines**. AS10.2 The development is connected to Council's potable water and recycled water supply reticulation systems at any points nominated by Council.	**NOT APPLICABLE** Dual reticulated water is not proposed.	
PC11 For premises identified on **Overlay Map OM25 – Future Water Innovations** as being	AS11 Reduced infiltration gravity sewers are designed and constructed in accordance with	**NOT APPLICABLE** Subject site not identified on Overlay Map OM25.	

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

Part 7 Codes
Division 2 Specific Development Codes
Chapter 21 Landscape Work

1.0 Purpose

To ensure that the planning, design, construction and management of Landscape Work results in high quality landscape outcomes consistent with local character and City image objectives. To ensure that layout and design of soft and hardscape elements, plant selection and construction is based on clear function and character objectives, consistent with Council's technical requirements.

The key objectives of this code are the:

- achievement of Landscape Work that complements and enhances the uses and developments with which it is associated;
- achievement of Landscape Work that is consistent with the identified landscape character of the locality;
- achievement of Landscape Work that contributes to and enhances the overall City image and townscape of the City of Gold Coast;
- retention of vegetation of ecological, aesthetic and/or cultural significance;
- retention of significant cultural landscapes, associated vegetation, gardens and landscape forms;
- facilitation of complementary design between Landscape Work in the public and private realms;
- promotion of landscape that is functional, and complementary to the climate and land form of the City of Gold Coast;
- achievement of sustainable landscape form for public open space areas and other public areas;
- facilitation of a landscape that can be maintained efficiently to promote the conservation of energy and water; and
- achievement of design and construction of Landscape Work that is consistent with all relevant Australian Standards.

2.0 Application

2.1 This code applies to development for the purposes of Landscape Work indicated as code assessable or impact assessable in the Table of Development of the domain or Local Area Plan (LAP) within which the development is proposed.

2.2 This section is intended to implement the Desired Environmental Outcomes (DEOs) and the objectives of the Planning Strategies relating, in particular, to the Urban Heritage and Character and the City Image and Townscape Strategies. It is supported by Council's overall Landscape Strategy, which has three parts:

Part 1 – Landscape Character: Guiding the Image of the City

Part 2 – Landscape Work Documentation Manual

Part 3 – Landscape Information Sheets

2.3 Performance Criteria PC1-PC4 apply to all development subject to this code.

3.0 Development Requirements

Performance Criteria	Acceptable Solutions	How does the proposal Comply with the acceptable solution or performance criteria	Internal Use
Development is Code Assessable or Impact Assessable			
Local Landscape Character			
PC1 Landscape Work must minimise impact on the environmental values and contribute to the visual amenity and character of the site and local neighbourhood.	AS1 New plantings on the site do not include plant species identified as prohibited or restricted for use in **Planning Scheme Policy 13 – Landscape Strategy Part 2 - Landscape Works Documentation Manual, Section D – Guidelines for Undesirable Plants**.	**COMPLIES WITH PC1** – The proposed landscaping is unlikely to impact on environmental values, however will seek to enhance the overall amenity of the area. No prohibited or restricted plants are proposed.	
Landscape Character			
PC2 Landscape Work must contribute to the achievement of a high quality landscape character, City image and townscape for the Gold Coast.	AS2.1 The development is on a site identified in the BeachStrip Character Area on **Planning Strategy Map PS10 – Gold Coast Character Map** and: is consistent with landscape character elements identified in **Planning Scheme Policy 12 – Landscape Strategy Part 1 – Landscape Character: Guiding the Image of the City**; a) where such a site is located directly adjacent to a dunal area, planting within the area of the site that is seaward of any built structures incorporates a primary planting framework of local native dunal species to reinforce and enhance the natural dunal edge. Plant species used are to be in accordance with those identified for the different zones of the dunal area in Planning Scheme Policy 15 - Management of Coastal Dune Areas;	**COMPLIES WITH PC2** – The proposed landscaping intends to maintain a high quality, enhanced amenity, remaining consistent with the envisaged industrial estates quality.	

	b) the design of the Landscape Work incorporates the retention, enhancement or promotion of any existing significant cultural plantings and native plantings associated with the local character of the beach strip, such as Norfolk Island Pines, *Pandanus* sp, *Banksia* sp and *Cupaniopsis* sp; and c) where such is a residential choice, commercial or tourist development in centres between Palm Beach and Main Beach (particularly Surfers Paradise, Broadbeach and Main Beach), the Landscape Work associated with the site development includes the appropriate use of resort style landscape treatments, in conjunction with the use of local native coastal species; or where such is a residential choice, commercial or tourist development in centres between Currumbin Creek and Coolangatta, the Landscape Work associated with the site development promotes the coastal village character through a primary planting framework of local native coastal species. AS2.2 The development is on a site identified in the Bay Islands Character Area on **Planning Strategy Map PS10 – Gold Coast Character Map** and: a) is consistent with landscape character elementsidentified in **Planning Scheme Policy 12 – Part 1 – Landscape Character: Guiding the Image ofthe City**; and b) local native vegetation is utilised as the primaryplanting framework in the Landscape Work.		

	AS2.3 The development is on a site identified in the Hope Island Estates Character Area on **Planning Strategy Map PS10 – Gold Coast Character Map** and: a) is consistent with landscape character elements identified in **Planning Scheme Policy 12 – Part 1 – Landscape Character: Guiding the Image of the City**; b) where such is a residential choice, commercial or tourist development, the Landscape Work includes the appropriate use of resort style landscape treatments, in conjunction with the use of local native species; c) where such a site includes large areas of open space and/or drainage corridors and buffer areas, local native species are utilised in the landscape as the primary planting framework; d) where such a site is located adjacent to a major road corridor, a strong boulevard character is reinforced in the streetscape work by the use of dominant and consistent plant forms in a simple but formal configuration, using appropriate exotic		

	or local native species; and e) where such a site is located adjacent to a major road corridor, front fencing is primarily transparent, visually unobtrusive and articulated with the use of appropriate vegetation, materials and colours. AS2.4 The development is on a site identified in the Broadwater Character Area on **Planning Strategy** **Map PS10 – Gold Coast Character Map** and: a) is consistent with landscape character elements identified in **Planning Scheme Policy 12 – Part 1** **– Landscape Character: Guiding the Image of** **the City**; b) any existing significant cultural and/or remnant vegetation on the site is retained and/or is reinforced in the Landscape Work with new planting that reflects the forms and growth habits of the traditional or remnant planting forms; and c) where such a site is immediately adjacent to the Broadwater, planting within the area of the site that is directly adjacent to any water body utilises a primary planting framework of local native		

	species as part of the Landscape Work; or where such a site is adjacent to open space areas linked to the Broadwater, planting within the area directly adjacent to the open space area utilises a primary planting framework of local native species as part of the Landscape Work. AS2.5 The development is on a site identified in the Southport Character Area on **Planning Strategy Map PS10 –** **Gold Coast Character Map** and: a) is consistent with landscape character elements identified in **Planning Scheme Policy 12 – Part 1** **– Landscape Character: Guiding the Image of** **the City**; b) any existing significant cultural and/or remnant vegetation on the site is retained and/or is reinforced in the Landscape Work with new plantings that reflect the forms and growth habits of the existing cultural and/or remnant plantings; and c) where such a site is located along Scarborough or Nerang Streets, streetscape framework planting creates a strong boulevard character, and provides shade, amenity and vertical enclosure		

	through the use of single trunked canopy shade species. Dominant vertical forms, such as palms and resort style landscape treatments, are not utilised as part of the Landscape Work within or directly adjacentto the streetscape; or where such a site is located along Short Street, streetscape framework planting reinforces the existing informal leafy streetscape utilising single trunked canopy shade species as part of the Landscape Work. Dominant vertical forms, such as palms and resort style landscape treatments, are not utilised in the Landscape Work within or directly adjacent to the streetscape. AS2.6 The development is on a site identified in the River Valleys Character Area on **Planning Strategy MapPS10 – Gold Coast Character Map** and: a) is consistent with landscape character elementsidentified in **Planning Scheme Policy 12 – Part 1 – Landscape Character: Guiding the Image of the City**; b) incorporates a primary planting framework of local native plant species in the Landscape Work; c) any existing significant cultural and/or remnant plantings are retained and/or reinforced in the Landscape Work, with new plantings that reflectthe forms and growth habits of the existing cultural and/or remnant plantings; d) Landscape Work includes minimal cut and fill ofthe original landform, utilises open style and transparent fencing, and		

	reduces the impact of anybulk massing in building form on the site; e) where such a site is located along a major road corridor, Landscape Work on the site promotes and enhances varying road experiences through open, filtered and enclosed views of any rural areas, creeks and riverine vegetation; f) where such a site is located on a ridgetop, crest or upper slope of a foothill, the character of any undeveloped ridgelines is reinforced and enhanced as part of the Landscape Work on the site; and g) where such a site includes and/or is adjacent to a creek and/or river system, Landscape Work utilises local native riverine species in the design that contribute to the rehabilitation and expansion of theriparian zone. AS2.7 The development is on a site identified in the Albert Corridor Character Area on **Planning Strategy Map PS10 – Gold Coast Character Map** and: a) is consistent with landscape character elementsidentified in **Planning Scheme Policy 12 – Part 1 – Landscape Character: Guiding the Image ofthe City**; incorporates a primary planting framework of localnative plant species in the Landscape Work; c) any existing significant cultural and/or remnant plantings are retained and/or reinforced in the Landscape Work, with new plantings that reflectthe forms and growth habits of the existing cultural and/or remnant plantings;		

	d) where such a site is located along a major road corridor, Landscape Work on the site promotes and enhances varying road experiences through open, filtered and enclosed views of any rural areas, riverine vegetation and surrounding ridgeline; e) where such a site is located on a ridgetop, crest or upper slope of a foothill, the character of any undeveloped ridgelines is reinforced and enhanced as part of the Landscape Work on the site; f) where such a site includes and/or is adjacent to a creek and/or river system, Landscape Work utilises local native riverine species in the design that contribute to the rehabilitation and expansion of theriparian zone; g) where such a site is located within a significant rural landscape or floodplain area, the Landscape Work on the site reinforces and promotes the open character of the floodplain environment and/or rurallandscape; and h) where such a site is in an industrial area fronting a major road corridor, the Landscape Work presents a dense and green outlook to the road corridor frontage. AS2.8 The development is on a site identified in the Beenleighand Sugar Cane Character Area on **Planning StrategyMap PS10 – Gold Coast Character Map** and: a) is consistent with landscape character elementsidentified in **Planning Scheme Policy 12 – Part 1 – Landscape Character: Guiding the Image of the City**; b) any existing significant cultural and/or		

	remnant planting, particularly that associated with rural landholdings, are retained and/or reinforced in the Landscape Work, with new plantings that reflectthe forms and growth habits of the existing cultural and/or remnant plantings; c) where such a site is located adjacent to the bay edge, Landscape Work utilises a primary planting framework of local native species in an informal landscape setting that enhances the low scale and natural character of the area; d) where such a site includes industrial or commercial development, the Landscape Work incorporates a dense landscaped buffer area, with a primary planting framework of local native species to screen the development from any residential and rural uses; and where such a site includes industrial development along major traffic routes, Landscape Work incorporates a landscaped buffer strip of local native species along the street frontage to presenta dense and green outlook to the street. AS2.9 The development is on a site identified in the SuburbanEstates Character Area on **Planning Strategy MapPS10 – Gold Coast Character Map** and: a) is consistent with landscape character elementsidentified in **Planning Scheme Policy 12 – Part 1 – Landscape Character: Guiding the Image ofthe City**; b) where such a site includes open space areas,Landscape Work incorporates:		

	▪ a primary planting framework of local nativespecies; ▪ the retention of existing significant remnantvegetation in the design; and ▪ enhancement of visual and physical linkages toopen space areas surrounding the site; c) where such a site includes drainage reserves in open space areas, Landscape Work incorporates the principles of dual use drainage systems, such as wetlands, informal open space and detention basins, where such are consistent with hydraulic/stormwater drainage management practices; d) where such a site requires a landscaped buffer to screen incompatible uses from residential areas, the Landscape Work incorporates: ▪ an adequate buffer area to facilitate the specific function required of the screen, eg. where adjacent to busy roads, landscaped buffer strips are of an appropriate width (preferably a minimum of ten (10) metres) that incorporates sufficient area of plant material to provide an effective screen; and ▪ a planting structure within the buffer of trees and screening shrubs utilising local native species as the primary planting framework; and e) where such a site includes streetscape work that ispart of the site development, the landscape work provides shade and amenity. This incorporates the use of single trunked canopy shade species, utilising low maintenance local native species as the planting framework, with		

	exotic species as feature planting, where appropriate. AS2.10 The development is on a site identified in the Canal Estates Character Area on **Planning Strategy MapPS10 – Gold Coast Character Map** and: a) is consistent with landscape character elementsidentified in **Planning Scheme Policy 12 – Part 1 – Landscape Character: Guiding the Image of the City**; b) where such a site includes streetscape work as part of the site development, Landscape Work provides: ▪ shade and amenity that incorporates the use of single trunked canopy shade species utilising low maintenance, local native species as the planting framework, with exotic species as feature planting, where appropriate; and front fencing that is designed to be primarily transparent and not visually dominant, avoiding the creation of blank walls or barriers at thestreet interface; c) where such a site incorporates public open space areas, local native species are utilised as the primary planting framework; and d) Where such a site is directly adjacent to a canal or waterway, Landscape Work incorporates natural looking materials to any revetment treatment, and utilises local native species as the primary planting framework in the areas between the property boundary and the canal or waterway edge.		

Landscape Design			
PC3 The Landscape Work, including that within streetscapes, public open space and private property, must complement new and existing development through the provisions of Landscape Work that: a) responds to opportunities and constraints of the existing site characteristics; reinforces and enhances identified local character; b) is best suited to the use and function of the site and environmental/climatic conditions; and c) has regard for ongoing maintenance.	AS3.1 Landscape Work for the site reinforces and enhances existing significant topographical features, including local native vegetation, waterways, overland flow paths and landform as identified on a Site Survey and Analysis for the site. AS3.2 Landscape Work for the site reinforces local landscape character, as identified in **PC2** and **AS2.1** to **AS2.10** for Landscape Character above. AS3.3 Landscape Work in public areas, such as road reserves, parks and other open space, provides shaded environments and passive recreation spaces for users and visitors to the site. AS3.4 Where a site incorporates high use facilities, Landscape Work is located and maintained in a way that does not create unsafe environments by blocking surveillance, creating concealment spots and reducing sightlines. AS3.5 Landscape Work promotes the effective use of water. Selection of plant species and layout of the landscaped area minimises the demand for use of potable water from the City's water reticulation system. AS3.6 Plant species utilised in Landscape	**COMPLIES WITH AS3.1 – 3.9** – The proposed landscaping work seeks to reinforce the high quality, envisaged outcome for the industrial estate as a whole through provisions of appropriate landscaping, that varies in size, shape and colour. The landscaping will also provide visual buffering, reducing any adverse visual impacts resulting from the development. The proposed landscaping is consistent with the surrounding sites and will seek to enhance the local character of the estate. Public areas along the frontages to the site will benefit as the landscaping will provide visual upgrades and provide screening as well as shade in some capacities. The landscaping provides ample opportunity for casual surveillance through the consideration of CPTEP principles. Any plant species used will not be prohibited.	

	Work in streetscapes and public open space areas minimize the need for high intensity landscape maintenance. AS3.7 Landscape Work contributes to the stability of local soils and minimises sediment and erosion activity. AS3.8 Landscape Work complies with a Statement of Landscape Intent (in some cases approved for Preliminary Operational Work – Landscape), where such a site includes one or more of the following: a) rare and threatened flora or habitat for rare and threatened fauna under the **Nature Conservation Act 1992**, or is identified by the Planning Scheme as being of ecological significance, or is protected vegetation under **Specific Development Code 36 – Vegetation Management**; b) the site is to contain large areas of replanting and/or rehabilitation; c) the site is to consist of large areas of open space (including private and public); d) the site has significant overland drainage and/or drainage corridors; e) the site incorporates important views as identifiedby the Site Analysis; f) the site is located in an area of identified. g) particular local or neighbourhood character; h) it is proposed to alter the landform significantly; i) the development requires additional streetscapework; j) the development incorporates built form which islocated in areas of high visual prominence.		

	AS3.9 The Landscape Work is in accordance with a Detailed Landscape Plan, approved for the Operational Work – Landscape Development Permit, prepared in accordance with **Planning Scheme Policy 13 – Part 2 – Landscape Works Documentation Manual**. AS3.10 The solid wall for podium landscape planting, erected on top of a basement, is not to exceed 0.5 metres in height and is to be located not within 1.0 metre of the basement's outer perimeter		
PC4 Landscape Work in public open space (or that open space to be dedicated as part of an open space contribution) must provide for effective management of the landscape of the site during construction, at 'on'and 'off' maintenance and for future ongoingmaintenance regimes.	AS4.1 Landscape Work complies with an Open Space Management Statement (in some cases approved as part of the Preliminary Approval for Operational Work – Landscape) where such a site includes one or more of the following: a) the retention and/or removal of flora or habitat for rare and threatened fauna under the **Nature Conservation Act 1992**, or is identified by thePlanning Scheme as being of ecological significance, or is protected vegetation under **Specific Development Code 36 – Vegetation Management**; b) extensive areas of natural wetlands or other complex drainage systems; c) large areas of open space, including identification of key linkages to a wider open space system; d) areas that may be subject to significant erosion and/or sediment deposition. AS4.2 The Landscape Work for the site is in accordance with an Open Space Management Plan approved for the Operational Work – Landscape Development Permit, prepared in	**NOT APPLICABLE** – No landscape work is proposed within public open space.	

	accordance with **Planning Scheme Policy 13 – Part 2 – Landscape Works Documentation Manual**, where such an area has one or more of the following: a) includes removal of areas of rare and threatened flora or habitat for rare and threatened fauna under the **Nature Conservation Act 1992**, or is identifiedby the Planning Scheme as being of ecological significance, or is protected vegetation under the **Specific Development Code 36 – Vegetation Management**; b) includes retention of areas of significant naturalvegetation; c) includes extensive areas of replanting and large rehabilitation areas; d) includes wetlands and other drainage corridors; e) will require storage of materials on-site during construction; f) forms part of a wider open spaces system; g) may be subject to erosion or sediment deposition; includes fauna habitats that require protection and/or expansion; h) includes areas of bushfire hazard; and i) incorporates significant public facilities such aspicnic or playground areas.		
PC5 Landscape Work must be designed and constructed to achieve a reasonable and practicable response to all public risk duty of care issues.	AS5 The design and construction of Landscape Work in public open space areas is consistent with all relevant Australian Standards.	**NOT APPLICABLE** – The proposed development does not include landscaping within public open space areas.	

4.0 Compliance

All Landscape Work must be completed in accordance with the approved Detailed Landscape Plan, prior to the proposed use commencing. All Landscape Work must be maintained and managed in accordance with the Detailed Landscape Plan at all times and to the satisfaction of Council.

5.0 Maintenance Security

5.1 Explanation

For successful establishment of Landscape Work, particularly planting, maintenance is a key component in achieving high quality landscape in the long term. Maintenance is often required for a prolonged period of time after final landscape approval is granted. Security is sometimes required to ensure that the Landscape Work is undertaken in accordance with the approved landscape plan and that follow on maintenance and responsibilities are met.

5.2 Provisions

Maintenance Security may be required, at the discretion of the Council or its delegate, where it is considered necessary to ensure that Landscape Work and associated maintenance requirements are completed to an acceptable standard. The maintenance security will be submitted prior to the issue of the Certificate of Compliance.

6.0 Other Relevant Matters Requirements

The information in **Clause 6.0** is provided in good faith and to the best of Council's knowledge. Applicants should satisfy themselves as to the applicability of other relevant matters.

6.1 Preparation of Landscape Plans

Submission of a Landscape Plan is required where indicated by this Planning Scheme or as a condition of a development approval.

A standard process for submission of Landscape Plans, in association with development applications, is promoted by Council. This process applies to all development applications that have a Landscape Work component. It is acknowledged that the amount of information to be included in the submitted landscape plans may vary, according to the particular circumstance of the proposed development.

There are four types of Landscape Plans that may be required as part of a development application.These are:

a) Statement of Landscape Intent;
b) Detailed Landscape Plan;
c) Open Space Management Statement; and
d) Open Space Management Plan.

6.1.1 Statement of Landscape IntentExplanation

A Statement of Landscape Intent indicates the broad scale resolution of landscape design issues, and assists in designing and assessing future Landscape Work associated with development. It is requiredwhere a proposed development may impact on the character, function, environment and amenity of a site and/or its surrounds.

When is it Required?

The Statement of Landscape Intent is required to accompany any application for a development permitfor a Material Change of Use or Reconfiguring a Lot application (to accompany Plan of Development or Concept Plan) where required by the Planning Scheme or by a request for information. The Statement ofLandscape Intent may be in some cases approved, if acceptable, as a Preliminary Approval for Operational Work – Landscape. Conditions of this approval will show the requirements for the DetailedLandscape Plan required for Operational Work – Landscape development permit.

Contents of Statement of Landscape Intent

A typical Statement of Landscape Intent identifies (but is not limited to) the following:

a) existing features on the site to be retained or removed, eg. vegetation and built form;

b) notations of design intent for any Landscape Work, including desired character themes and proposed function;

c) proposed location and function of public and private open space areas;

d) approximate location of softscape areas, including buffers, screens, major garden bed areas and delineation of hardscape areas;

e) notation of species types for all areas to be replanted (eg. native, exotic, feature planting, form and colour);

f) approximate location of any building/structure/site furniture, and an indication of their form, materials and colours (including entry statements);

g) any significant overland drainage paths;

h) open space design concepts, visual and pedestrian links; and

i) Open Space Management Statement, if required in the following clause of this code (refer **6.3**, below).

6.1.2 Detailed Landscape Plan

Explanation

A Detailed Landscape Plan provides detailed design drawings for all Landscape Work related to an Operational Work- Landscape application associated with a development proposal. This requirement only applies to Landscape Work where a development permit is required under the provisions of this Planning Scheme, or as required by a condition of another development permit.

When is it Required?

A Detailed Landscape Plan is to be submitted and approved for Operational Work - Landscape prior to the issue of an approval for building work or, where building work approval is not required, prior to the commencement of the development/use. Detailed Landscape Plans must comply with any preliminary Operational Work – Landscape approval documentation, such as the Statement of Landscape Intent.

Contents of Detailed Landscape Plan

The contents of a Detailed Landscape Plan must contain sufficient information to enable construction work and assessment by Council (Refer to **Planning Scheme Policy 13 – Part 2 – Landscape Works Documentation Manual** for further detailed information). A typical Detailed Landscape Plan is to include (but is not limited to) the following:

External Work Details:

a) construction set out and dimensions, relative levels and contours;

b) surface treatment, including planting areas, turf, hardscape, edge treatments and mounding; and

c) building footprints, location and details of any fencing, footpaths, retaining walls, architectural screens/walls, gates, entry statements, seats, bollards, bins, lights, water features, pools, signage and irrigation.

Planting Plans:

a) building footprints showing window and door locations, roof lines and awning lines;

b) location of proposed species, notation and numbers of all species proposed, plant schedule;

c) planting bed preparation details, including topsoil depths, mulch, subgrade preparation, details of planter boxes and podiums, fertilisers and irrigation; and

d) maintenance period for Landscape Work.

Management of Public Open Space

Public open space areas are areas of land that will be transferred to Council as part of an open space contribution associated with a Material Change of Use or a Reconfiguring a Lot development permit. Management of public open space areas is critical during the construction phase, at the 'on' and 'off' maintenance phase and for their future ongoing sustainability.

6.1.3 Open Space Management Statement

Explanation

When planning and designing proposed public open space areas as part of the design development of the whole of the site, it may become apparent during the Site Survey and Analysis phase that there are particular elements (built or natural) associated with open space development that require consideration from a management perspective early in the design process. In these cases an Open Space Management Statement may be required to accompany a Statement of Landscape Intent. An Open Space Management Statement is a broad outline of the proposed methods and strategies for managing areas of open space during the construction phase, 'on' and 'off' maintenance, and future management requirements, and address elements such as:

a) vegetation proposed to be retained, relocated or removed;
b) water quality management including lake management;
c) erosion control;
d) sediment control;
e) bushfire hazard management;
f) proposed maintenance periods and levels of maintenance; and
g) other issues, such as access and linkages to other areas of open space, as may have been identified during the design stage or in the Site Analysis.

When is it Required?

An Open Space Management Statement is submitted where required by the Planning Scheme, or in response to a request for information. If an Open Space Management Statement is required, it is to be submitted in most cases in conjunction with the Statement of Landscape Intent and, if acceptable, may be approved with the Statement of Landscape Intent as part of a Preliminary Operational Work – Landscape Approval associated with the Material Change of Use or Reconfiguring a Lot development permit.

Contents of Open Space Management Statement

A typical Open Space Management Statement is a written or graphically presented broad outline for managing open space areas during the construction phase, at the 'on' and 'off' maintenance phase, and for future management of elements such as:

a) proposed area to be dedicated open space, contours and other topographical information pertaining to the site;
b) sensitive vegetation and fauna, including habitats and corridors;
c) water quality management, including lake management;
d) erosion and sediment control management;
e) bushfire hazard management;
f) proposed level and length of maintenance periods; and
g) other issues, such as access and linkages that may have been identified during the design stage or in the site analysis.

6.1.4 Open Space Management Plan

Explanation

The detailed design of any existing and/or proposed public open space areas may require an Open Space Management Plan to be prepared and submitted to Council. The Open Space Management Plan may be required where Council, or its delegate, considers that the nature of the open space requires detailed management issues to be clearly identified.

An Open Space Management Plan is the detailed identification of the management issues related to the open space areas, including:

a) during the construction phase;
b) the quality of the open space area when it comes 'on' and 'off' maintenance; and
c) the future ongoing maintenance and management requirements of the open space.

When is it Required?

An Open Space Management Plan is required by the Planning Scheme as a condition of approval of a Material Change of Use, Reconfiguring a Lot development permit or a preliminary Operational Work – Landscape approval, or where Council, or its delegate, considers the nature of the open space requires detailed management.

Content of an Open Space Management Plan

A typical Open Space Management Plan is to include (but is not limited to):

a) Management of Open Space Areas during the Construction Phase:
   a) delineation of proposed public open space areas;
   b) protection measures for vegetation to be retained or relocated;
   c) location and details of all proposed on-site sediment and erosion control methods;
   d) methods and details of disposal of vegetation approved for removal;
   e) details of protection or translocation of any fauna on-site (where appropriate);
   f) temporary fire hazard mitigation measures, eg. fire trails, water storage facilities (only where appropriate – information can be drawn from any Bushfire Management Plan undertaken for the whole site);
   g) details of methods for maintaining appropriate water quality (if appropriate);
   h) location and details of storage of materials and storage compound for machinery on-site;
   i) location and details of temporary access for vehicles and site construction personnel;
   j) access/protection to any infrastructure services by others;
   k) location and details of any enclosures, including boundaries;
   l) methods of control of declared plants and recognised environmental weeds;
   m) maintenance periods; and
   n) other issues as previously identified in the site analysis and design process.

b) Quality of Open Space Areas at 'On' and 'Off' Maintenance

   Council requires that all open space areas at 'on' and 'off' maintenance are of a standard that can be easily maintained and will not require additional work to be undertaken to bring these areas up to an acceptable standard by Council at ‘off’ maintenance. Elements that need to be addressed are the:
   a) standard and quality of grassed areas;
   b) cleaning of any silt deposition;
   c) standard of any planting areas, including retained vegetation areas, rehabilitation areas and garden areas;
   d) condition of any permanent infrastructure, such as irrigation, on-site sediment and erosion control devices, hard surfacing;
   e) condition of any park facilities or play equipment;
   f) rubbish and site debris removal;
   g) standard to be achieved with regard to declared plants and recognised environmental weeds; and
   h) standard of fire hazard mitigation measures (fire trails and water storage facilities).

c) Ongoing Management/Maintenance Regimes for Open Space Areas

   The purpose of including ongoing maintenance and management regimes is to provide Council with a clear indication of possible future management issues that will need to be addressed in order to provide appropriate resources to maintain the areas to the required standard. This part of the Open Space Management Plan should be developed as a stand-alone document, or summary of undertakings, to assist Council in determining maintenance programs and costs. This is required to cover the following matters:
   a) identification of the purpose of the open space area, including objectives for future use;
   b) details of actions for each proposed open space area;
   c) future management and maintenance regimes for protection of significant vegetation areas, ecological systems, waterways and fauna;
   d) future management of bush fire hazard (only where appropriate);
   e) management of domestic farm/feral animals (if appropriate);
   f) tree management procedures;
   g) future management and maintenance regimes for sediment and erosion control devices, and irrigation;
   h) proposed future need for infrastructure, including public facilities;
   i) maintenance of built form and hard surfacing;
   j) management and control of declared plants and recognised environmental weeds; and
   k) management of rubbish.

6.0 M38 INDUSTRIAL ESTATE PLACE CODE DEVELOPMENT REQUIREMENTS

6.1 PURPOSE

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

6.2 APPLICATION

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

M38 INDUSTRIAL ESTATE

6.3 DEVELOPMENT REQUIREMENTS

M38 INDUSTRIAL ESTATE PLACE CODE

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	DOES THE PROPOSAL MEET THE ACCEPTABLE SOLUTION? If not justify how the proposal meets the performance criteria
DEVELOPMENT THAT IS SELF ASSESSABLE, CODE ASSESSABLE OR IMPACTASSESSABLE		
BUILDING HEIGHT		
PC1 The height of buildings is to be consistent with the role of the site as a predominantly industrial use area. Buildings are to be constructed to a height that complements the surrounding built form and the local landscape character.	AS1 The building has a maximum of 15 metres.	**COMPLIES WITH AS1** – The proposed structure does not exceed the maximum height of 15m.
ACCOMMODATION DENSITY		
PC2 Accommodation density must be consistent with the predominant character of the YEA as an industrial location. Accordingly, very low residential densities are envisaged for the LAP area.	AS2 The maximum dwelling density does not exceed one dwelling per lot.	**COMPLIES WITH AS2**- The proposed development does not contain an aspect proposing a dwelling, therefore the provisioned density is not exceeded.
SITE COVERAGE		
PC3 The site coverage of development shall be in accordance with the open space landscape character of the YEA.	AS3 **Precinct A, B & C**: The maximum site coverageshall not exceed 70%. **Precinct D**: The maximum site coverage shallnot exceed 10%.	**COMPLIES WITH AS3** – The proposed development has a site coverage of 54.2%.
BUILDING SETBACK		
PC4 The layout of buildings, structures and activities achieves an attractive and orderly appearance where development is visible from the public domain. A good standard of visual amenity isachieved through generous building setbacks andhigh quality landscaping.	**Precinct A** AS4.1 Buildings are set back from frontages: a) 5 metres from the primary frontage; b) (i) 6 metrres from the Stapylton Jacobs wellRoad frontage; (ii) 1.5 metres from the secondary frontage; and c) 10 metres from the western boundaryadjoining the existing residential uses. **Precincts B, C & D** AS4.2 Buildings are set back from frontages: a) 5 metres from the primary frontage; and b) 1.5 metres from the secondary frontage. AS4.3 Where the site adjoins a public open space area the building or structure is setback a minimum of three meters from the common boundary with thepublic open space, and the setback area includes; a) a landscape buffer strip a minimum	**COMPLIES WITH AS4.2** – The proposed warehouse is setback more than 5m from all road frontages. **AS4.1, 4.3 & 4.4 ARE NOT APPLICABLE** – The proposed development is not located in Precinct A, does not adjoin Public Open Space Area nor does it adjoin the Stapylton Landfill.

	widthof two metres; and b) fencing of the common boundary between the private lot and public open space. AS4.4 Buildings shall be setback 50 metres from the adjoining property boundary of the 'Stapylton Landfill'. The 50 metres shall be inclusive of the vegetated buffer area adjoining the easternproperty boundary.	
BOUNDARY FENCING		
PC5 The erection of boundary fencing is undertaken ina manner that promotes an attractive streetscapeand is responsive to the intended purpose of the fencing.	AS5.1 The design of front boundary fencing is conducive to the establishment of an attractive streetscape and is generally in accordance with the design measures outlined in **Figure to AS5.1** included inthis code. Generally speaking, design features orstrategies such as transparency or landscape buffering should be utilised to soften the effect of front boundary fencing. Solid fencing exceeding 1.5 metres in height should only be established where required for acoustic attenuation purposes. AS5.2 The height of side and rear boundary fencing, where not required for acoustic attenuation purposes, does not exceed a height of two metres. Due to the general low visibility of this fencing, there is no requirement for this fencing to betransparent or landscaped.	**COMPLIES WITH AS5.1 & 5.2** – Palisade fencing is proposed along road frontages, setback within landscaped areas. All other frontages will feature chain mesh fence to maintain security of the subject site and proposed development.
DESIGN OF DEVELOPMENT NEAR MAJOR ROADS		
PC6 Those developments visible from, or facing Stapylton-Jacobs Well Road must exhibit a high standard of architectural presentation.	AS6 Facades visible from, or facing Stapylton-Jacobs Well Road are designed to incorporate: a) materials such as glass, brick and coloured/textured block work (standard concrete block should not be used). If metal cladding is used, it should be pre-coated in an appropriate colour and have some form of relief; b) relatively unobtrusive, earth toned colours, such as subdued greens, blues, browns and greys (bright colours and/or materials which cause glare are avoided); c) horizontal/vertical articulation of walls at least at 15 metre intervals; d) 'humanising' elements, such as entry forecourts, porticos, verandahs, windows, awnings and fenestration; e) other features which contribute to an interesting and attractive appearance These design features are to be applied to the main facade facing the relevant road, as well as along a brief return or the full length of side walls.	**NOT APPLICABLE** – The subject site will not be visible from Stapylton Jacobs Well Road as there will be a number of industrial uses between the lot and the road.
VEHICULAR CROSSINGS		
PC7 Vehicular crossings associated with the development must be designed and constructed	AS7 Driveways are designed and constructed in accordance with relevant sections of **Planning Scheme Policy 11 – Land Development Guidelines.**	**COMPLIES WITH AS7** – Any driveways part of the proposed development are designed and will be constructed accordingly.

to ensure: a) A safe footpath environment; b) Safe vehicular access to the property; c) Appropriate hydraulic performance of thestormwater infrastructure; d) No damage to vehicle or road infrastructure; e) Minimal loss of on-street parking spaces; andf)Continued amenity of the neighbourhood.		
VEHICULAR PARKING		
PC8 On-site vehicle parking is provided to meetexpected demand, having regard to: a) The size of the proposed workforce; b) The likely number of visitors to the site; c) The likely size and number of service and transport vehicles to be on the site at any one time; d) On-site parking and loading/unloading activities within sites; e) The availability of conveniently located on-street parking; f) Any possible future expansion, redevelopment or change of use.	AS8.1.1 The number of car parking spaces provided on- site generally meets the standards set out in the**Constraint Code 4 - Car Parking, Access and Transport Integration** in the Gold Coast CityPlanning Scheme (version 1.1 Amended January2007); OR AS8.1.2 The number of car parking spaces provided on- site is generally in accordance with **Table to Acceptable Solutions AS8.1.2**. AS8.2 For multi-unit or multi-use developments, the totalcar parking provided is an aggregate of the standard parking required for each individual unitand/or component use. AS8.3 A lesser provision may be acceptable where it canbe demonstrated, to Council's satisfaction, that the parking needs of a particular development willbe adequately met. Where less than the standardamount of parking is provided, the left over spaceis retained as landscaped open space and placedso as to be suited to ready conversion to additional parking, should the use of the site change and/or the actual car parking demand rise	**COMPLIES WITH PC8** – The development proposes 172 total carparks which accounts for staff numbers and potential visitors as well as providing ample spaces for potential workforce growth (as supported within the attached Traffic Impact Assessment). All loading activities have designated areas located on site. Further, due to the amount of hardstand, the site can be modified to include more carparking spaces where necessary, should a future user require it.
ENVIRONMENTAL MANAGEMENT		
PC9 The environmental mitigation methods for the development as detailed within the Environmental Management Plan must take into account and seek to ameliorate any negative aspects of the existing amenity of the local area having regard, but not limited to the impact of noise, hours of operation, visual amenity,	AS9 For development located within Precinct C an Environmental Management Plan (EMP) has been prepared and approved by Council and the development complies with the requirements of the EMP. The EMP is to prepared in accordance with the Planning Scheme Policy 10 – Guidelinesfor Preparing Management Plans and Plans of Development.	**NOT APPLICABLE** – The subject site is located within Precinct B.

odour, emissions and dust.		
REFUSE FACILITIES		
PC10 Refuse facilities must be provided on site toservice the needs of the development.	AS10.1 A Provision is made for the storage of refuse on site and access for the removal of refuse in accordance with "Solid Waste Management Policy for New Developments'; AS10.2 The refuse storage area is not less than three metres to the frontage of the site and not less than 1.5 metres from any other site boundary; AS10.3 The refuse storage area is enclosed on three sides, with a screen wall extending 0.2 metres above the height of the refuse receptacles; and AS10.4 The refuse storage area is effectively screened from view with landscaping	**COMPLIES WITH AS10** – The development proposes a refuse storage area in accordance with the listed requirements. Notably, due to the nature of the proposed use, the ancillary office space is likely to be the primary waste generator on site and calculations reflect this. The refuse storage area is appropriately enclosed and screened through landscaping where necessary. It is also setback more than required, and occupies a 3m x 5.5m space for each tenancy.
BUILDING DESIGN		
PC11 All buildings within Precinct A must be acoustically treated, to minimise nuisance to the adjoining andsurrounding residential development.	AS11 The building design and construction of development with Precinct A shall be in accordance with approved Acoustic Report prepared by TTM Group dated 20 April 2011 (reference: 33418 R03).	**NOT APPLICABLE** – The proposed development is located within Precinct B.
HOURS OF OPERATION		
PC12 All activities within Precinct A must be undertakenwithin appropriate hours, to minimise nuisance tothe adjoining and surrounding residential development.	AS12 The hours of operation and the delivery and collection activities for development within Precinct A are restricted to between 7.00am and 8.00pm Monday to Friday, or to the satisfaction ofthe Chief Executive Officer.	**NOT APPLICABLE** – The proposed development is located within Precinct B.
DEVELOPMENT THAT IS CODE ASSESSABLE OR IMPACT ASSESSABLE		
BUILDING HEIGHT		
PC13 The height of buildings is to be consistent with the role of the site as a predominantly industrial use area. Buildings are to be constructed to a height that complements the surrounding built form and the local landscape character.	AS13 The maximum height of buildings does not exceed 15 metres.	**COMPLIES WITH AS13** – The proposed building will not exceed the prescribed 15m.
SITING		
PC14 All buildings must be sited to complement the industrial character and the predominant built form of the surrounding area and to reduce potential conflicts between uses having regard toa site analysis, prepared in accordance with **Planning Scheme Policy 17 - Site Analysis**.	AS14 No acceptable solution provided.	**COMPLIES WITH PC14** – The proposed development has been positioned effectively, mitigating any adverse effects as well as complementing the envisaged industrial character of the area.
PC15	AS15	**COMPLIES WITH PC15** – There is clear

The layout of the site must provide a clear separation between the public access areas and the areas set aside for servicing the building.	No acceptable solution provided.	separation between the two areas.
PC16 Industrial structures, storage or service areas, which are likely to appear visually dominating or unsightly, are located to the rear or sides of sites or are otherwise designed and screened to enhance their appearance, when viewed from the street.	AS16 No acceptable solution provided.	**COMPLIES WITH PC16** – Any unsightly storage, or service areas are effectively screened or have been located at an ample distance from the street, behind landscape buffers.
BUILDING AND LAYOUT DESIGN, SAFETY AND COMFORT		
PC17 Buildings are sited and designed such that suitable external spaces remain available for future expansion of buildings, and internal spacesare of a size and shape suited to variable internal layout, maximum vertical storage and addition of mezzanine floors.	AS17.1 Building shapes are regular so as to provide opportunities for future expansion in different directions, and for flexibility in internal location ofactivities and equipment. AS17.2 Internal column spacing and column heights are generous (for example, building spans of 18 metres and over, bay spacing of 12-18 metres, and column heights of at least eight metres).	**COMPLIES WITH AS17.1** – The overall building shape is regular, irregularly shaped protrusions in the form of the office spaces. The regular shape allows for future expansion if necessary. Further the warehouse spaces have the required size and has been designed to ensure flexibility to be altered in the event of a new future user. **COMPLIES WITH AS17.2** – The proposed development has column spacing and statures at sufficient distances and heights.
PC18 Buildings are sited and designed to suit climatic conditions.	AS18.1 Wherever practicable, buildings are oriented to the north east to take advantage of summerbreezes and winter sun. Western aspects are avoided, wherever possible. AS18.2 Where not air conditioned, buildings incorporate a maximum of openings (ie. louvring, windows, doorways) on eastern walls. AS18.3 Windows are minimised and trees are planted along west walls for protection from hot afternoonsun. AS18.4 Shading devices (ie: large roof overhangs, window hoods/blinds, awnings and verandahs) are attached to buildings on all sides, particularlyeastern and western sides. Where possible, shading devices are retractable on northern sides during winter. AS18.5 Semi-enclosed workstations, where relatively strenuous manual labour takes place, are locatedin the cooler and more ventilated parts of the building.	**NOT APPLICABLE** – The building is oriented to the primary frontage (south – southeast). **COMPLIES WITH AS18.2** – The proposed development will be airconditioned where possible. Otherwise, the warehouse aspect has ample ventilation as well as open areas on the southern side. Portions of the warehouse and ancillary manufacturers shop are equipped with large industrial fans for cooling where necessary. **COMPLIES WITH AS18.3** – The proposed development provides a landscaped retaining wall along the southern boundary. **COMPLIES WITH AS18.4** – The proposed development has incorporated shading techniques such as shade trees and roof overhangs/awnings. **COMPLIES WITH AS18.5** – The proposed warehouse area (manual labour area) is effectively ventilated and oriented south.
PC19 All buildings must be designed and constructedto a high aesthetic standard and to complementor enhance the local character of the YEA.	AS19.1 The massing and proportions of new industrialbuildings are consistent with those of adjoining industrial buildings. AS19.2 Building materials, patterns, textures and colours used in new buildings are complementary to those of nearby	**COMPLIES WITH AS19** – The proposed development will maintain a built form that is high quality and matches the envisaged industrial estate. The warehouse will vary in built form, utilising the adjoining office and various awnings. The northern façade will face into future industrial buildings, meaning limited variations in form is required – however, a high quality metal

	buildings.	cladding finish in maintained to provide consistency with the balance of the building.
PC20 Building design and appearance must be conducive to the safety and comfort of all building users.	AS20.1 Glass which forms all or part of any external wallof a building does not exceed a maximum degreeof reflection of both heat and light of 20%. The glass area does not exceed 60% of the total areaof the external wall. AS20.2 Entrances to premises are clearly visible from thestreet, and are not obscured or dominated by carparking.	**COMPLIES WITH PC20** – The proposed development provides a design safe and comfortable to all users.
DESIGN OF CARPARK AREAS		
PC21 All ground level parking is to be suitably landscaped to provide an attractive and pleasant outlook and shade for parked vehicles, and to contribute towards the quality presentation of newdevelopments.	AS21.1 Significant trees are preserved and incorporated into car parking areas. AS21.2 Landscaped bays for the planting of shade trees are provided at regular intervals throughout car parking areas, at the rate of one landscaped bay per 40 vehicle parking bays or one large shade tree per ten parking spaces. Landscape bayshave the same dimensions as a vehicle parking space. AS21.3 Large car parking areas and all heavy/service vehicle parking are situated to the side or rear of sites. Smaller car parking areas, particularly for short term and disabled parking, may be located to the front of sites. AS21.4 Car parking areas located in frontage setback areas are set back behind a minimum three metrelandscaped buffer to the frontages. To reduce their visual impact, front car parking areas may belowered and mounds incorporated in frontage landscaping.	**NOT APPLICABLE** – Due to the cleared nature of the subject site (due to historical approvals), there are no trees on site. **COMPLIES WITH AS21.2 – 21.4** – The proposed development will provide ample landscaping around the designated carparking area and are screened and setback efficiently from the road frontage. The site is able to provide for vehicle sizes up to A Double, notably, the general carparking area is separated from the area heavy vehicles will access.
ADVERTISING DEVICES		
PC22 Advertising signage does not dominate the visual amenity of the area.	AS22 No advertising, freestanding or otherwise, is erected which would be readily visible from the Pacific Motorway of the Gold Coast City Rail Line.	**COMPLIES WITH AS22** – The proposed development does not contain any aspects of advertising visible from the Pacific Motorway and Gold Coast City Council Rail Line.
PC23 Signs and other forms of advertising on business/industry premises are kept to a minimum. Any advertising relates directly to the activity/process conducted on the premises,rather than general product advertisements.	AS23.1 There is one sign per premises. Multi-unit developments display a single index sign at the entrance to the development which details each occupant, its activity/process and respective unit number. AS23.2 The design and construction of signs meets thefollowing parameters: a) signs are situated near site entries and are wellplaced for viewing by pedestrians and drivers; b) free-standing signs have a maximum area of3m^2; c) signs on facades have a maximum area of 5m^2; d) signs utilise company logos or symbolic representations for quick and easy identification;	**COMPLIES WITH PC23** – Development proposes one sign attached to the warehouse portion of the development. The sign comprises of the company logo and name, and given the scale of the building is larger than typically expected signs of this nature.

	e) wording on signs is limited to the name, location, business and products of the establishment; f) signs do not utilise fluorescent paints; g) signs do not rotate, flash or move; h) signs are integrated with the form of development and are not visually dominating. AS23.3 All signs are consistent with the provisions for theIndustry 2 Domain set out in **Specific Development Code 2 – Advertising Devices**	
OPEN SPACE/RESERVE AREA		
PC24 In the areas identified as Precinct D (Open Space/Reserve) within the **Staging Plan**, development is of a limited scale and intensity, compatible with the retention of and rehabilitationof vegetation and habitat, landscape amenity and/or buffer values.	AS24.1 Areas identified as Precinct D (Open Space/Reserve) on the **Staging Plan** are reserved for conservation and landscape amenitypurposes, through: a) Transfer to Council as public open space b) Dedication of a conservation / landscapeamenity buffer; or c) Reservation of an area as open space /reserve. AS24.2 Areas identified as Precinct D (Open Space/Reserve) are to be provided in accordancewith the following: a) the areas identified as Precinct D as open space will be subject to the application ofa statement of landscape intent and/or open space management statement/plan, designed in accordance with Council'sOpen Space Management and Land Development Guidelines. b) Eventual commitment of the area identifiedas Precinct D is provided to Council as public open space, in accordance with therequirements of an approved open space management statement/plan and/or rehabilitation management plan. AS24.3 Areas identified within the Precincts D (Open Space/Reserve) including areas identified for revegetation within an approved open space management plan and/or rehabilitation management plan are to be managed in the following manner: a) the land remains largely undisturbed by any buildings, clearing and earthworks; b) the land is provided exclusive of unacceptable hazards such as contaminated land under the **Contaminated Land Act 1991** or land subject to geotechnical hazard; c) existing vegetation and natural drainage patterns are retained and rehabilitated, and additional trees planted within a 60 metre wide band utilising local native species;	**NOT APPLICABLE** – The proposed development is not located within the mapped Precinct D.

	d) the area must be of a physical standard and condition that permits use of the landfor its intended purpose, compliments existing adjacent and surrounding public open space areas and provides linkages to other open space areas, where practical; e) the area may form part of the landscape open space areas, associated with individual development proposals; f) the area facilitates appropriate measuresfor stormwater and flood managementand the care of environmental features; g) any parallel roads or services are groupedon one side of the area, to minimise disturbance h) any breaks in the vegetation canopy, necessary for roads or services, are minimised by cutting through perpendicular to the link at a point wheredamage and discontinuity are minimised,such as where the canopy is already broken or sparse.	
LANDSCAPE DESIGN		
PC25 Landscape design is used to enhance the landscape character of the YEA.	AS25.1 Frontage setback areas are attractively landscaped, including: a) at least 25% of the frontage having a landscaped buffer of minimum five metres depth and the remainder, excluding access ways, a landscape buffer of minimum three metres depth; b) one metre landscaped area adjacent tobuilding walls facing the street. AS25.2 Planting of shade trees occurs along pathways, throughout car parking areas and within public road reserve, as well as and in any other exposedareas where relief from sun and glare would be beneficial. AS25.3 Dwarf walls prevent vehicles breaching landscaped areas along frontages. AS25.4 Screen planting, utilising an appropriate mix of talltrees and lower level shrubs, is used around outdoor parking, equipment, storage and other unsightly areas, particularly where visible fromroads. AS25.5 Landscape Design includes: a) provision of pleasant, shaded areas with appropriate furniture for lunch/relaxation areasfor workers and visitors; b) retention of existing mature vegetation, wherever possible; c) retention of existing natural drainage channelsand planting to strengthen their resistance to erosion, especially where	**COMPLIES WITH AS25** – The proposed development contains ample landscaping along all street frontages. The landscaping will bolster the amenity of the area as well as provide screening and CPTED inclusions. There will be ample shade trees along the carparking areas and street frontages. The landscaping will utilise variance in plants regarding height, colour, size etc. to ensure appropriate screening and high levels of amenity. Refer to Landscape Intent Plan for further commentary.

	proposeddevelopment is expected to result in increasedvolume and velocity of stormwater runoff; d) use of garden edges, lines of trees and mass planting to frame pathways and define site andbuilding entries. AS25.6 A minimum ten (10) metre wide north south landscape buffer is provided along the western boundary of the site adjoining the existingresidential uses generally as outlined on the Landscape Intent Plan prepared by Gassman Development Perspectives and titled **5941 Landscape Intent Rev C**. AS25.7 A minimum of twenty (20) metre wide north southlandscape buffer is provided along the eastern boundary of the site (consisting of 10 metre wide 'undisturbed corridor', and 10 metre wide 'works corridor' including earthworks and landscape treatment).	**NOT APPLICABLE** – There are no adjoining residential uses. **NOT APPLICABLE** – The eastern site boundary is the primary road frontage of the subject site.
PC26 Potentially obtrusive noise, odour and visualimpacts are effectively buffered.	AS26.1.1 Development incorporates landscape buffers, earth mounds and acoustic fencing appropriate tothe likely off-site impacts of particular developments. OR AS26.1.2 A landscape buffer to a minimum width of ten metres is provided along the western property boundary where adjoining residential uses to effectively screen development behind.	**COMPLIES WITH AS26.1.1** – The proposed development provides ample landscape buffer along all boundaries.
PC27 The street side environment and other public spaces are developed to enhance their visualappeal and create a physical continuity and legibility throughout the YEA area and its component precincts.	AS27 Individual developments contribute to streetscape enhancement work (including street tree planting,paving, landscaping of traffic islands and provision of street lighting and furniture), in accordance with any adopted Council streetscape strategy.	**COMPLIES WITH AS27** – The streetscape adjoining the development is generally enhanced through the incorporation of landscaping and shade tree planting along the street frontages.
PC28 Public open spaces are developed to enhance their recreational amenity for workers and visitorsto the Yatala area and the wider community.	AS28 Individual developments contribute (through works or financial contribution) towards construction of footpaths and cycle ways, seating,picnic facilities, play areas and/or other facilities inexisting public open spaces and additional spacesestablished as a result of the development.	**COMPLIES WITH PC28 –** The proposed development enhances areas accessed by public and pedestrians as well as the overall amenity through the ample provision of landscaping and overall design of the subject site.
PC29 Landscape design contributes to the creation of adistinctive, memorable and legible town centre, local centres and surrounding suburban areas forYEA.	AS29.1 Street design and plantings and major pedestrianpaths are aligned to take advantage of attractive local and distant views (eg, views to the mountains or other important landscape elements). AS29.2 Footpath paving treatments and street furniture integrate with adjoining development, and setback areas are integrated with public footpaths. AS29.3	**COMPLIES WITH PC29** – The proposed development will incorporate landscape design that enhances the area and aids in the creation of the envisaged high levels of amenity for the estate.

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	Landscape plantings utilise local native species topromote a distinctive site character.	
PC30 Open space and pedestrian areas are to bedesigned to be both functional and safe.	AS30 Development is designed to ensure a high degreeof casual surveillance from nearby residents, employees or passing traffic, public and semi- public spaces, pedestrian and cyclist paths, car parking areas and building entrances.	**COMPLIES WITH AS30** – There is ample opportunity for casual surveillance of the site, further, CPTED principles have been implemented to ensure safety of site users and public users alike.
PC31 All ground level car parking, open space and buffer areas must be landscaped and maintainedto complement the character of the local area, andany adjoining residential or public open space areas.	AS31 The car park area, open space and buffer areas of the lot are landscaped with landscape design and use of plant species generally consistent withthat of adjacent and nearby lots. The landscape design may incorporate extensive paved areas for pedestrian use.	**COMPLIES WITH AS31** – The proposed development proposes a high-quality, landscaped area consistent with surrounding lots and with the overall vision for the industrial estate.
LOT SIZE (FOR SUBDIVISION ONLY)		
PC32 All lots are to be of sufficient size to comfortably accommodate the type of development envisagedin the LAP and the relevant precinct intent. The number of allotments within Precinct C is controlled to minimise the number of premises exposed to any environmental nuisance from nearby landfill and associated heavy industrialuses.	AS32.1 Any new lots created are sized in accordancewith the following schedule: **Precinct** / **Min Area** / **Ave Area** A / 2000m^2 / 1 hectare B / 2000m^2 / 1 hectare C / 1 hectare / 1 hectare D / 20 hectares / 20 hectares AS32.2 The number of allotments and tenancies locatedwithin Precinct C is minimised.	**NOT APPLICABLE** – No Subdivision aspects accompany this proposal.
PC33 Allotments prior to development have suitabletopography for industry.	AS33 Industrial allotments generally have a ground slope not greater than 10%, and access ways associated with battle axe allotments generally have a ground slope not greater than 16%.	**NOT APPLICABLE** – No subdivision aspect is proposed.

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PC34 Allotments are of regular shapes suited to the intended uses, and allowing design flexibility, efficient development and access.	AS34.1 Development generally incorporates all of thefollowing features: a) allotments that are rectangular shapes; b) allotments which have frontage to depth ratiosbetween 1:2 and 1:4. O R A S 3 4 . 2 Alternative allotment shapes are provided wherewarranted, due to: a) the special site requirements of particularindustries; and/or b) exceptional physical constraints.OR AS34.3 The development incorporates a small proportionof battle axe allotments, where particular industries have special requirements for square orlong and narrow sites. (Battle-axe allotments are useful for creating allotments of such shapes, as well as reducing road frontage construction costsand providing appropriate sites for visually offensive industries.).	
PC35 Allotments are oriented to suit climatic conditions.	AS35 Allotments are arranged in a manner that maximizes the number of allotments oriented to the north east to take advantage of breezes and enable optimal building orientation for energy efficiency and use of natural lighting.	**NOT APPLICABLE** – No subdivision aspects is proposed.
PC36 Reconfiguration of land incorporates open space provision in a way which takes account of the location and attributes of the site and its surrounds, and the need to set aside certain areasfor purposes such as: a) conservation of vegetation/habitat; b) retention of creek corridors and natural drainage patterns; c) provision of pedestrian/cycle linkages and recreational facilities; and/or d) creation of landscaped entrances, focal points and streetscape.	AS36.1 Where reconfiguration takes place, an area of upto 10% of the site is provided as open space. Thisopen space is set aside for public park or conservation purposes, developed with pathwaysand/or recreational facilities, landscaped and/or rehabilitated to its natural state. AS36.2 Reconfiguration proposals incorporate a plan showing street planting to be undertaken. Plantingthemes contribute to the overall streetscape character of the estate.	**NOT APPLICABLE** – No subdivision aspects is proposed.

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PC37 Reconfiguration may take place in the form of Community Title subdivision, allowing for sharingof space, facilities and services, while at the sametime ensuring allotments created are suited to theintended businesses/industries.	AS37 Community Title subdivisions within Precincts A-C (Industrial) are provided, which: a) are consistent with the Acceptable Solutions for **PCs 32-36**; b) generally maintain a minimum lot size of 100- 200m^2 within a minimum overall site area of 2,000m^2; c) are not used for heavy manufacturing, metal/food processing, or noxious, offensive orhazardous industries.	**NOT APPLICABLE** – No subdivision aspects is proposed.
ROAD DESIGN		
PC38 Roads are provided so as to form a road hierarchy, with each road serving a particular function according to the intended land use characteristics of the estate, expected traffic volumes and types, and external existing andfuture road linkages to anticipated development on adjoining lots.	AS38.1 Concept plans submitted with reconfiguration and/or development applications identify all roadsproposed to be upgraded and/or newly constructed and their intended function within a road hierarchy. AS38.2 Concept plans submitted with reconfiguration and/or development applications identify road connections with adjacent allotments that will promote connectivity; and AS38.3 Proposed road hierarchies are generally consistent with the conceptual road hierarchy identified on the **Land Use Classification and Staging Plan**.	**NOT APPLICABLE** – Road provisioning, design and layout and associated works has been has been undertaken as part of previous approvals, as such no roads or other such aspects are a part of this proposal.
PC39 The width, pavement, curvature, sight distances, intersections, turning radii and design features of roads convey the particular function of each road with the hierarchy mentioned in **AS33.3**, and reflect the nature of traffic management. In particular, road design ensures the safe movement of heavy articulated vehicles.	AS39.1 Road design and construction is in accordance with **Planning Scheme Policy 11 - LandDevelopment Guidelines** and the Table to this Acceptable Solution. AS39.2 Distances between intersections are not less than60 metres. AS39.3 Streets intersect at right angles, or as near astopography or other limiting factors permit. AS39.4 Various vehicle control devices are used to regulate traffic speed and enhance pedestrian safety (such as traffic lights and illuminated pedestrian crossings). AS39.5 Paving surfaces, landscape treatment and signage are used to define entrances to the estateand joint use areas within the estate AS39.6 Road pavements are designed and constructed for long life, hard wearing and suitability to the load capacity of expected vehicles. AS39.7 Median strips, roundabouts and footpaths are to be aesthetically treated and planted and paved accordingly; and AS39.8 The design of road networks avoids the use of culs-de-sac.	**NOT APPLICABLE** – Road provisioning, design and layout and associated works has been undertaken as part of previous approvals, as such no roads or other such aspects are a part of this proposal.

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PC40 The alignment of roads reflects the physical land characteristics, and provides adequate drainage and safety.	AS40.1 Road drainage is designed and situated alongnatural drainage courses. AS40.2 Road grades are established to avoid excessive grading, indiscriminate removal of ground cover and tree growth, and unnecessary topographical levelling.	**NOT APPLICABLE** – Road provisioning, design and layout and associated works has been undertaken as part of previous approvals, as such no roads or other such aspects are a part of this proposal.
PC41 A network of pedestrian paths and cycleways is provided which considers: a) expected levels of pedestrian and cyclist activity; b) linkages between public transport, major employment activities, and parks; c) recreation opportunities along open space corridors; d) safe integration of users and vehicles, particularly at intersections; e) provision of bicycle end-of-trip facilities.	AS41.1 Footpaths are provided as follows: a) on both sides of all future major industrialroads. b) as specified in any relevant Council adoptedstrategy. AS41.2 Paths are designed and constructed in accordance with Council standards and **AUSTROADS Part B**. AS41.3 Features such as signs, road markings, lighting, paving, bollards and street furniture are provided to enhance the safety and amenity of foot/cycle paths. AS41.4 Bicycle end-of-trip facilities are provided in accordance with the requirements outlined in the **Table to Acceptable Solution AS41.4**.	**NOT APPLICABLE** – Road provisioning, design and layout and associated works has been a part of previous approvals.
PC42 The road network is designed to accommodate the extension and integration of the public transport system, with accessible linkages and routes and stops providing for passenger comfort without obstructing traffic flow.	AS42 For major industrial roads, constructed to a Industrial Collector standard, a minimum 3.5m parking lane is to be line marked and maintained to allow for future bus routes/stops.	**NOT APPLICABLE** – Road provisioning, design and layout and associated works has been a part of previous approvals, as such no roads or other such aspects are a part of this proposal.
SITE ACCESS		
PC43 Site access is designed and constructed to provide for the safe ingress/egress of vehicles tothe site.	AS43 Vehicular access to the site is designed andconstructed in accordance with Council, Department of Main Roads and **AUSTROAD**standards, and/or the following minimum requirements: a) comprises a single vehicular driveway(entrance/exit), wherever possible; b) is not closer than ten metres to an intersectingstreet on the same side of the street; c) provides a minimum sight distance of 110 metres; d) shares adjoining property access driveways, wherever possible; e) always enters the street at right angles;	**COMPLIES WITH PC43** – The development proposes six vehicular crossovers to serve the site, three for each tenancy. Both tenancies adhere to the same access principles, using one crossover exclusively or general traffic and access to the carpark, the remaining two are to service the heavy vehicles an enable all access in a forward gear. This separated approach ensures higher levels of safety for vehicles and pedestrians who require access to the site.

	f) where the site has frontage to two roads, access is taken off the secondary/minor road, ifpossible; g) where separate entry and exit driveways areused, the first driveway reached from the kerbside land is clearly delineated and signposted.	
PC44 Treatment of access points to the site maintains appropriate sight distances and visually enhancesits identification.	AS44 Access points incorporate decorative paving treatment and landscaping which distinguishesthe access point, but which does not obstruct thesafe sight distance requirements outlined above.	**COMPLIES WITH AS44** – Ample landscaping is provided whilst not limiting sight lines for entry and exit to the site.
PC45 Provision is made for safe pedestrian and disabled access.	AS45.1 Pedestrian paths designed for disabled access are provided between building entrances, public footpaths and car parking areas. AS45.2 Pedestrian paths are separated from vehicular driveways.	**COMPLIES WITH AS45** – Any pedestrian paths required as a part of the development will be designed to accommodate disabled access and will remain separate from vehicular driveways.
AMENITY PROTECTION		
PC46 The proposed use must not detract from the amenity of the local area, having regard, but not limited, to the impact of: a) noise; b) hours of operation; c) traffic; d) lighting; e) signage; f) visual amenity; g) privacy; h) odour and emissions.	AS46 No acceptable solution provided.	**COMPLIES WITH PC46** – The proposed use is not known to significantly detract amenity of the surrounding area. Further, the development will mitigate against or enhance amenity for some aspects listed.
PC47 The proposed development must take into accountand seek to ameliorate any negative aspects of the existing amenity of the local area, having regard, but not limited, to the existing impact of: a) noise; b) hours of operation; c) traffic; d) lighting; e) signage; f) visual amenity; g) privacy; h) odour and emissions; i) dust; and j) vibration.	AS47 No acceptable solution provided.	**COMPLIES WITH PC47** – The development seeks to establish a high-quality use that strives to maintain and enhance levels of amenity within the surrounding area through its design, built form, landscaping and buffering, ensuring no negative effects on amenity.
URBAN/RURAL USE CONFLICTS		
PC48 Conflicts between urban	AS48 The development of land adjacent to the	**NOT APPLICABLE** – The subject site adjoins other industrial uses and maintains a distance of more than 700m from the

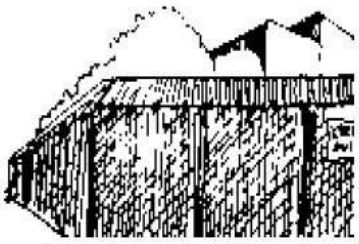
and rural uses are to be avoided by effective development design.	agricultural character areas includes a suitable buffer.	nearest rural use or agricultural use.
EXTRACTIVE INDUSTRY		
PC49 Extractive industry operations are managed tomake effective use of the extractive resource, while containing any impacts on the subject site.	AS49 The extractive industry is managed and developed consistent with the Extractive IndustryDomain Place Code.	**NOT APPLICABLE** – There is no aspect of extractive industry proposed.
ON-SITE VEHICLE PARKING AND MOVEMENT		
PC50 Internal driveways are provided for safe and easy maneuvering of vehicles.	AS50.1 Internal driveways are designed and constructed to enable all vehicles to enter and exit the site in aforward motion. AS50.2 Minimum driveway widths are as follows: a) eight metres to accommodate non-articulatedvehicles; b) ten metres to accommodate articulated vehicles; c) 4.5 metres for one-way driveways.	**COMPLIES WITH AS50** – The development provides ample room and opportunity for all vehicles that require access to enter and exit in a forward gear.
PC51 On-site vehicle parking is located: a) to allow easy access to building entrances; b) to provide visitor spaces for short term/high turnover use clearly visible from the street andsignposted accordingly; c) to be adequately screened from the street; d) compatible with surrounding development and, where possible, facilitating shared use with adjacent land users.	AS51.1 In areas where visual amenity is important and/orwhere relatively large amounts of parking areprovided, parking areas are generally situated to the rear or side of the site. In particular, employeeparking is situated at the rear of the site, with staffentrances at the rear of the building. AS51.2 Some parking may be located toward the front of the site convenient to the street, provided it is behind landscaping strips and treated aesthetically. AS51.3 Short term/high turnover visitor parking and disabled parking spaces are located close to themain building entrance and clearly signposted. AS51.4 Driveways and parking areas may be constructed to property boundaries and linked to adjoining car parking areas. Similarly, loading areas may belocated to facilitate shared turning areas across property boundaries.	**COMPLIES WITH PC51** – Parking has been positioned on the western and eastern road frontages respectively. The carpark areas will both have ample landscaping screening it. The parking areas positioning allows for effective access to the main entrance of the office space. The parking area also maintains separation from areas accessed by heavy vehicles.
LOADING AND UNLOADING		
PC52 All loading and unloading activities take placeonsite.	AS52 Loading docks are located in the side or rear portions of the site, separate from public/visitor parking and access points, and screened by vegetation or walls to avoid public view.	**COMPLIES WITH AS52** – Designated loading zones are located at the front or inside of the warehouse portion but are effectively screened where necessary, considering the generous setback and ample landscaping.
PC53 Adequate provision is made for on-site manoeuvring of service vehicle/s.	AS53.1 On sites over 4,000m^2 and/or where the uses thereon involve regular servicing by service vehicle/s, on-site service areas are provided. On-site service areas comprise an area of land with an appropriate hard surface to enable a service vehicle/s to turn around within the site (based on standard design	**COMPLIES WITH AS53.1** – The subject site has the capacity to enable A Double manoeuvring on site, therefore, service vehicles can access, enter and exit in a forward gear with ample space for manoeuvring when necessary.

	turning templates given by**AUSTROADS AS 2890.1, 2890.2**), and space for additional service vehicle parking and storage requirements. AS53.2 It may be acceptable for two or more developments to share service vehicle/s turning areas.	
SITE SERVICING		
PC54 The design and provision of water, stormwater drainage, sewerage, electricity, gas and communications networks meets the needs of industry and business, and provides an orderly and economic progression of servicedevelopment in the region.	AS54.1 The design and supply of water, stormwater drainage, sewerage, electricity, gas and communication services is in accordance with therequirements of **Planning Scheme Policy 11 – Land Development Guidelines** and the responsible authority (e.g. Telstra, QueenslandElectricity Boards, and Queensland Emergency Services). AS54.2 Car park entrances and ramps, loading docks andaccess ways are minimised, suitably designedand treated to ensure that they do not adversely impact on the streetscape and adjoiningdevelopment.	**COMPLIES WITH AS54** – The subject site has access to all necessary services and service infrastructure. The number of access ways on site is necessary considering the importance of safety and ability for manoeuvring and entry and exit in a forward gear, and further considering the two tenancies proposed.
PC55 Conflicts between pedestrians and vehicles atentrance points to parking areas are to be minimised.	AS55.1 The number of vehicle entry points to a development site is minimised, particularly in areas which have high volumes of pedestrian traffic and on streets with a significant through road function. AS55.2 Entrance points to parking and loading areas have clear and unobstructed visibility of pedestrian pathway areas, with pedestrian crossing points clearly identified which give priority to pedestrians.	**COMPLIES WITH 55** – The development proposes six vehicular crossovers to serve the site, three for each tenancy. Both tenancies adhere to the same access principles, using one crossover exclusively or general traffic and access to the carpark, the remaining two are to service the heavy vehicles. This separated approach ensures higher levels of safety for vehicles and pedestrians who require access to the site.
PC56 Development is to be designed to support thefunctional operation of the cycle network.	AS56 Development is designed to support the functionaloperation of the local and regional cycleway system. (Local cycle ways will be determined at time of subdivision of each development.)	**COMPLIES WITH PC56** – The development provisions bicycle parking and end of trip facilities supporting the use of the active transport network.
PUBLIC CONVENIENCE FACILITIES WITHIN BUILDINGS		
PC57 Commercial developments are to include public convenience facilities, where there is a need for their provision.	AS57 Where provided, public toilet facilities are open and readily accessible to the general public duringretail trading hours or other trading hours relevantto the development.	**NOT APPLICABLE** – No public toilets or amenities are proposed.

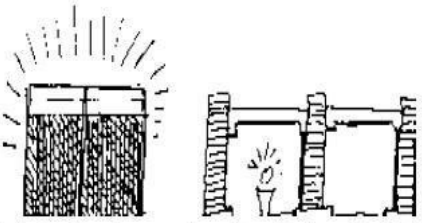
Figure to Acceptable Solution AS5.1

M38 INDUSTRIAL ESTATE

Negative Fences

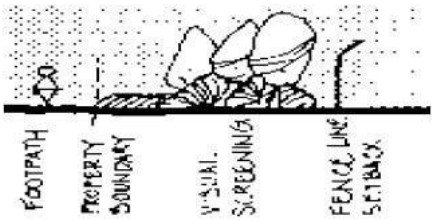


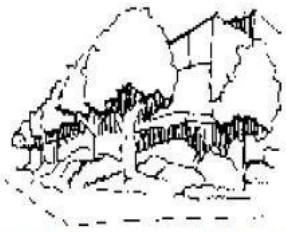
High security fencing on street alignment dominated streetscape.



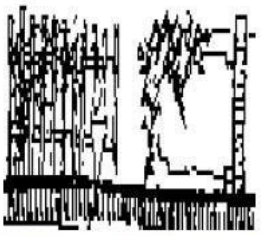
Chain fencing has a prison-like effect and is highly reflective. Height barriers can be visually intrusive.

Positive Fences

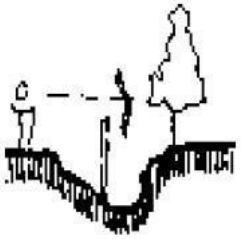




Unattractive fencing should be placed inside the front alignment and planted out.



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



Obtrusive fence placed in a swale to minimise visual impact.

M38 INDUSTRIAL ESTATE

Table to Acceptable Solutions AS8.1.2

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

Table to Acceptable Solutions AS41.4

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