

OUR REF: 5941 – Stage 3

21 April 2023

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

Dear Sir / Madam,

RE: DEVELOPMENT APPLICATION – DEVELOPMENT PERMIT FOR RECONFIGURING A LOT – COMMUNITY TITLE SUBDIVISION (STAGE 3 – TO CREATE FOUR INDUSTRIAL LOTS; COMMON PROPERTY; PUBLIC STORMWATER LOT; PUBLIC OPEN SPACE CONSERVATION LOT AND NEW PUBLIC ROAD); AND OPERATIONAL WORK – CHANGE TO GROUND LEVEL AND VEGETATION CLEARING.

AT: LOT 504 HOMESTEAD DRIVE, STAPYLTON QLD 4207 (LOT 504 ON SP329485)

Gassman Development Perspectives (GDP) are pleased to lodge an application on behalf of the Applicant, FPI Queensland Pty Ltd, over the above property. The application seeks a development permit for Reconfiguring a Lot for Stage 3 of the overall Vantage Industrial Estate. The proposed reconfiguration will involve a community title subdivision seeking to create four industrial lots, common property, public stormwater lot, public open space conservation lot and new public road. The reconfiguration is to be supported by Operational Work for Change to Ground Level and Vegetation Clearing.

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

- Development Permit for Reconfiguring a Lot – Community Title Subdivision (Stage 3 – to create four industrial lots; common property; public stormwater lot; public open space conservation lot and new public road);
- Operational Work – Change to Ground Level; and
- Operational Work – Vegetation Clearing.

Please find attached to this correspondence the following:

1. Completed Development Assessment Form 1 and Land Owner's Consent form;
2. One copy of the Planning Assessment Report prepared by this office and dated April 2023, including:
 - a. Current Decision Notice MIN/2020/659;
 - b. Proposal Plans;
 - c. Code Assessment;

- d. Change to Ground Level Drawings;
- e. Stormwater Management Plan;
- f. Engineering Services Report;
- g. Landscape Intent Plan;
- h. Traffic Impact Assessment;
- i. Community Management Statement;
- j. Open Space Management Plan;
- k. Rehabilitation Management Plan; and
- l. Vegetation Management Plan.

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

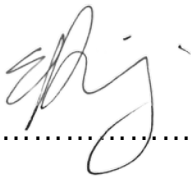
Table 1 – Application Fee Calculation				
Aspect	Description	Fee	Multiplier	Total Fee
Reconfiguring a Lot	Code Assessment	\$931.00 / lot (4 lots)	100%	\$3,724.00
Operational Work (Change to Ground Level)	Major Works	\$3,656.00	50% (more than one development type)	\$1,828.00
Operational Work (Vegetation Clearing)	Tree works linked to a development application (16 to 500 trees)	\$1,102.00	50% (more than one development type)	\$551.00
TOTAL:				\$6,103.00

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



ERIKA DI LUIGI
TOWN PLANNER

DEVELOPMENT APPLICATION

REQUESTING DEVELOPMENT PERMITS FOR:

- o RECONFIGURING A LOT – COMMUNITY TITLE SUBDIVISION (STAGE 3 – TO CREATE FOUR INDUSTRIAL LOTS AND COMMON PROPERTY; PUBLIC STORMWATER LOT; PUBLIC OPEN SPACE CONSERVATION LOT AND NEW PUBLIC ROAD);
- o OPERATIONAL WORK – CHANGE TO GROUND LEVEL; AND
- o OPERATIONAL WORK – VEGETATION CLEARING.

Vantage Industrial Estate

Lot 504 Homestead Drive, Stapylton

Lot 504 on SP329485

Prepared for FPI Queensland Pty Ltd

April 2023

VantageYatala



g a s s m a n
development
perspectives

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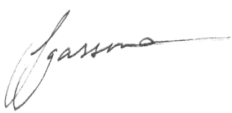
GDP DOCUMENT CONTROL

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Approval for Issue

Rev. No.	Name	Position	Signature	Date
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Final Distribution

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

TABLE OF CONTENTS

1.0	INTRODUCTION.....	6
2.0	SUMMARY TABLES	7
3.0	SITE DESCRIPTION AND SURROUNDING LAND USES	9
3.1	SITE LOCATION	9
3.2	LAND OWNERSHIP AND ENCUMBRANCES	10
3.3	EXISTING LAND USES	10
3.4	SURROUNDING LAND USES	10
3.5	FRONTAGE AND ACCESS	11
3.6	TOPOGRAPHY AND VIEWS	11
3.7	FLOODING AND STORMWATER	11
3.8	WETLANDS/WATERWAYS	11
3.9	CONSERVATION /HERITAGE AREAS	11
3.10	RELEVANT APPROVALS	11
4.0	THE PROPOSED DEVELOPMENT.....	16
4.1	OVERVIEW	16
4.2	RECONFIGURING A LOT – COMMUNITY TITLE SUBDIVISION	16
4.3	CHANGE TO GROUND LEVEL	17
4.4	SERVICING AND ACCESS	17
4.5	PARK, AMENITIES AND LANDSCAPING	18
4.6	OPEN SPACE CONSERVATION	18
4.6	SUMMARY OF SUPPORTING SPECIALIST REPORTS/DOCUMENTATION.....	18
5.0	STATE AND REGIONAL PLANNING FRAMEWORK ASSESSMENT	20
5.1	STATE LEGISLATION	20
5.2	SUBORDINATE LEGISLATION.....	21
6.0	LOCAL PLANNING ASSESSMENT	28
6.1	OVERVIEW	28
6.2	RELEVANT LAND USE CLASSIFICATION / PRECINCTS	28
6.3	LEVEL OF ASSESSMENT	29
6.4	M38 INDUSTRIAL ESTATE PLACE CODE	29
6.5	IDENTIFIED CONSTRAINTS AND OVERLAYS	29
6.6	APPLICABLE CODES	33
7.0	KEY CONSIDERATIONS	36
7.1	COMPLIANCE WITH PRELIMINARY APPROVAL	36
7.2	COMMUNITY TITLE SUBDIVISION.....	36
7.3	LOT SIZE AND LAYOUT SUITABILITY	36
7.4	ASSETS TO BE DEDICATED TO COUNCIL	37
7.5	ACCESS AND ROAD NETWORK	37
8.0	SUMMARY OF FINDINGS AND CONCLUSION	38

Table 1 - Site Details	7
Table 2 - State Planning Summary	7
Table 3 - Local Planning Summary	7
Table 4 – Proposed Lot Details	16
Table 5 - Supporting Specialist Reports/Documentation	19
Table 6 - Relevant Local Planning Codes.....	33
Figure 1 - Location Aerial (QLD Globe, 2023).....	9
Figure 2 - Subject Site Aerial (QLD Globe, 2023).....	10
Figure 3 – Preliminary Approval Plan of Development extract – MIN/2020/659 (GDP File, 2023).....	12
Figure 4 – Stage 1 ROL Plan extract (GDP File, 2023)	13
Figure 5 – Stage 2 of the Vantage Industrial Estate – MIN/2022/245 (GDP file, 2023)	13
Figure 6 – Proposed amended Stage 2 layout – MIN/2023/142 (GDP file, 2023).....	14
Figure 7 – Approved boundary realignment – ROL/2022/50 (GDP file, 2023).....	15
Figure 8 – Proposed Plan of Development (GDP File, 2023)	16
Figure 9 – Mapped state waterways impacting the subject site (SARA mapping, 2023)	22
Figure 10 – Mapped water resource planning area boundaries impacting the subject site (SARA mapping, 2023)	23
Figure 11 – Mapped regulated vegetation (SARA mapping, 2023)	23
Figure 12 – Mapped Koala habitat areas (SARA mapping, 2023)	24
Figure 13 – <i>South East Queensland Regional Plan 2017</i> mapping (SARA mapping, 2023)...	27
Figure 14 – Approved Land Use Classification and Staging Plan - MIN/2020/659 (GDP file, 2023).....	28
Figure 15 - Potential Bushfire Hazard Overlay Mapping (OM10-1) (Council mapping, 2022) .	30
Figure 16 - Natural Wetland and Waterway Areas Overlay Mapping (OM11-1) (Council mapping, 2022)	30
Figure 17 - Acid Sulphate Soil Hazard Areas Overlay Mapping (OM14-1) (Council mapping, 2022).....	31
Figure 18 - Natural Hazard (Flood) Management Areas Overlay Mapping (OM17-5) (Council mapping, 2020)	31
Figure 19 - Conservation Strategy Plan Overlay Mapping (OM20-1) (Council mapping, 2020)	32
Figure 20 - Scenic Tourist Routes Overlay Mapping (OM22-1) (Council mapping, 2020)	32
Figure 21 - Extractive Resources Overlay Mapping (OM23-1) (Council mapping, 2020).....	33

1.0 INTRODUCTION

Gassman Development Perspectives (GDP) has been engaged by FPI Queensland Pty Ltd (Applicant) to prepare a Code assessable Combined Development Application requesting a development permit for Reconfiguring a Lot – Community Title Subdivision (Stage 3 – to create four industrial lots; common property; public stormwater lot; public open space conservation lot and new public road); Operational Work – Change to Ground Level; and Operational Work – Vegetation Clearing at Lot 504 Homestead Drive, Stapylton (Lot 504 on SP329485) (formerly Lot 502 Homestead Drive, Stapylton - Lot 502 SP316137).

The proposal is to develop the subject land as Stage 3 of the approved industrial estate over the subject site (commonly referred to as 'Vantage'). The proposed industrial lots will range in allotment areas from 7,564m² to 76,350m². The proposal is unique in that it proposes a Community Title Scheme over the industrial lots, specifically to deliver small-scale park and amenity facilities for the immediate workforce ('Wellbeing Precinct'). All core infrastructure, such as roads and stormwater basins are still to be designed to Council specifications and dedicated as public assets.

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 Estate Park 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. The subdivision proposed is in accordance with the provision of this 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	Lot 504 Homestead Drive, Stapylton (formerly Lot 502 Homestead Drive, Stapylton)
Real Property Description	Lot 504 on SP329485 (formerly Lot 502 on SP316137)
Site Area	469,600m ² (46.96ha)
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 - Precinct C – Limited General Impact Business and Industry	
Preliminary Approval Stage Number	
3	
Defined Use and Approval sought	
- Development Permit for Reconfiguring a Lot – Community Title Subdivision (Vantage Stage 3 – to create four industrial lots; common property; public stormwater lot; public open space lot and new public road); and - Development Permit for Operational Work – Change to Ground Level.	
Level of Assessment	
Code Assessable	
Potential Applicable Council Codes	
- M38 Industrial Estate 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 and is situated on the southern side of Homestead Drive and Fairway Street and on the eastern side of Christensen Road. The site is located within the Gold Coast suburb of Stapylton (4207). The subject has only recently been registered and sealed, and was formerly known as Lot 502 Homestead Drive, Stapylton - Lot 502 on SP316137.

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.

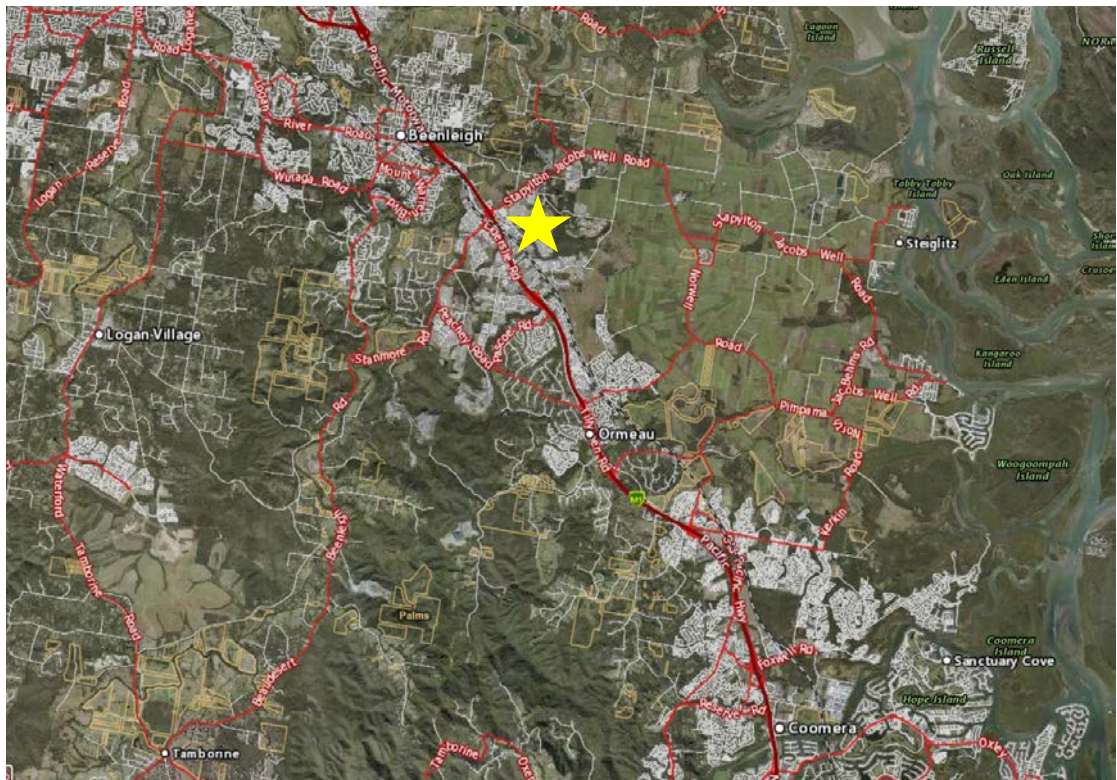


Figure 1 - Location Aerial (QLD Globe, 2023)

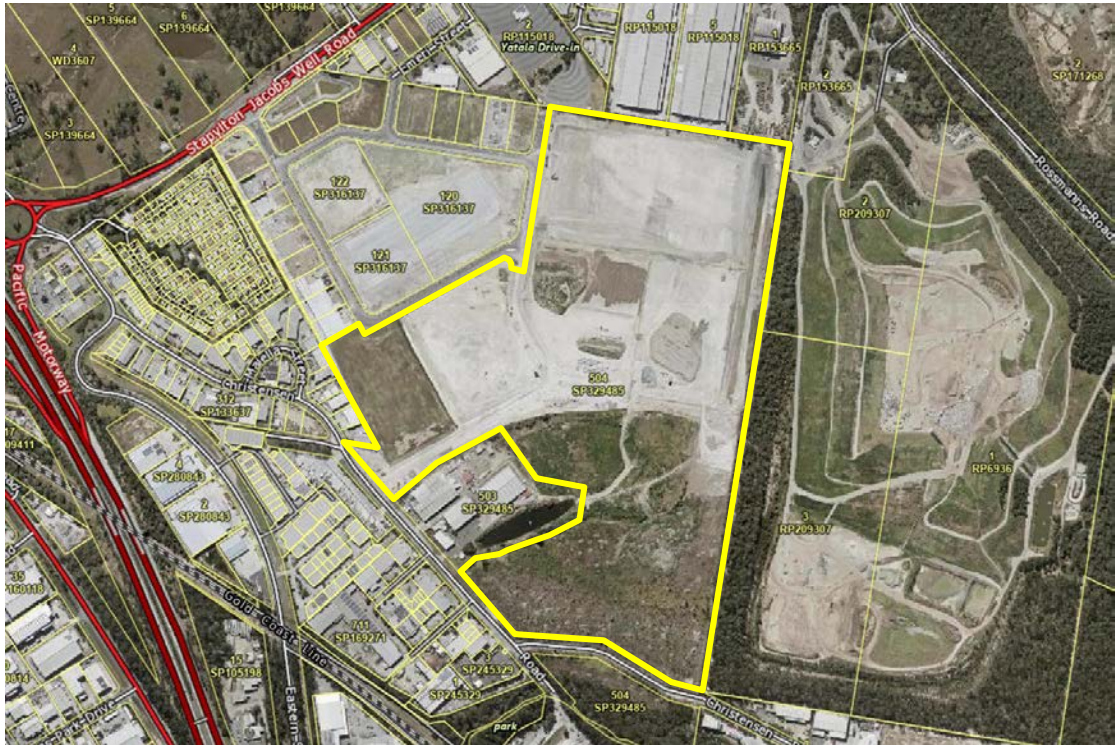


Figure 2 - Subject Site Aerial (QLD Globe, 2023)

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 a number of approved easements over the subject site which were established as part of Stage 2 of the overall Vantage Industrial Estate (refer to most recent approval MIN/2022/245 for further details).

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 (and adjoining Stage 1 and 2 areas) 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.

The site immediately abuts a range of industrial uses to the north which are predominantly included within Stage 1 of the Vantage Industrial Estate. In addition, other industrial uses are present 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.

Centrally located, the site adjoins a freehold lot that accommodates an existing industrial operation for a company called Amgrow that undertakes various agricultural focussed soil conditioning and fertiliser activities as well as storage and distribution of their product.

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

To the west of the subject side including west of Christensen Road, lie a range of low and medium impact industrial uses. To the north-west of the site, lying closest to Stapylton Jacobs Well Road is 'The Lodge' residential estate.

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.

3.5 FRONTAGE AND ACCESS

The subject site is bound by Homestead Drive and Fairway Street to the north, Christensen Road to the west and Christensen Road South to the south-west.

Formal access only exists off Homestead Drive.

3.6 TOPOGRAPHY AND VIEWS

The overall subject site is quite undulating, with a strong fall from east to west. The subject site does not hold any significant views.

3.7 FLOODING AND STORMWATER

The subject site is not subject to any flooding.

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/2020/659 – 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 (most recent minor change approved 8 December 2020). 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:

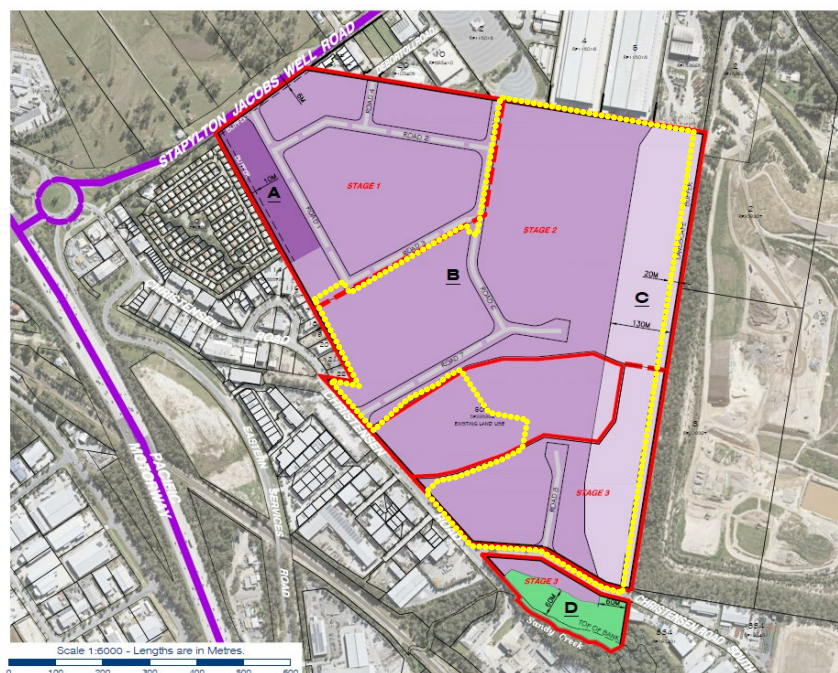


Figure 3 – Preliminary Approval Plan of Development extract – MIN/2020/659 (GDP File, 2023)

As shown within **Figure 3** above, the proposed Stage 3 development area is wholly located within the Precinct B and Precinct C areas. A copy of this most recently approved 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 represents the first stage of subdivision for the Vantage Industrial Estate. The application was for a community title subdivision seeking to divide one lot into 22 lots in preparation for the future industrial uses envisaged under the Preliminary Approval. The application was approved 19 February 2021. A number of minor change applications were subsequently approved, with the most recent approval being MIN/2020/454. An extract of the current approved Plan of development for Stage 1 is provided in **Figure 4** below:

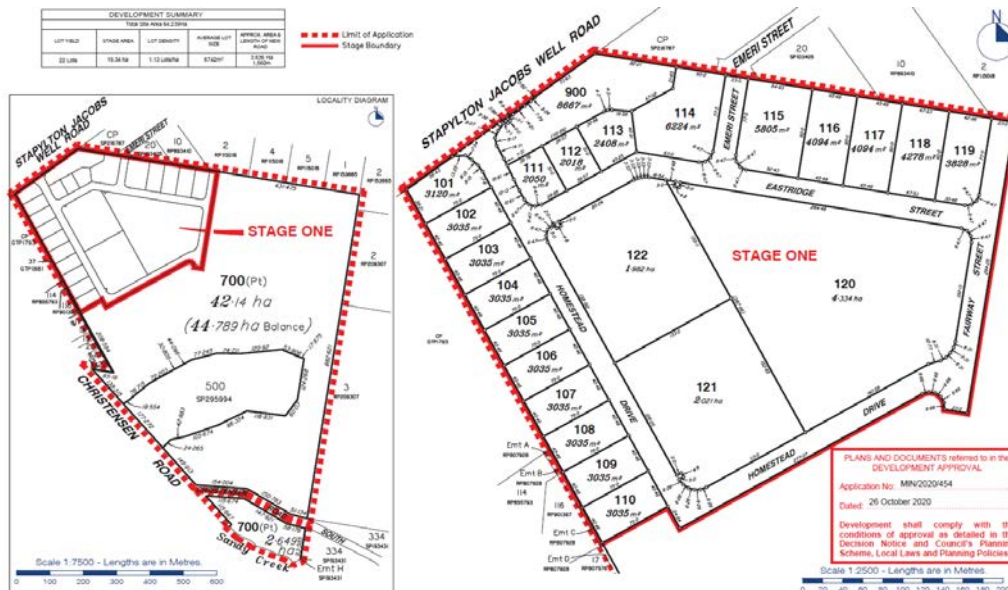


Figure 4 – Stage 1 ROL Plan extract (GDP File, 2023)

COM/2020/262

On 30 April 2021, Council approved a combined application for Reconfiguring a Lot and associated Operational Work for bulk earthworks for Stage 2 of the Vantage Industrial Estate. A number of minor change applications were subsequently approved, with the most recent minor change being MIN/2022/245. An extract of the current approved Plan of development is outlined in **Figure 5** below.

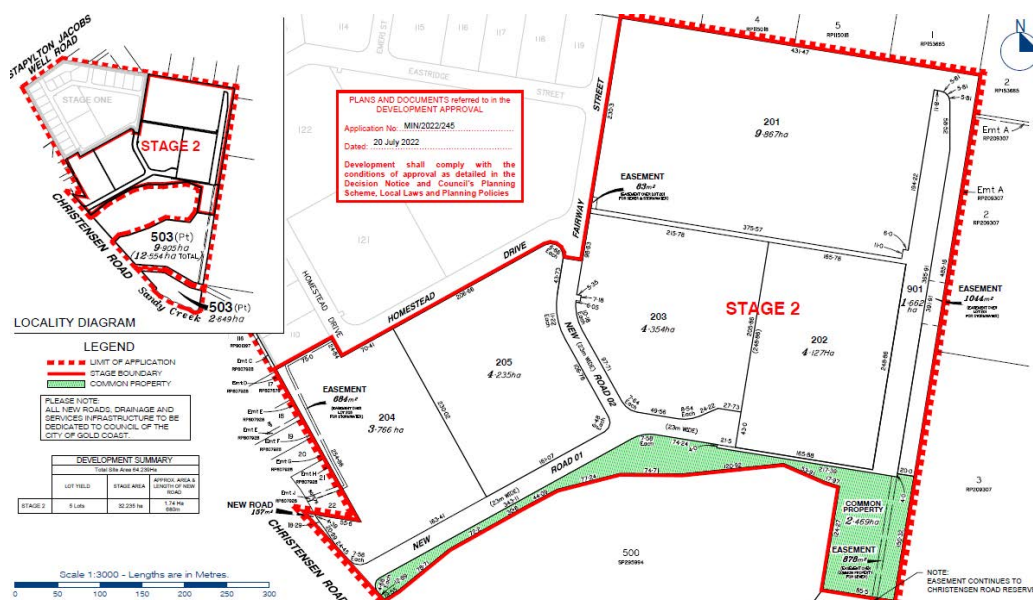


Figure 5 – Stage 2 of the Vantage Industrial Estate – MIN/2022/245 (GDP file, 2023)

More recently, a third minor change application was lodged over Stage 2 and is currently undergoing assessment with Council (MIN/2023/142). This minor change application seeks:

- Realignment of the Stage 2 boundary to exclude the Health and Wellbeing precinct, so that it may be reconfigured and delivered wholly as part of Stage 3 (this application).
- Realignment of 'New Road 2' fronting Lot 202 and 203 to facilitate a road extension into the future Stage 3 area. 'New Road 2' will no longer end in a cul-de-sac in front of Lot 202 and will instead provide access to future Stage 3 (which will no longer propose primary access via Christensen Road – discussed further in Sections 4.4 and 7.5 below).
- Provision of a temporary easement over Lot 203 in favour of Lot 202 which will enable access to Lot 202 while awaiting the delivery of the road network for Stage 3.
- Division of Stage 2 into two sub-stages (Stage 2A and Stage 2B) to allow sub-stage 2A to be delivered immediately, with sub-stage 2B to be delivered at a later date that aligns more closely with the delivery of roads as part of future Stage 3.

An extract of the proposed amended layout for Stage 2 is provided in **Figure 6** below.

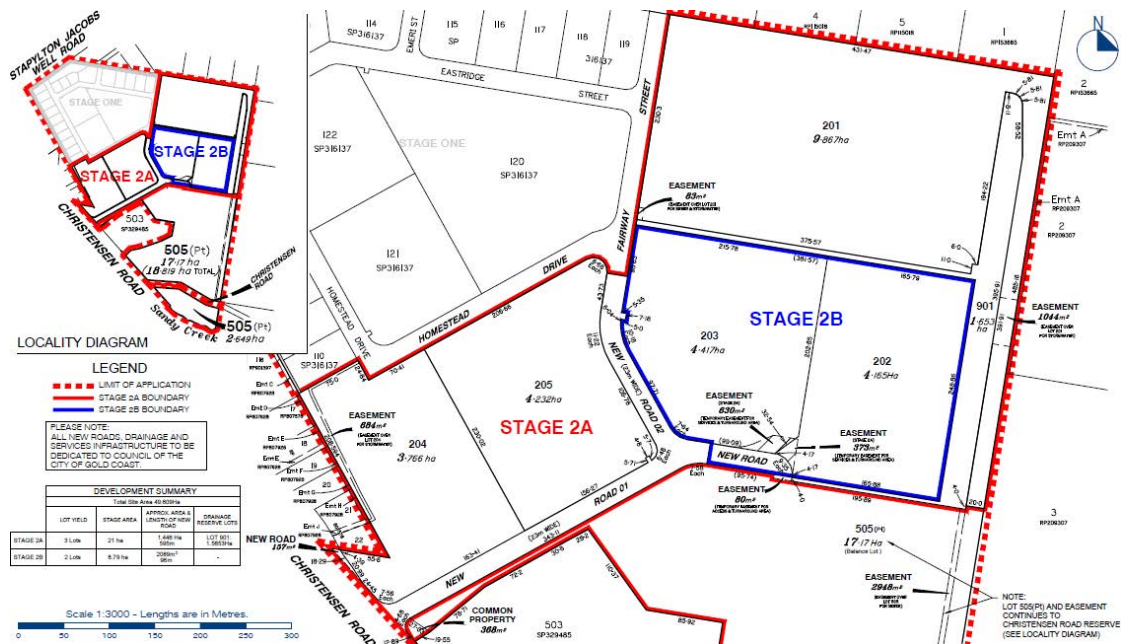


Figure 6 – Proposed amended Stage 2 layout – MIN/2023/142 (GDP file, 2023)

ROL/2022/50

On 11 August 2022, Council approved a boundary realignment over the subject site (formerly known as Lot 502 Homestead Drive, Stapylton (Lot 502 on SP316137)) and 82 Christensen Road South, Stapylton – Lot 503 on SP329 485 (formerly Lot 500 SP295994), resulting in additional land being allocated to the Vantage Industrial Estate. Following this boundary realignment, changes to the overall masterplan applying to approved Stage 2 and future Stage 3 (this application) of the Vantage Industrial Estate were required to deliver a more logical and efficient lot layout. This drove the recent lodgement of MIN2023/142 for Stage 2 and changed the proposed access to the Stage 3 from Christensen Road to the proposed

road extension from Stage 2. This matter is discussed further in *Sections 4.4 and 7.5* below. An extract of the approved boundary realignment is shown in **Figure 7** below.

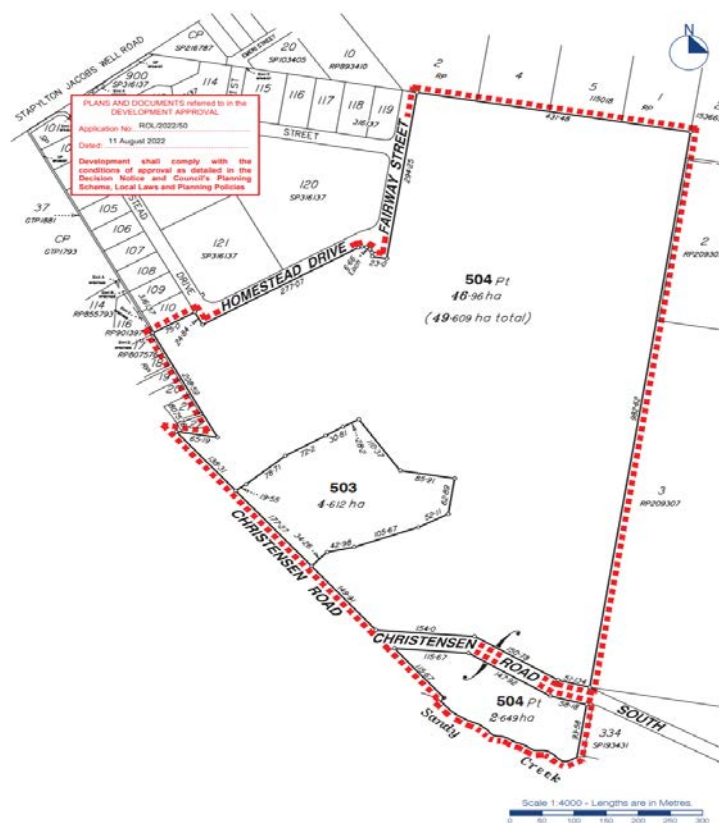


Figure 7 – Approved boundary realignment – ROL/2022/50 (GDP file, 2023)

MIN/2023/64

On 24 February 2023 a development application was submitted to Council seeking a minor change to Preliminary Approval MIN/2020/659. This application sought a minor change to the approved Land Use Classification and Staging Plan to reflect the proposed changes to Stage 2 and future Stage 3 (this application) driven by boundary realignment ROL/2022/50. In particular, the application seeks realignment of the Stage 2 and 3 boundaries, as well as the removal of 'Road 8' previously providing access to Stage 3 from Christensen Road, and the subsequent extension of 'New Road 2' which is to now provide access to Stage 3 via Stage 2 only.

This application also included correction of some legacy errors within the approved documentation, namely inconsistencies between the approved acoustic reporting and conditions, and historical references to a 'Stage 4' which no longer exists.

This application is currently undergoing assessment with Council and will be considered concurrently with this application, although it is understood that MIN/2023/64 must be approved prior to this application being approved.

4.0 THE PROPOSED DEVELOPMENT

4.1 OVERVIEW

The proposed development seeks to formalise Stage 3 of the Vantage Industrial Estate. Stage 3 will consist of four industrial lots; common property; public stormwater lot; public open space conservation lot and new public road. The proposed development layout is shown below in **Figure 8** and is also provided within **Appendix C**.

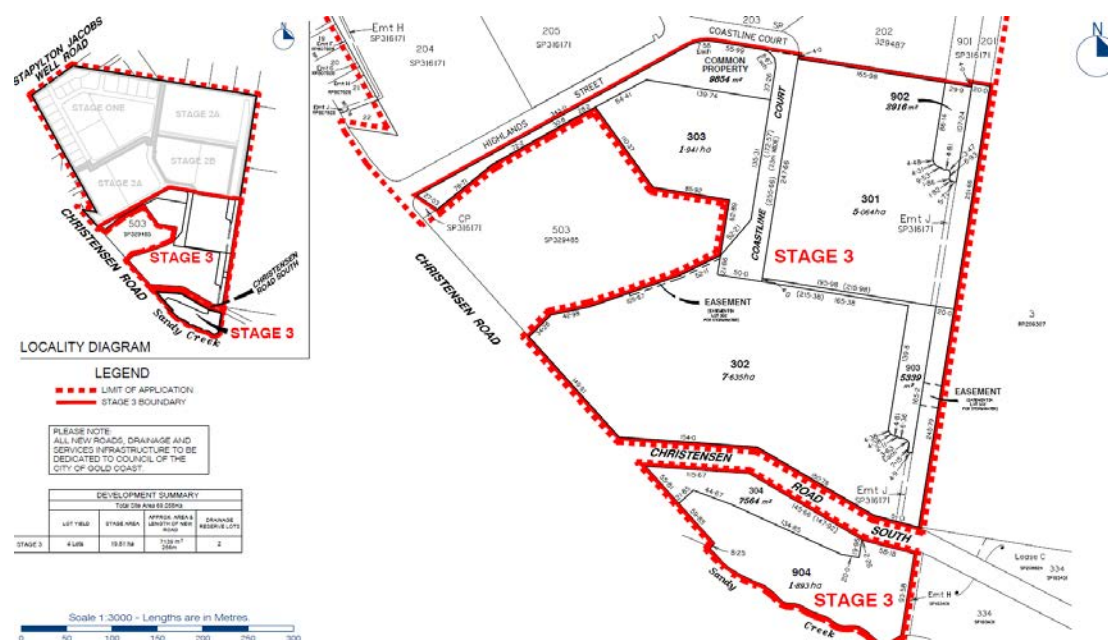


Figure 8 – Proposed Plan of Development (GDP File, 2023)

4.2 RECONFIGURING A LOT – COMMUNITY TITLE SUBDIVISION

The proposed lot details are provided within **Table 4**.

Table 4 – Proposed Lot Details			
Lot	Area (hectares)	Purpose	Access and services
301	5.06	Industrial	New road (Coastline Court)
302	7.64	Industrial	New road (Coastline Court)
303	1.94	Industrial	New road (Coastline Court)
304	0.76	Industrial	Christensen Road South
902	0.29	Public Open Space (Stormwater)	Easement J
903	0.53	Public Open Space (Stormwater)	New road (Coastline Court)
904	1.89	Public Open Space (Conservation)	Christensen Road South

Common Property	0.99	Private park and amenities	Stage 2 Coastline Court and New road (Coastline Court)
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Whilst providing Planning Scheme compliant lots and layout design, the proposed subdivision will be subject to a CTS. A copy of the proposed Community Management Scheme is provided within **Appendix J**.

The tenure arrangements sought are to allow for a unique park and amenity area to be established with the proposed park lot to service the immediate workforce of the estate. As well as providing beautified open space and lunch setting/seating areas, a range of fitness equipment will be provided. This ties in to envisaged walking and running circuits around the estate that will utilise the standard Council footpath within proposed road reserves.

4.3 CHANGE TO GROUND LEVEL

The proposed subdivision is supported by a detailed earthworks strategy for the subject site that will provide at grade access to each lot and ready to build industrial development pads.

4.4 SERVICING AND ACCESS

Each new lot will be serviced by reticulated water, sewer, power and telecommunications as detailed within the Engineering Services Report (**Appendix G**). Sufficient frontages are available to allow future industrial crossovers to be established to the new road in accordance with Council requirements.

Access to Lots 301, 302 and 303 within Stage 3 is provided from one external location, being Stage 2 (via Coastline Court). Lot 304 is to be accessed via Christensen Road South. Internally, Stage 3 proposes the extension of Coastline Court to service the proposed lots. It is acknowledged that historically (as per the preliminary approval), part of Stage 3 was also to be accessed via a cul-de-sac off Christensen Road South, however, due to the recent boundary realignment (ROL/2022/50), the envisaged layout and access to Stage 3 has been amended to a more logical layout, and the cul-de-sac has been removed. This has driven the recent minor change to the preliminary approval (MIN/2023/64), which is currently undergoing assessment with Council.

All new roads proposed are that of an Industrial Collector standard with a 23 metre road reserve, regardless of the fact some only require Industrial Access standard. This is a commonly sought-after outcome within new industrial estates to ensure safe vehicular movements and parking for both heavy and light vehicles.

Two stormwater basins are proposed within Proposed Lot 903 and 903, designed to achieve compliance with Council Land Development Guidelines. This is proposed to be dedicated to Council as a future public asset. Access to the basins is achieved via an access handle on the southern end of Lot 301 and an access easement (Easement J) through proposed Lot 301 and 302.

4.5 PARK, AMENITIES AND LANDSCAPING

The proposed development includes a park and amenities (Health and Wellbeing Precinct) within common property that will service the entire Vantage industrial estate. The “Health and Wellbeing Precinct”, the first of its kind implemented within an industrial estate in Queensland, will include embellishments and facilities such as park shelters, gym equipment and a basketball court to service the immediate industrial work force. Provision of such facilities are lacking in many industrial estates across the Yatala Enterprise Area (YEA), which does not allow workers to leave their workplace and disconnect during a break in an outdoor, well landscaped setting. The “Health and Wellbeing Precinct” and all park embellishments are to remain under the ownership and management of the future Body Corporate of the industrial estate, as per the approved Community Management Statement. For the avoidance of any doubt, no part of this land will be dedicated to Council or require any future management/maintenance from Council.

Public landscaping will be provided along the frontage to Highlands Street and Coastline Court in accordance with Council’s standard requirements, including footpaths, street trees and turfed verge. Future landscaping of private lot batters and road frontages is to be undertaken by future lot owners as part of subsequent use and building approvals over each lot.

A vegetated buffer zone consisting of an undisturbed 10-metre existing vegetation strip and 10-metre landscaped strip (totalling 20 metres), will be provided along the eastern boundary of Stage 3, compliant with the requirements of the Preliminary Approval.

All public and private landscape works are further detailed within the Landscape Intent Plan provided in **Appendix H**.

4.6 OPEN SPACE CONSERVATION

The development proposes to dedicate an area of public open space to Council for conservation purposes. Proposed Lot 904 is located to the south of Christensen Road South and comprises approximately 1.89ha adjoining Sandy Creek. The area is being dedicated as open space to ensure the ecological functionality and viability of the Sandy Creek corridor is maintained, as well as seeking to protect areas identified as Of Concern Regional Ecosystems. Notably, the OSA will also maintain the koala habitat area corridor that currently exists following Sandy Creek to the east, connecting the site to a larger area of mapped koala habitat area. Rehabilitation works are also proposed to occur within Lot 904 to improve the quality of native vegetation and habitat within the 60 metre buffer to Sandy Creek.

For further details, please refer to the Open Space Management Plan and Rehabilitation Management Plan provided within **Attachment K** and **L**.

4.6 SUMMARY OF SUPPORTING SPECIALIST REPORTS/DOCUMENTATION

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

Table 5 - Supporting Specialist Reports/Documentation			
CATEGORY	CONSULTANT	TITLE OF DOCUMENTS	LOCATION
Preliminary Approval	Gassman Development Perspectives	Current Decision Notice MIN/2020/659	Appendix B
Plans and Drawings	Gassman Development Perspectives	Proposed ROL Plan	Appendix C
Code Assessment	Gassman Development Perspectives	Code Assessment	Appendix D
Engineering	Gassman Development Perspectives	Change to Ground Level Drawings	Appendix E
		Stormwater Management Plan	Appendix F
		Engineering Services Report	Appendix G
Landscape	Gassman Development Perspectives	Landscape Intent Plan	Appendix H
Traffic	Rytenskild Traffic Group	Traffic Impact Assessment	Appendix I
Community Title	Fraser's Property Australia	Community Management Statement	Appendix J
Environmental	Gassman Development Perspectives	Open Space Management Plan	Appendix K
		Rehabilitation Management Plan	Appendix L
		Vegetation Management Plan	Appendix M

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:

- Reconfiguring a Lot; and
- Operational Work.

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. Please note that SARA's mapping has not yet been updated to reflect the new lot layout following approved boundary realignment ROL/2022/50.

Queensland Waterways for Waterway Barrier Works

The subject site is burdened by multiple mapped state waterways of low and moderate risk levels, as shown in **Figure 9** below.

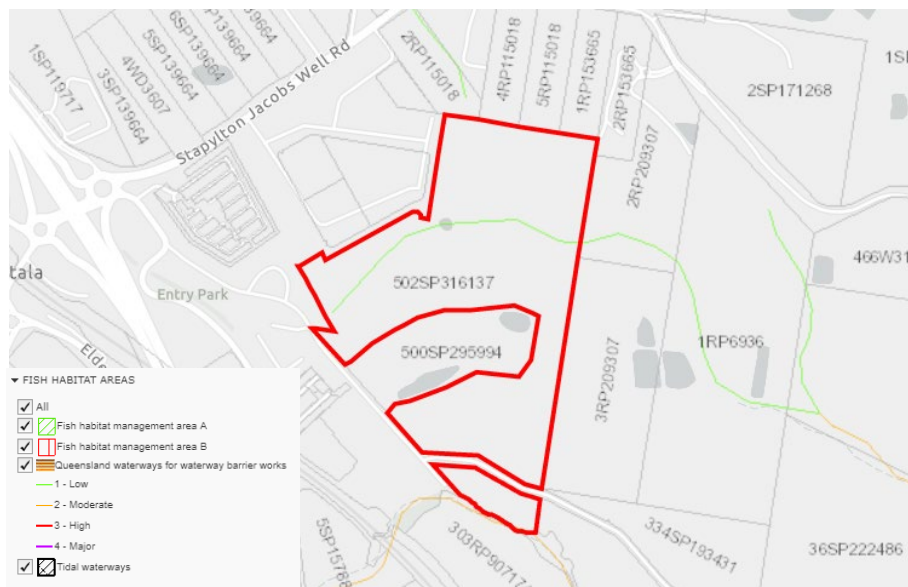


Figure 9 – Mapped state waterways impacting the subject site (SARA mapping, 2023)

A single mapped low-risk waterway traverses the subject site from east to west. However, the mapped waterway does not intersect the proposed Stage 3 works area in any way. It is also noted this waterway has been removed by historic approvals over the subject site. Therefore, this matter does not trigger referral.

Water Resources

The subject site is mapped within the Water resource planning area boundaries, as shown in **Figure 10** below.

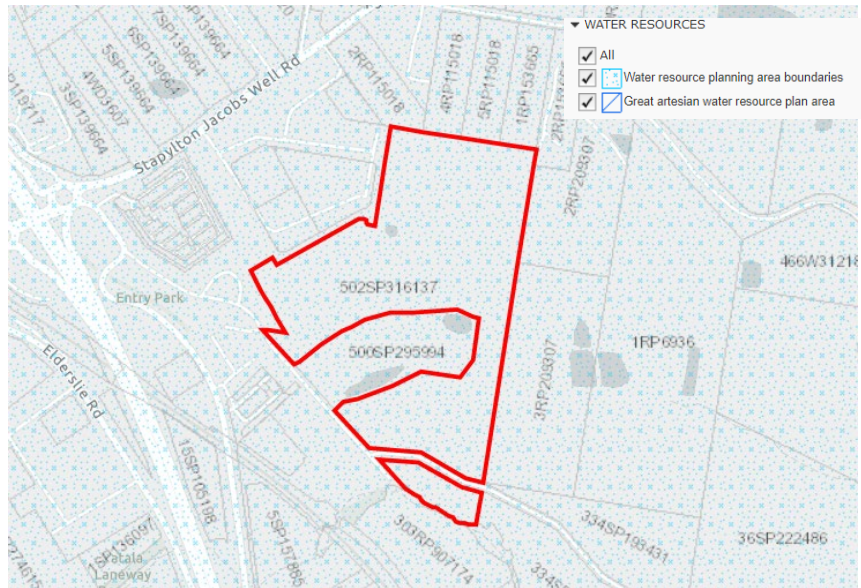


Figure 10 – Mapped water resource planning area boundaries impacting the subject site (SARA mapping, 2023)

However, the application does not involve Operational Work that involves taking or interfering with water, the removal of quarry material from a watercourse or lake, referable dams, or the construction of a levee. Therefore, the application does not require referral under Schedule 10, Part 19, Division 1, 2, 3 or 4 of the PR.

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 11**.



Figure 11 – Mapped regulated vegetation (SARA mapping, 2023)

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 within these mapped areas. The proposal does include provision for vegetation clearing, which is required along road reserve and 'left over' trees in the historical Amgrow lot, however, these are all within Category X areas. 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 12**.

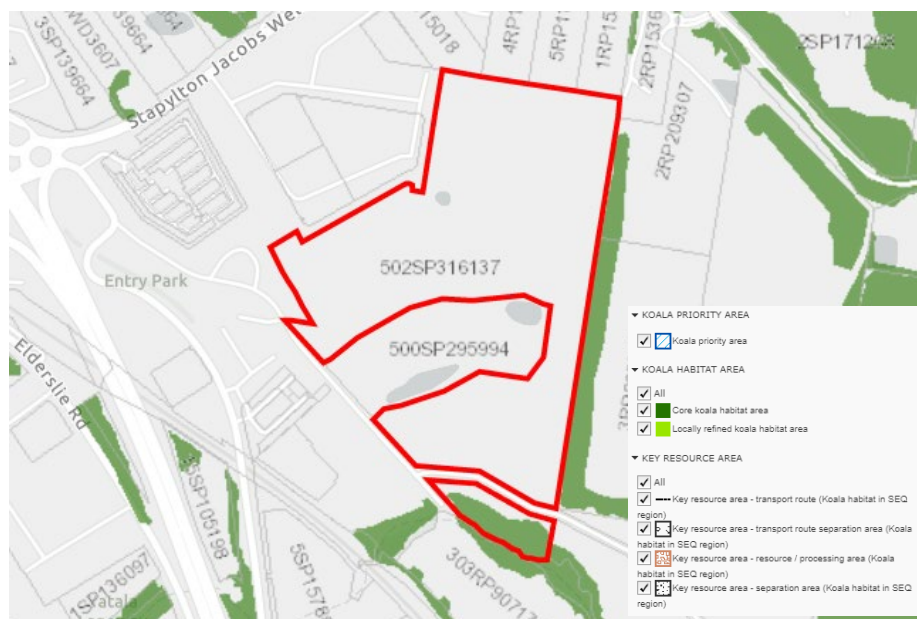


Figure 12 – Mapped Koala habitat areas (SARA mapping, 2023)

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. Notwithstanding the above, these approvals were given prior to 7 February 2020, which means this trigger would not apply regardless.

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

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 subject site is 46.96 hectares and proposes future industrial lots and significant earthworks, the development application will exceed thresholds identified within Schedule 20 of the PR, specifically items 42 and 43. Given the above, this development application will

require referral under Schedule 10, Part 9, Division 4, Subdivision 1, Table 1 – Aspect of development stated in Schedule 20.

Referral Summary

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.

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

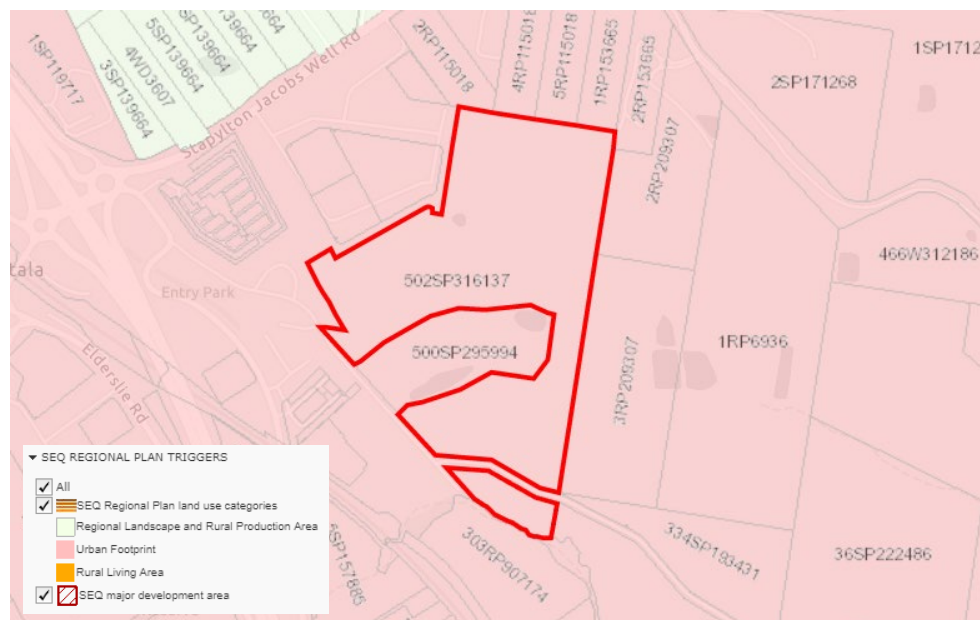


Figure 13 – South East Queensland Regional Plan 2017 mapping (SARA mapping, 2023)

The subject site is located wholly within the Urban Footprint under the *South East Queensland Regional Plan 2017*, as shown in **Figure 13**.

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 thresholds exceeded under Schedule 20 of the PR. Therefore, the proposed development will require any assessment against State code 6: Protection of state transport networks. This assessment is provided as part of the Traffic Impact Assessment, which has been provided within **Appendix I**.

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 Estate 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 14** below, showing proposed development (Stage 3) located within both Precincts B and C.

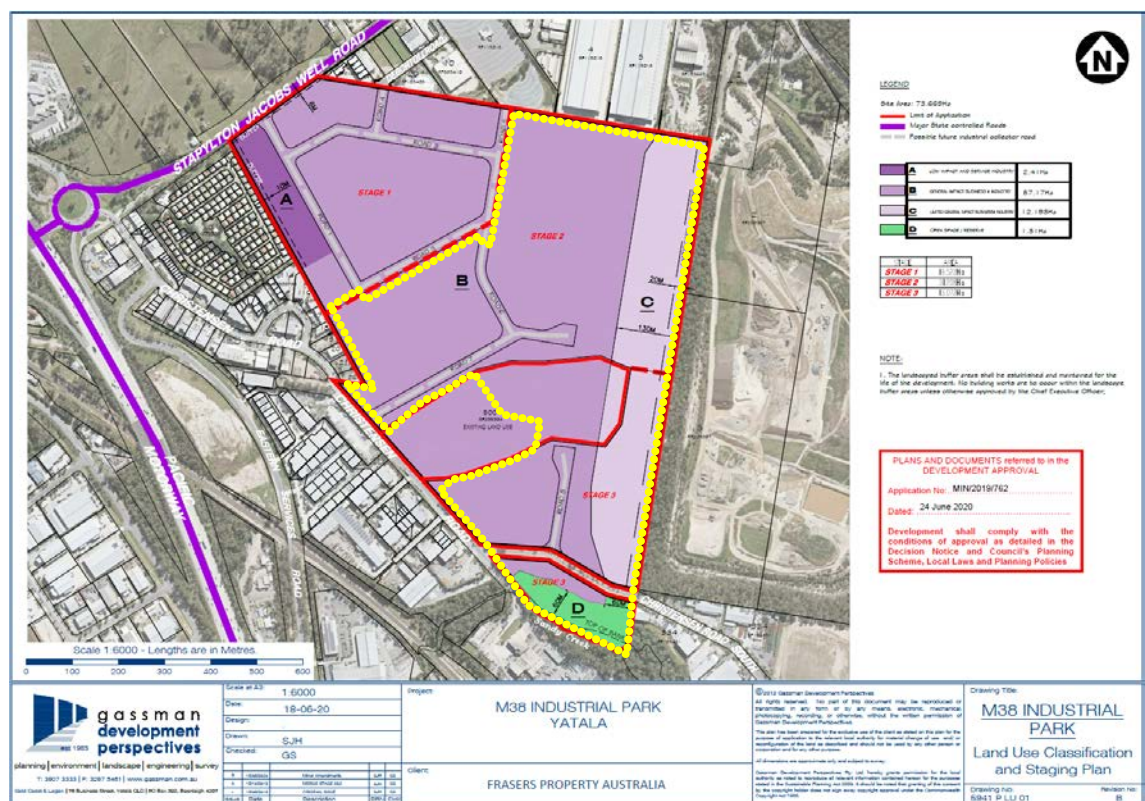


Figure 14 – Approved Land Use Classification and Staging Plan - MIN/2020/659 (GDP file, 2023)

6.3 LEVEL OF ASSESSMENT

The M38 Industrial Estate 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 M38 Industrial Estate Place Code was accordingly approved that incorporated the new tables of development and applies to this development application. As per Table F of the Place Code, Reconfiguring a Lot that entails only a Community Title Subdivision is considered Code Assessable within Precincts B and C.

6.4 M38 INDUSTRIAL ESTATE PLACE CODE

The proposed development is located within Precinct B - General Impact Business and Industry and Precinct C - Limited General Impact Business and Industry.

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 Place Code Intent of Precinct C (Limited General Impact Business and Industry) states:

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.

The Stage 3 subdivision will ensure the intent of each precinct can be achieved through delivery of development ready, serviced lots to provide for future land uses envisaged within each 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 6** 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 15** below for relevant mapping.

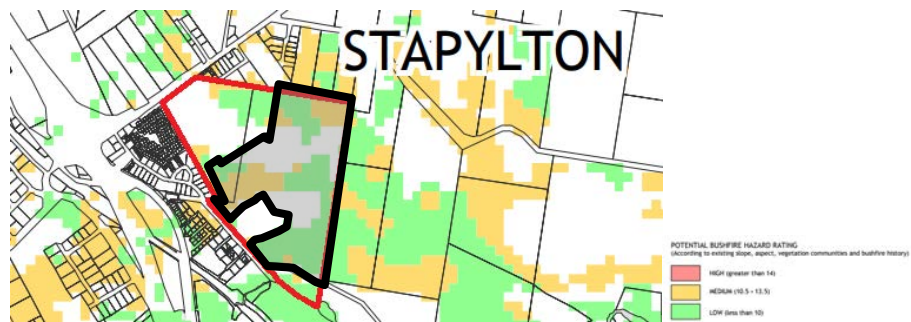


Figure 15 - Potential Bushfire Hazard Overlay Mapping (OM10-1) (Council mapping, 2022)

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 16** below for relevant mapping.

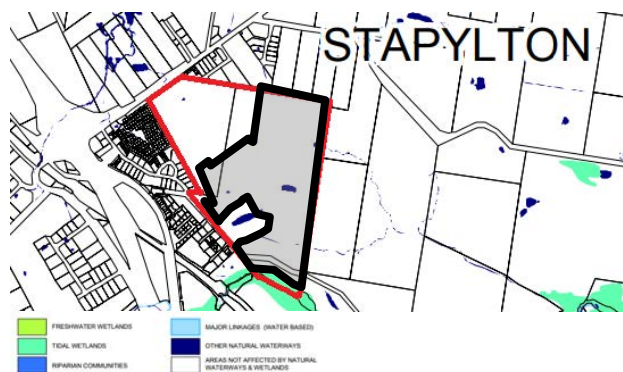


Figure 16 - Natural Wetland and Waterway Areas Overlay Mapping (OM11-1) (Council mapping, 2022)

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 17** below for relevant mapping.



Figure 17 - Acid Sulphate Soil Hazard Areas Overlay Mapping (OM14-1) (Council mapping, 2022)

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 18** below for relevant mapping.

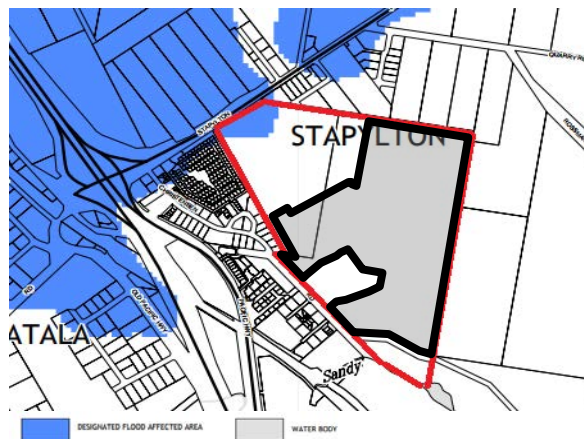


Figure 18 - Natural Hazard (Flood) Management Areas Overlay Mapping (OM17-5) (Council mapping, 2020)

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 19** below for relevant mapping.

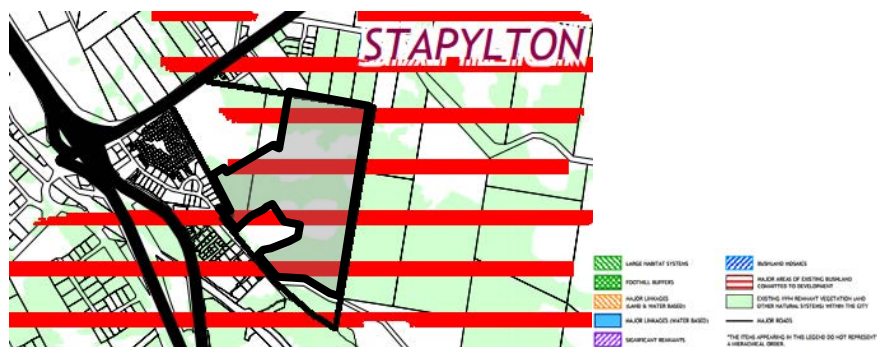


Figure 19 - Conservation Strategy Plan Overlay Mapping (OM20-1) (Council mapping, 2020)

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 20** below for relevant mapping.

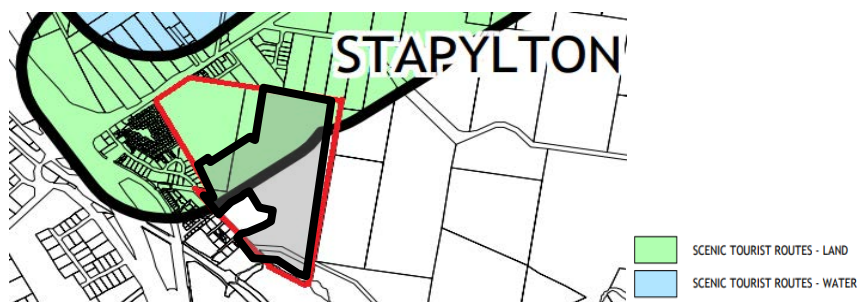


Figure 20 - Scenic Tourist Routes Overlay Mapping (OM22-1) (Council mapping, 2020)

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 21** below for relevant mapping.

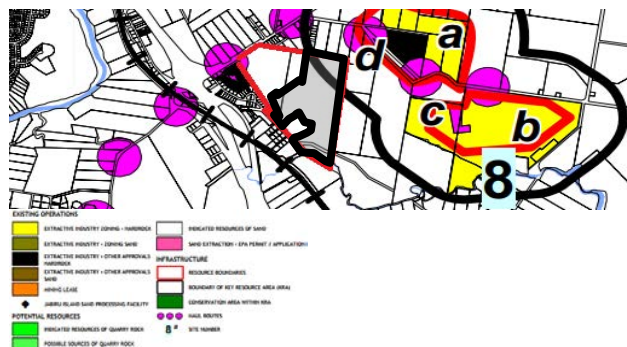


Figure 21 - Extractive Resources Overlay Mapping (OM23-1) (Council mapping, 2020)

6.6 APPLICABLE CODES

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

Table 6 - Relevant Local Planning Codes	
Place Code	
M38 Industrial Estate Place Code	Applicable - The M38 Industrial Estate 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	Applicable - The Changes to Ground Level and New Waterbodies code is listed as a relevant code for assessment within the Place Code, therefore this code has been addressed in Appendix D of this report.
Landscape Work	Not Applicable - No Operational Work application has been lodged for landscape work, therefore a detailed assessment and consideration of this application against the code was not considered applicable in this particular instance.
Reconfiguring a Lot	Applicable - The Reconfiguring a Lot 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.
Vegetation Management	Applicable - Operational Work application has been lodged for vegetation clearing. Therefore, this code has been addressed in Appendix D of this report.
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

Table 6 - Relevant Local Planning Codes	
	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 Stage 3 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	Not Applicable - The proposal is for the subdivision of land only, therefore a detailed assessment and consideration against the code was not considered applicable in this particular instance.
Cultural Heritage (Historic)	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 Stage 3 area proposed is located completely outside of any mapped flood affected areas, therefore a detailed assessment and consideration of this application against the code was not considered applicable in this particular instance.
Nature Conservation	Not Applicable – The Stage 3 area proposed 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 - As there is no change proposed to the existing land use or conditions of the land, it is considered that a detailed assessment and consideration of this code was not considered applicable in this instance.
Rail Corridor Environs	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

Table 6 - Relevant Local Planning Codes	
	application against the code was not considered applicable in this particular instance.
Sediment and Erosion Control	Applicable - As the proposal involves earthworks, an assessment against this code has been addressed in Appendix D of this report.
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 industrial lots 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 Estate Place Code, the following key matters are considered relevant to the consideration and determination of this development application.

7.1 COMPLIANCE WITH PRELIMINARY APPROVAL

Stage 3 of the Vantage Industrial Estate will deliver an envisaged industrial product consistent with the outcomes prescribed within the overarching Preliminary Approval. Importantly, essential aspects of the Preliminary Approval are also reflected within Stage 3, including road access to Stage 3 via extension of 'New Road 2', and maintenance of the 20 metre vegetation buffer along the eastern boundary.

As discussed previously within this report, a minor change application is currently being assessed by Council which is seeking amendment to the Land Use Classification and Staging Plan approved under the preliminary approval to allow for changed access to Stage 3. Previously, access to Stage 3 was provided from Christensen Road via 'Road 8'. However, since the reallocation of land resulting from recent boundary realignment ROL/2022/50, changes to the master plan layout of Stage 3 were required to enable a more efficient and logical lot and road layout. Specifically, 'Road 8' has been removed and access to Stage 3 is now proposed via extension of 'New Road 2 (Coastline Court)' from Stage 2.

The minor change application is being assessed concurrently with this application, however it is understood that the minor change application must be approved prior to Council issuing a decision for Stage 3 (this application).

7.2 COMMUNITY TITLE SUBDIVISION

Formulation of a CTS over the proposed industrial lots provides an opportunity for a higher quality and functioning industrial estate, along with maintenance and management benefits. Specifically, the primary reason for lodging this type of subdivision as opposed to freehold lots, is to allow the delivery of a small-scale park and supporting embellishments. Outside of this, the proposed subdivision will effectively operate as per a standard freehold subdivision.

Importantly, common property safety is achieved in various ways uniquely available to a community title arrangement. The estate will benefit from roaming security patrolling by both car and foot through out the estate. Further, security cameras will be installed throughout the estate to deter undesirable activity and increase safety for users of the open space. All footpaths, exercise equipment and communal spaces will be well lit and have been designed to create high visibility and casual surveillance from other users.

The Community Management Scheme is provided within **Appendix J**.

7.3 LOT SIZE AND LAYOUT SUITABILITY

The lot layout achieves compliance with that previously envisaged and approved under the existing Preliminary Approval. Generally speaking, the lot size proposed are that suited to larger scale warehouse and distribution operators, with many of these lots having been

designed to suit specific end users. Lot 304 is the only small-scale lot proposed as part of Stage 3. Given its location and shape constraint resulting from the adjacent open space conservation area, its delivery as an individual land parcel is the most suitable outcome, with the lot to be most likely to accommodate small-scale users.

7.4 ASSETS TO BE DEDICATED TO COUNCIL

The proposed subdivision, whilst community title in nature for the industrial lots, does still involve the creation and dedication of all the typical Council assets in the form of public roads, infrastructure services and stormwater devices.

Importantly, all these elements have been designed in the identical manner as to which they would if a more traditional full freehold industrial land subdivision was proposed. This design approach has ensured that each and every element is compliant with the design requirements and expectations of Council such that they can be accepted by Council without any impact or hinderance on their operation.

There is no aspect of proposed community title land that will hinder access to or the operation of these assets.

7.5 ACCESS AND ROAD NETWORK

Access to Lots 301, 302 and 303 within Stage 3 is provided from one external location, being Stage 2 (via Coastline Court). Lot 304 is to be accessed via Christensen Road South. Internally, Stage 3 proposes the extension of Coastline Court to service the proposed lots. It is acknowledged that historically (as per the preliminary approval), part of Stage 3 was also to be accessed via a cul-de-sac off Christensen Road South, however, due to the recent boundary realignment (ROL/2022/50), the envisaged layout and access to Stage 3 has been amended to a more logical layout, and the cul-de-sac has been removed. This has driven the recent minor change to the preliminary approval (MIN/2023/64), which is currently undergoing assessment with Council.

To support the proposed amended road network layout, a Traffic Impact Assessment has been prepared by Rytenskild Traffic Engineering (refer **Attachment I**) which demonstrates that the proposed road network functions safely and efficiently, including the Christensen Road/Highlands Street intersection, despite the cul-de-sac being removed.

8.0 SUMMARY OF FINDINGS AND CONCLUSION

The proposal will formalise Stage 3 of the approved industrial estate over the subject site (commonly referred to as 'Vantage'). The proposed industrial lots will range in allotment areas from 7,564m² to 76,350m², with landscaped buffers provided along new road frontages. The unique Community Title Scheme titling arrangements over the industrial lots will allow delivery of a small-scale park and amenity facilities ("Health and Wellbeing Precinct") for the immediate workforce. All core infrastructure, such as roads and stormwater basins are still to be designed to Council specifications and dedicated as public assets.

The proposed development will be:

- Consistent with the State and regional planning provisions applicable to the subject site;
- Consistent with the planning principles in the Planning Scheme, namely the M38 Industrial Estate 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 DECISION NOTICE - MIN/2020/659



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
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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 <i>Planning Act 2016</i>, to a development tribunal.
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	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 <i>Planning Act 2016</i>. 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 <i>Planning Act 2016</i> is attached to this notice, which sets out further information about the appeal rights.
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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	Café	Bulk Garden Supplies	Motor Vehicle Repairs n.e.i
Animal Husbandry	Car Park	Caretakers Residence	Salvage Yard
Conservation (natural area management)	Convenience Shop	Estate Sales Office	Service Station
Low-Impact Telecommunications Facility	Low Impact Industry	Family Accommodation	Transport Terminal
	Milk Depot	Food Industry	
	Service Industry	Industry	
Minor Change in the scale or intensity of an existing lawful use	Take-Away Food Premises	Manufacturer's Shop	
Park	Temporary Use	Outdoor Storage Area	
Public Utility	Warehouse	Rural Industry	
		Telecommunications 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 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 m ² 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 (<i>Aquila audax</i>) 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 2,000m ² ; 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 10,000m ² .	
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 Condition 1 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 summary 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 Coast 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)

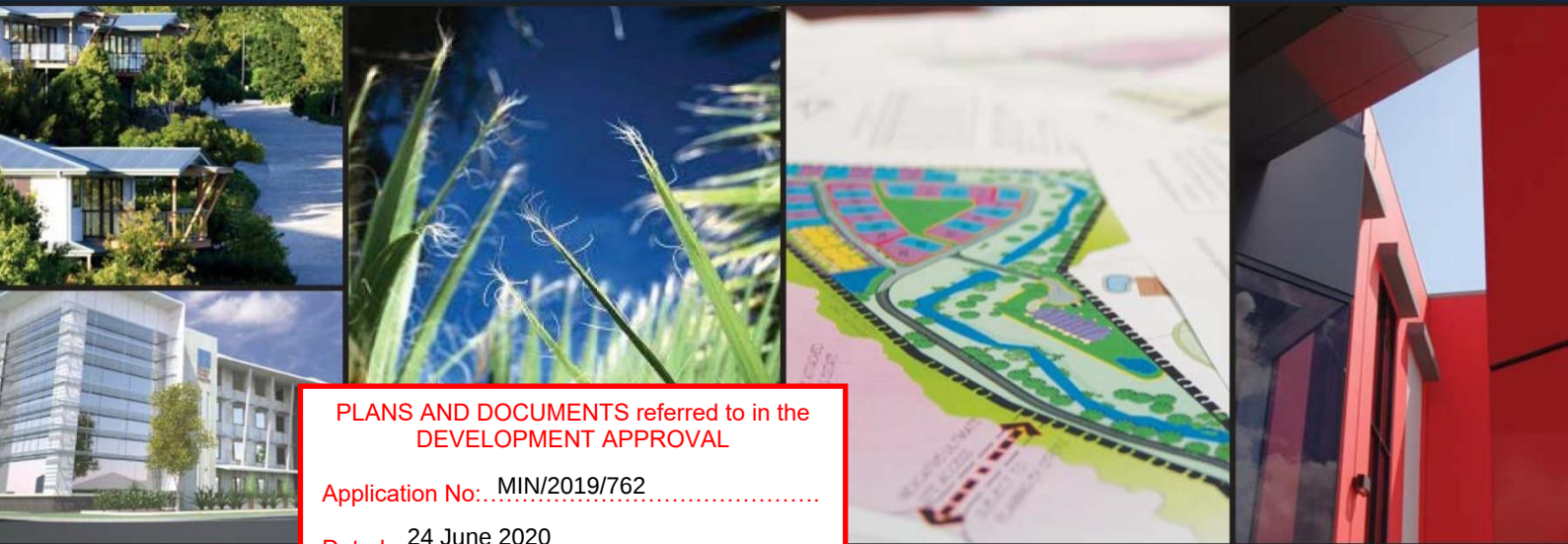
ADDRESS:

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



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

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

TABLE OF CONTENTS

1.0	M38 INDUSTRIAL ESTATE PLACE CODE INTENT	3
1.1	PLACE CODE INTENT	3
1.2	BACKGROUND	4
2.0	APPLICATION OF THE M38 INDUSTRIAL ESTATE PLACE CODE.....	5
2.1	APPLICATION	5
3.0	DICTIONARY	6
3.1	APPLICATION OF DEFINITIONS	6
3.2	USE OR DEVELOPMENT DEFINITIONS.....	6
3.3	SPECIFIC USE OR DEVELOPMENT EXAMPLES.....	7
4.0	M38 INDUSTRIAL ESTATE PLACE CODE - TABLE OF DEVELOPMENT	8
4.1	TABLE OF DEVELOPMENT	8
5.0	M38 INDUSTRIAL ESTATE PLACE CODE - RELEVANT CODES FOR ASSESSMENT	14
5.1	RELEVANT CODES	14
5.2	PERFORMANCE CRITERIA AND ACCEPTABLE SOLUTIONS	17
5.3	CONFLICT BETWEEN PLACE CODE AND PLANNING SCHEME	18
6.0	M38 INDUSTRIAL ESTATE PLACE CODE - DEVELOPMENT REQUIREMENTS.....	19
6.1	PURPOSE.....	19
6.2	APPLICATION	19
6.3	DEVELOPMENT REQUIREMENTS.....	19
	SCHEDULE 1 – M38 INDUSTRIAL ESTATE LAND USE CLASSIFICATION PLAN ...	37

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 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 metres 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 3m²; c) signs on facades have a maximum area of

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
	5m²; d) signs utilise company logos or symbolic representations for quick and easy identification; e) wording on signs is limited to the name, location, business and products of the establishment; f) signs do not utilise fluorescent paints; g) signs do not rotate, flash or move; h) signs are integrated with the form of development and are not visually dominating. AS23.3 All signs are consistent with the provisions for the Industry 2 Domain set out in Specific Development Code 2 – Advertising Devices.
OPEN SPACE/RESERVE AREA	
PC24 In the areas identified as Precinct D (Open Space/Reserve) within the Staging Plan, development is of a limited scale and intensity, compatible with the retention of and rehabilitation of vegetation and habitat, landscape amenity and/or buffer values.	AS24.1 Areas identified as Precinct D (Open Space/Reserve) on the Staging Plan are reserved for conservation and landscape amenity purposes, through: a) Transfer to Council as public open space b) Dedication of a conservation / landscape amenity buffer; or c) Reservation of an area as open space / reserve. AS24.2 Areas identified as Precinct D (Open Space/Reserve) are to be provided in accordance with the following: a) the areas identified as Precinct D as open space will be subject to the application of a statement of landscape intent and/or open space management statement/plan, designed in accordance with Council's Open Space Management and Land Development Guidelines. b) Eventual commitment of the area identified as Precinct D is provided to Council as public open space, in accordance with the requirements of an approved open space management statement/plan and/or rehabilitation management plan. AS24.3 Areas identified within the Precincts D (Open Space/Reserve) including areas identified for revegetation within an approved open space management plan and/or rehabilitation management plan are to be managed in the following manner:

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

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
	AS25.3 Dwarf walls prevent vehicles breaching landscaped areas along frontages. AS25.4 Screen planting, utilising an appropriate mix of tall trees and lower level shrubs, is used around outdoor parking, equipment, storage and other unsightly areas, particularly where visible from roads. AS25.5 Landscape Design includes: a) provision of pleasant, shaded areas with appropriate furniture for lunch/relaxation areas for workers and visitors; b) retention of existing mature vegetation, wherever possible; c) retention of existing natural drainage channels and planting to strengthen their resistance to erosion, especially where proposed development is expected to result in increased volume and velocity of stormwater runoff; d) use of garden edges, lines of trees and mass planting to frame pathways and define site and building entries. AS25.6 A minimum ten (10) metre wide north south landscape buffer is provided along the western boundary of the site adjoining the existing residential uses generally as outlined on the Landscape Intent Plan prepared by Gassman Development Perspectives and titled 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.
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PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS															
LOT SIZE (FOR SUBDIVISION ONLY)																
PC32 All lots are to be of sufficient size to comfortably accommodate the type of development envisaged in the LAP and the relevant precinct intent. The number of allotments within Precinct C is controlled to minimise the number of premises exposed to any environmental nuisance from nearby landfill and associated heavy industrial uses.	AS32.1 Any new lots created are sized in accordance with the following schedule: <table><tr><th>Precinct</th><th>Min Area</th><th>Ave Area</th></tr><tr><td>A</td><td>2000m²</td><td>1 hectare</td></tr><tr><td>B</td><td>2000m²</td><td>1 hectare</td></tr><tr><td>C</td><td>1 hectare</td><td>1 hectare</td></tr><tr><td>D</td><td>20 hectares</td><td>20 hectares</td></tr></table> AS32.2 The number of allotments and tenancies located within Precinct C is minimised.	Precinct	Min Area	Ave Area	A	2000m ²	1 hectare	B	2000m ²	1 hectare	C	1 hectare	1 hectare	D	20 hectares	20 hectares
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														
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.).
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PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
PC35 Allotments are oriented to suit climatic conditions.	AS35 Allotments are arranged in a manner that maximizes the number of allotments oriented to the north east to take advantage of breezes and enable optimal building orientation for energy efficiency and use of natural lighting.
PC36 Reconfiguration of land incorporates open space provision in a way which takes account of the location and attributes of the site and its surrounds, and the need to set aside certain areas for purposes such as: a) conservation of vegetation/habitat; b) retention of creek corridors and natural drainage patterns; c) provision of pedestrian/cycle linkages and recreational facilities; and/or d) creation of landscaped entrances, focal points and streetscape.	AS36.1 Where reconfiguration takes place, an area of up to 10% of the site is provided as open space. This open space is set aside for public park or conservation purposes, developed with pathways and/or recreational facilities, landscaped and/or rehabilitated to its natural state. AS36.2 Reconfiguration proposals incorporate a plan showing street planting to be undertaken. Planting themes contribute to the overall streetscape character of the estate.
PC37 Reconfiguration may take place in the form of Community Title subdivision, allowing for sharing of space, facilities and services, while at the same time ensuring allotments created are suited to the intended businesses/industries.	AS37 Community Title subdivisions within Precincts A-C (Industrial) are provided, which: a) are consistent with the Acceptable Solutions for PCs 32-36; b) generally maintain a minimum lot size of 100-200m² within a minimum overall site area of 2,000m²;

	c) are not used for heavy manufacturing, metal/food processing, or noxious, offensive or hazardous industries.
ROAD DESIGN	
PC38 Roads are provided so as to form a road hierarchy, with each road serving a particular function according to the intended land use characteristics of the estate, expected traffic volumes and types, and external existing and future road linkages to anticipated development on adjoining lots.	AS38.1 Concept plans submitted with reconfiguration and/or development applications identify all roads proposed to be upgraded and/or newly constructed and their intended function within a road hierarchy. AS38.2 Concept plans submitted with reconfiguration and/or development applications identify road connections with adjacent allotments that will promote connectivity; and AS38.3 Proposed road hierarchies are generally consistent with the conceptual road hierarchy identified on the 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.
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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.	
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PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
URBAN/RURAL USE CONFLICTS	
PC48 Conflicts between urban and rural uses are to be avoided by effective development design.	AS48 The development of land adjacent to the agricultural character areas includes a suitable buffer.
EXTRACTIVE INDUSTRY	
PC49 Extractive industry operations are managed to make effective use of the extractive resource, while containing any impacts on the subject site.	AS49 The extractive industry is managed and developed consistent with the Extractive Industry Domain Place Code.
ON-SITE VEHICLE PARKING AND MOVEMENT	
PC50 Internal driveways are provided for safe and easy maneuvering of vehicles.	AS50.1 Internal driveways are designed and constructed to enable all vehicles to enter and exit the site in a forward motion. AS50.2 Minimum driveway widths are as follows: a) eight metres to accommodate non articulated vehicles; b) ten metres to accommodate articulated vehicles; c) 4.5 metres for one-way driveways.
PC51 On-site vehicle parking is located: a) to allow easy access to building entrances; b) to provide visitor spaces for short term/high turnover use clearly visible from the street and signposted accordingly; c) to be adequately screened from the street; d) compatible with surrounding development and, where possible, facilitating shared use with adjacent land users.	AS51.1 In areas where visual amenity is important and/or where relatively large amounts of parking are provided, parking areas are generally situated to the rear or side of the site. In particular, employee parking is situated at the rear of the site, with staff entrances at the rear of the building. AS51.2 Some parking may be located toward the front of the site convenient to the street, provided it is behind landscaping strips and treated aesthetically. AS51.3 Short term/high turnover visitor parking and disabled parking spaces are located close to the main building entrance and clearly signposted. AS51.4 Driveways and parking areas may be constructed to property boundaries and linked to adjoining car parking areas. Similarly, loading areas may be located to facilitate shared turning areas across property boundaries.

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
LOADING AND UNLOADING	
PC52 All loading and unloading activities take place onsite.	AS52 Loading docks are located in the side or rear portions of the site, separate from public/visitor parking and access points, and screened by vegetation or walls to avoid public view.
PC53 Adequate provision is made for on-site manoeuvring of service vehicle/s.	AS53.1 On sites over 4,000m² and/or where the uses thereon involve regular servicing by service vehicle/s, on-site service areas are provided. On-site service areas comprise an area of land with an appropriate hard surface to enable a service vehicle/s to turn around within the site (based on standard design turning templates given by AUSTROADS AS 2890.1, 2890.2), and space for additional service vehicle parking and storage requirements. AS53.2 It may be acceptable for two or more developments to share service vehicle/s turning areas.
SITE SERVICING	
PC54 The design and provision of water, stormwater drainage, sewerage, electricity, gas and communications networks meets the needs of industry and business, and provides an orderly and economic progression of service development in the region.	AS54.1 The design and supply of water, stormwater drainage, sewerage, electricity, gas and communication services is in accordance with the requirements of Planning Scheme Policy 11 – Land Development Guidelines and the responsible authority (eg. Telstra, Queensland Electricity Boards, and Queensland Emergency Services). AS54.2 Car park entrances and ramps, loading docks and access ways are minimised, suitably designed and treated to ensure that they do not adversely impact on the streetscape and adjoining development.
PC55 Conflicts between pedestrians and vehicles at entrance points to parking areas are to be minimised.	AS55.1 The number of vehicle entry points to a development site is minimised, particularly in areas which have high volumes of pedestrian traffic and on streets with a significant through road function. AS55.2 Entrance points to parking and loading areas have clear and unobstructed visibility of pedestrian pathway areas, with pedestrian crossing points clearly identified which give priority to pedestrians.

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

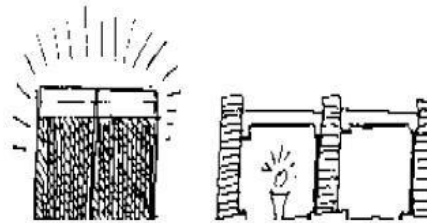
M38 INDUSTRIAL ESTATE

Figure to Acceptable Solution AS5.1

Negative Fences

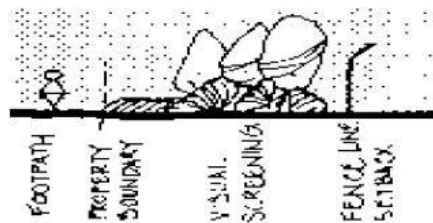


High security fencing on street alignment dominated streetscape.

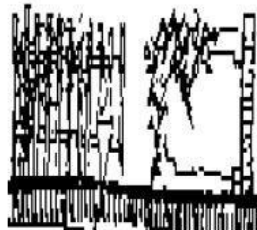


Chain fencing has a prison-like effect and is highly reflective. Height barriers can be visually intrusive.

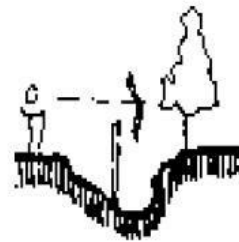
Positive Fences



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



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



Obtrusive fence placed in a swale to minimise visual impact.

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 .

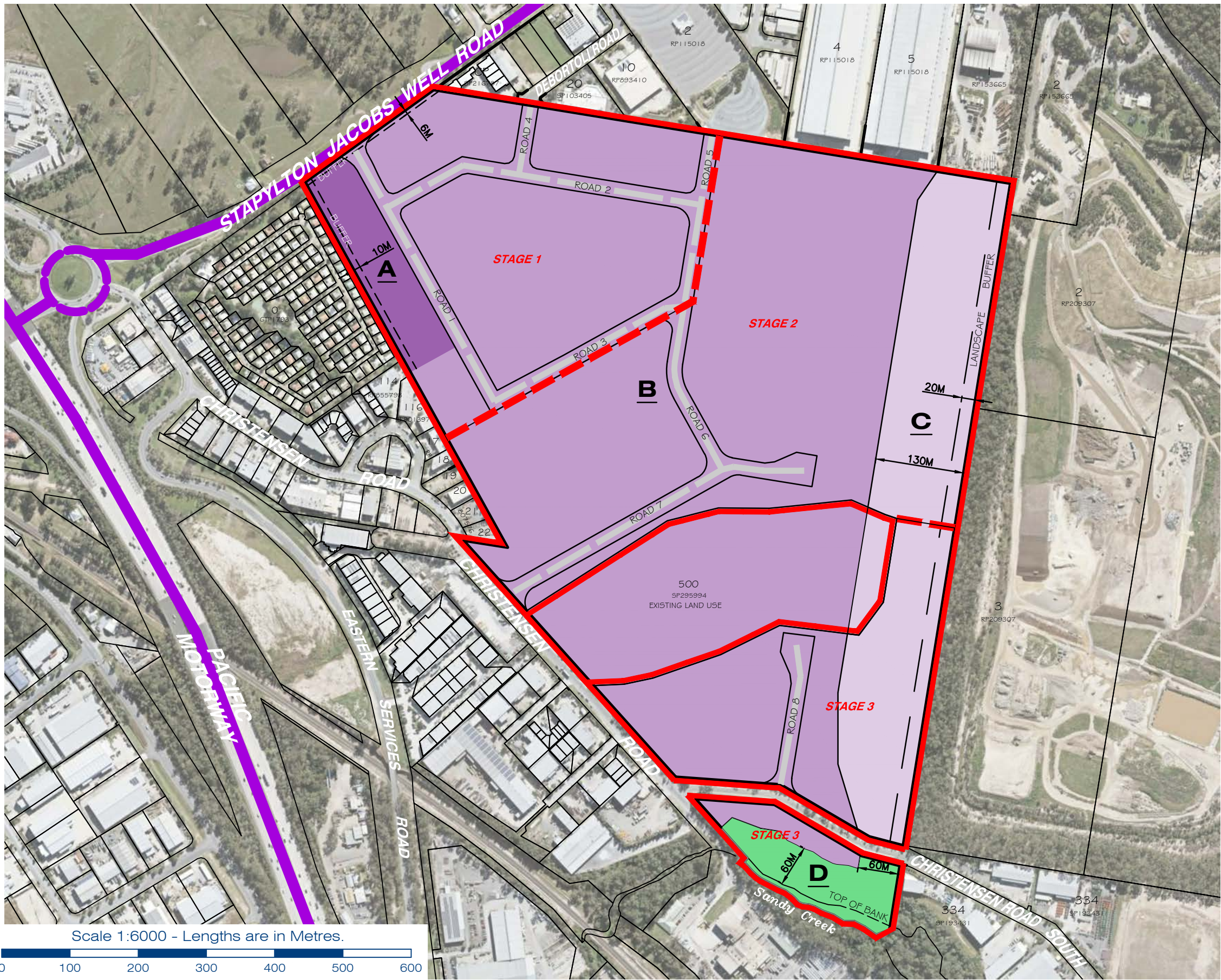
Table to Acceptable Solutions AS41.4

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		

M38 INDUSTRIAL ESTATE

SCHEDULE 1:

M38 INDUSTRIAL ESTATE - LANDUSE CLASSIFICATION AND STAGING PLAN



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

Scale 1:6000 - Lengths are in Metres.



planning | environment | landscape | engineering | survey

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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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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 PLU 01

Revision No:
B

A low-angle photograph of a modern building's exterior. The building features large glass windows reflecting the sky and clouds, and a prominent red vertical panel on the right side. A small tree with green and yellowing leaves is in the foreground. The text 'APPENDIX D' is overlaid in the top right corner.

APPENDIX D

CODE ASSESSMENT

M38 INDUSTRIAL ESTATE

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.

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 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.	AS1 NOT APPLICABLE The development relates to a subdivision only – no buildings are proposed.
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.	AS2 NOT APPLICABLE The proposed development does not contain an aspect proposing a dwelling.
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%. Precinct D: The maximum site coverage shall not exceed 10%.	AS3 NOT APPLICABLE The development relates to a subdivision only – no buildings are proposed.
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 metres 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	AS4.1 - AS4.4 ARE NOT APPLICABLE The development relates to a subdivision only – no buildings are proposed.

M38 INDUSTRIAL ESTATE

	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. 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.	AS5.1 – AS5.2 NOT APPLICABLE The development relates to a subdivision only – no buildings are proposed.
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: - 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; - relatively unobtrusive, earth toned colours, such as subdued greens, blues, browns and greys (bright colours and/or materials which cause glare are avoided); - horizontal/vertical articulation of walls at least at 15 metre intervals; 'humanising' elements, such as entry forecourts, porticos, verandahs, windows, awnings and fenestration; - 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.	AS6 NOT APPLICABLE The development relates to a subdivision only – no buildings are proposed.
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.	AS7 NOT APPLICABLE The development relates to a subdivision only – no buildings are proposed.

M38 INDUSTRIAL ESTATE

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.		
VEHICULAR PARKING		
PC8 On-site vehicle parking is provided to meet expected demand, having regard to: a) The size of the proposed workforce; b) The likely number of visitors to the site; c) The likely size and number of service and transport vehicles to be on the site at any one time; d) On-site parking and loading/unloading activities within sites; e) The availability of conveniently located on-street parking; f) Any possible future expansion, redevelopment or change of use.	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 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	AS8.1 - AS8.3 NOT APPLICABLE The development relates to a subdivision only – no buildings are proposed.
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 be prepared in accordance with the Planning Scheme Policy 10 – Guidelines for Preparing Management Plans and Plans of Development.	AS9 COMPLIES

M38 INDUSTRIAL ESTATE

odour, emissions and dust.		
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; 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	AS10.1 – AS10.4 NOT APPLICABLE The development relates to a subdivision only – no buildings are proposed.
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).	AS11 NOT APPLICABLE The development relates to a subdivision only – no buildings are proposed.
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.	AS12 NOT APPLICABLE The development relates to a subdivision only – no buildings are proposed.
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.	AS13 NOT APPLICABLE The development relates to a subdivision only – no buildings are proposed.
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.	AS14 NOT APPLICABLE The development relates to a subdivision only – no buildings are proposed.
PC15	AS15	AS15 NOT APPLICABLE

M38 INDUSTRIAL ESTATE

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.	The development relates to a subdivision only – no buildings are proposed.
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.	AS16 NOT APPLICABLE The development relates to a subdivision only – no buildings are proposed.
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).	AS17.1 – AS17.2 NOT APPLICABLE The development relates to a subdivision only – no buildings are proposed.
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.	AS18.1 – AS18.5 NOT APPLICABLE The development relates to a subdivision only – no buildings are proposed.
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.	AS19.1 – AS19.2 NOT APPLICABLE The development relates to a subdivision only – no buildings are proposed.

M38 INDUSTRIAL ESTATE

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. AS20.2 Entrances to premises are clearly visible from the street, and are not obscured or dominated by carparking.	AS20.1 – AS20.2 NOT APPLICABLE The development relates to a subdivision only – no buildings are proposed.
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 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.	AS21.1 – AS21.4 NOT APPLICABLE The development relates to a subdivision only – no buildings are proposed.
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.	AS22 NOT APPLICABLE The development relates to a subdivision only – no buildings or advertising devices are proposed.
PC23 Signs and other forms of advertising on business/industry premises are kept to a minimum. Any advertising relates directly to the activity/process conducted on the premises, rather than general product advertisements.	AS23.1 There is one sign per premises. Multi-unit developments display a single index sign at the entrance to the development which details each occupant, its activity/process and respective unit number. AS23.2 The design and construction of signs meets the following parameters: a) signs are situated near site entries and are well placed for viewing by pedestrians and drivers; b) free-standing signs have a maximum area of 3m²; c) signs on facades have a maximum area of 5m²; d) signs utilise company logos or symbolic representations for quick and easy identification; e) wording on signs is limited to the name, location, business and products of the establishment;	AS23.1 – AS23.3 NOT APPLICABLE No advertising devices are proposed as part of this application.

M38 INDUSTRIAL ESTATE

	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: 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	AS24.1 – AS 24.3 NOT APPLICABLE The proposed development is not located within the mapped Precinct D. The area encompassed by Precinct D is to be dedicated to Council as Public Open Space for conservation purposes.

M38 INDUSTRIAL ESTATE

	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. 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;	AS25.1 – AS25.6 NOT APPLICABLE The development relates to a subdivision only – no buildings are proposed. AS25.7 COMPLIES The 20m wide buffer along the western boundary of the site is maintained.

M38 INDUSTRIAL ESTATE

	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.	AS26.1 NOT APPLICABLE The development relates to a subdivision only – no buildings are proposed.
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.	AS27 NOT APPLICABLE The development relates to a subdivision only – no buildings are proposed.
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.	COMPLIES The proposed development includes a park and amenities (Health and Wellbeing Precinct) within common property that will service the entire Vantage industrial estate. The "Health and Wellbeing Precinct", the first of its kind implemented within an industrial estate in Queensland, will include embellishments and facilities such as park shelters, gym equipment and a basketball court to service the immediate industrial work force. Provision of such facilities are lacking in many industrial estates across the Yatala Enterprise Area (YEA), which does not allow workers to leave their workplace and disconnect during a break in an outdoor, well landscaped setting. The "Health and Wellbeing Precinct" and all park embellishments are to remain under the ownership and management of the future Body Corporate of the industrial estate, as per the approved Community Management Statement.
PC29 Landscape design	AS29.1 Street design and plantings and major	COMPLIES WITH AS29.1 – AS29.3 The proposed development will incorporate a high-quality landscape design that

M38 INDUSTRIAL ESTATE

contributes to the creation of a distinctive, memorable and legible town centre, local centres and surrounding suburban areas for YEA.	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.	enhances the area and aids in the creation of the envisaged high levels of amenity for the estate.															
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.	COMPLIES WITH AS30 There is ample opportunity for casual surveillance of the site. 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 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.	AS31 NOT APPLICABLE The development relates to a subdivision only – no buildings are proposed.															
LOT SIZE (FOR SUBDIVISION ONLY)																	
PC32 All lots are to be of sufficient size to comfortably accommodate the type of development envisaged in the LAP and the relevant precinct intent. The number of allotments within Precinct C is controlled to minimise the number of premises exposed to any environmental nuisance from nearby landfill and associated heavy industrial uses.	AS32.1 Any new lots created are sized in accordance with the following schedule: <table border="1"> <thead> <tr> <th>Precinct</th><th>Min Area</th><th>Ave Area</th></tr> </thead> <tbody> <tr> <td>A</td><td>2000m²</td><td>1 hectare</td></tr> <tr> <td>B</td><td>2000m²</td><td>1 hectare</td></tr> <tr> <td>C</td><td>1 hectare</td><td>1 hectare</td></tr> <tr> <td>D</td><td>20 hectares</td><td>20 hectares</td></tr> </tbody> </table> AS32.2 The number of allotments and tenancies located within Precinct C is minimised.	Precinct	Min Area	Ave Area	A	2000m ²	1 hectare	B	2000m ²	1 hectare	C	1 hectare	1 hectare	D	20 hectares	20 hectares	COMPLIES WITH AS32.1 The development is located within Precincts B and C. All proposed lots have a minimum lot size of 1 ha, except for Lot 304. Lot 304 is unable to provide the minimum lot size due to the requirement to dedicate the remainder of this portion of land to Council as Public Open Space for the purposes of conservation. The size and shape of this lot has already been identified as part of the overarching preliminary approval. COMPLIES WITH AS32.2 The number of lots proposed within Precinct C has been minimised to 4.
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															
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%.	COMPLIES WITH AS33 All lots have a ground slope not exceeding 10%. No battle axe allotments are proposed.															

M38 INDUSTRIAL ESTATE

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.).	PC34 COMPLIES The proposed subdivision incorporates allotments which have been designed with specific end users in mind. The proposed allotments generally form regular shapes, except where external constraints exist (e.g. existing irregular boundaries with neighbouring lots). Each of the proposed lots is able to function safely and efficiently in accordance with the envisaged end-users' needs and safe and efficient access is provided to each proposed lot.
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.	COMPLIES WITH AS35 Lots have been configured and arranged to enable optimal building orientation for energy efficiency and 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.	COMPLIES WITH AS36.1 The development proposes a community title subdivision, with the common property area allocated as an open space and recreation precinct ("Health and Wellbeing Precinct"). This precinct will be appropriately landscaped and will incorporate facilities such as pathways, benches, picnic tables, gym equipment and a basketball court etc. suitable for industrial estate employee use during lunch breaks etc. COMPLIES WITH AS36.2 The submitted Statement of Landscape Intent outlines the proposed street tree planting for Stage 3.
PC37 Reconfiguration may take place in the form of	AS37 Community Title subdivisions within Precincts A-C (Industrial) are provided,	COMPLIES WITH PC37 The development proposes a Community Title subdivision which includes a shared

M38 INDUSTRIAL ESTATE

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.	which: a) are consistent with the Acceptable Solutions for PCs 32-36; b) generally maintain a minimum lot size of 100- 200m² within a minimum overall site area of 2,000m²; c) are not used for heavy manufacturing, metal/food processing, or noxious, offensive or hazardous industries.	open space and recreation area for employee use during breaks. All allotments proposed as part of the subdivision are suited to their intended industrial use.
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.	COMPLIES WITH AS38.1 The development proposes one new road to service Stage 3, being the extension of 'New Road 2 (Coastline Court)' established as part of Stage 2. The proposed ROL plans are submitted within Appendix C. COMPLIES WITH AS38.2 The submitted ROL plans illustrate the extension of 'New Road 2 (Coastline Court)' providing access to Stage 3 linking via Stage 2. COMPLIES WITH AS38.3 The development proposes roads in accordance with the approved Land Use Classification and Staging Plan. As mentioned within the Planning Report, the Land Use Classification and Staging Plan approved the overarching preliminary approval was recently amended to remove 'Road 8' providing access to Stage 3 via Christensen Road, and instead extend 'New Road 2' which now provides access to Stage 3 via Stage 2.
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	COMPLIES WITH PC39 The development proposes roads in accordance with Council standards, however does propose one cul-de-sac. The inclusion of this cul-de-sac is considered appropriate given the road only provides access to three lots. All roads have been designed to ensure safe movement of heavy vehicles. Further this road layout has been approved as part of the recent Minor Change to the Land Use Classification and Staging Plan approved as part of the overarching preliminary approval (MIN/2023/64).

M38 INDUSTRIAL ESTATE

	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.	COMPLIES WITH AS40.1 – AS40.2 All transport infrastructure will meet Council standards and be dedicated as a public asset.
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.	COMPLIES WITH AS41.1 – AS41.4 All transport infrastructure will meet Council standards and be dedicated as a public asset.
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.	AS42 - NOT APPLICABLE A major industrial road is not proposed.
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 AUSTROADS 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;	AS43 – NOT APPLICABLE The development involves a subdivision only. Any future MCU application over the site will be required to demonstrate compliant vehicular access.

M38 INDUSTRIAL ESTATE

	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 signposted.	
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.	AS44 – NOT APPLICABLE The development relates to a subdivision only – no buildings are proposed.
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.	AS45.1 – AS45.2 NOT APPLICABLE The development relates to a subdivision only – no buildings are proposed.
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.	PC46 – NOT APPLICABLE The development relates to a subdivision only – no new uses are proposed.
PC47 The proposed development must take into account and seek to ameliorate any negative aspects of the existing amenity of the local area, having regard, but not limited, to the existing impact of: a) noise; b) hours of operation; c) traffic; d) lighting; e) signage; f) visual amenity; g) privacy; h) odour and emissions; i) dust; and j) vibration.	AS47 No acceptable solution provided.	PC47 – NOT APPLICABLE The development relates to a subdivision only – no new uses are proposed.

M38 INDUSTRIAL ESTATE

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.	AS48 - NOT APPLICABLE The subject site adjoins other industrial uses and maintains a distance of more than 700m from the nearest rural use or agricultural use.
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.	AS49 - 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 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.	AS50.1 – AS50.2 – NOT APPLICABLE The development relates to a subdivision only – no buildings are proposed. Future MCU applications over the site will be required to demonstrate compliant 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.	AS51.1 – AS51.4 – NOT APPLICABLE The development relates to a subdivision only – no buildings are proposed. Future MCU applications over the site will be required to demonstrate compliant parking arrangements.
LOADING AND UNLOADING		
PC52 All loading and unloading activities take place on-site.	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.	AS52 – NOT APPLICABLE The development relates to a subdivision only – no buildings are proposed.
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.	AS53.1 – AS53.2 – NOT APPLICABLE The development relates to a subdivision only – no buildings are proposed.

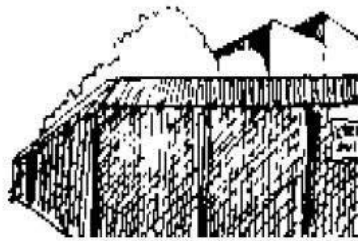
M38 INDUSTRIAL ESTATE

	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 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 AS54.1 The subdivision will be connected to all necessary services and service infrastructure in accordance with the submitted engineering plans and drawings. AS54.2 NOT APPLICABLE The development relates to a subdivision only – no buildings are 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.	AS55.1 – AS55.4 – NOT APPLICABLE The development relates to a subdivision only – no buildings are proposed.
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 AS56 The proposed road network caters for cycle ways.
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.	AS57 - NOT APPLICABLE No public toilets or amenities are proposed.

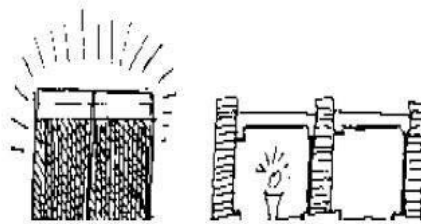
Figure to Acceptable Solution AS5.1

M38 INDUSTRIAL ESTATE

Negative Fences

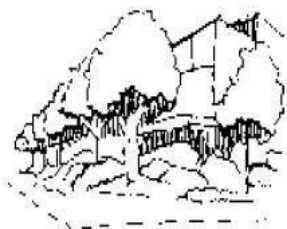
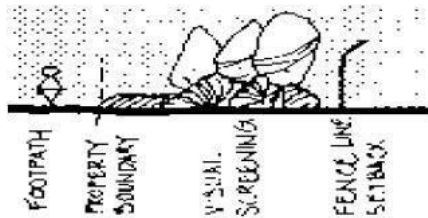


High security fencing on street alignment dominated streetscape.

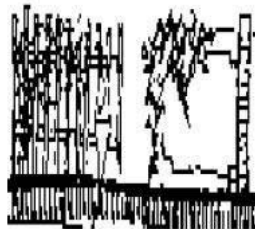


Chain fencing has a prison-like effect and is highly reflective. Height barriers can be visually intrusive.

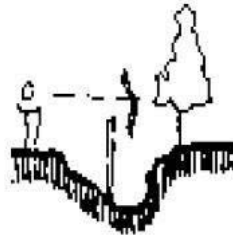
Positive Fences



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		



Part 7 Codes

Division 2 Specific Development Codes

Chapter 28 Reconfiguring a Lot

1.0 Purpose

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

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

2.0 Application of this Code

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



3.0 Development Requirements

Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
Development that is Code Assessable or Impact Assessable			
Lot Size			
PC1 Lots must have the appropriate area and dimensions to enable: a) density of land uses to be consistent with the intended character of the local area or neighbourhood, as expressed through the relevant domain or LAP; b) siting and construction of buildings to minimise risk of soil erosion, flooding and bushfire; c) siting and construction of buildings to minimise detriment from effluent disposal and d) water quality impacts; e) retention of ecologically significant areas and other remnant vegetation; f) retention of cultural features and views; g) minimisation of earthworks and/or retaining walls associated with building construction on steep sites; h) provision of private outdoor space and on-site landscaping; i) convenient vehicle access and on-site parking.	AS1.1.1 The minimum lot area, minimum lot frontage, minimum width of any access strip or easement, and the maximum ratio of lot depth to average width are consistent with the provisions of the Table to this Acceptable Solution, unless varied by the minimum lot size and density requirements indicated on Overlay Map OM5 – Minimum Lot Size. OR AS1.1.2 Allotments created on steep slopes in the Village, Detached Dwelling, or Residential Choice domains that are intended to be used for residential purposes provide a minimum private outdoor area of 30m², with the following criteria: a) ratio 2:1 (length to width) maximum; b) gradient less than 5%; c) adjoining proposed building envelope; d) flood free for the 1 in 5 ARI. OR AS1.1.3 The site is located in the Park Living Domain and the average lot size is not less than 8000m², excluding areas of public open space dedication. OR AS1.1.4 The lot has a minimum area less than that provided in the Table to Acceptable Solution AS1.1.1 and a Hinterland Subdivision is achieved, consistent with AS3.1 to AS3.9	PC1 – COMPLIES The proposed lots comply with the M38 Industrial Place Code lot requirements, pursuant to the Preliminary Approval.	



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

Table to Acceptable Solutions AS1.1.1

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



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

Key:

- * The Rural Domain allows smaller lot sizes in specific circumstances.
- # Corner allotment.
- ^ Rear allotment and does not include area of access strip or easement.
- ▽ The minimum frontage requirement is 15 metres where the lot is created for the use of a detached dwelling or an attached dwelling (containing two units only).
- α In a single subdivision proposal in the Park Living Domain, the average lot size must not be less than 8,000m² (excluding areas of public open space dedication).

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

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

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

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

PC2 Lots created for residential purposes in the vicinity of and identified on Overlay Map OM2 – Good Quality Agricultural Land must ensure that potential impacts from	AS2 Lot layout is consistent with State Planning Policy 1/92: Development and Conservation of Agricultural Land and its supporting Planning Guidelines –	AS2 – NOT APPLICABLE Proposal is for industrial lots.	
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Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
agricultural activities do not adversely affect community health, safety, amenity and the continuing use of the agricultural land resource.	Separating Agricultural and Residential Land Uses.		
Hinterland Protection			
PC3 Ecologically significant areas located on sites identified on Overlay Map OM1 – Rural Subdivision must be protected. To determine ecologically significant areas, consideration will be given, but not limited, to: a) Part 2, Division 1, Chapter 2 – Ecological Processes; b) Part 3, Division 2, Chapter 1 – Nature Conservation; c) Part 3, Division 3, Chapter 2 – Open Space Nature Conservation and Chapter 3 – Rural/Nature Conservation; d) Part 7, Division 3, Chapter 11 – Nature Conservation Constraint Code; e) Council's organisational objectives for conserving natural assets; f) Planning Scheme Policy 8 – Guidelines for Ecological Assessments.	AS3.1 The most appropriate subdivision layout on the site, indicating ecologically significant areas to be protected or contributed to Council as public open space, complies with the criteria in PC3, and is demonstrated by a site analysis prepared in accordance with Planning Scheme Policy 17 – Site Analysis. AS3.2 Where the ecologically significant area to be dedicated for public open space or otherwise protected exceeds 15% of the total site area which may be developed, but does not exceed 25%, the maximum lot yield of the balance developable area is in accordance with the provisions of Overlay Map OM1 – Rural Subdivision, using the total land area as the basis for calculation. AS3.3 Where the ecologically significant area to be dedicated for public open space or otherwise protected exceeds 25% of the total site area which may be developed, but does not exceed 30%, the maximum lot yield of the balance developable area is in accordance with the provisions of Overlay Map OM1 – Rural Subdivision, increased by no more than 15%, and using the total land area as the basis for calculation. AS3.4 Where the ecologically significant area to be dedicated for public open space or otherwise protected exceeds 30% of the total site area	PC3 – NOT APPLICABLE Subject site not within Rural Subdivision overlay map area.	



Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
	which may be developed, but does not exceed 50%, the maximum lot yield of the balance developable area is in accordance with the provisions of Overlay Map OM1 – Rural Subdivision, increased by no more than 25% , and using the total land area as the basis for calculation. AS3.5 Where the ecologically significant area to be dedicated for public open space or otherwise protected exceeds 50% of the total site area which may be developed, the maximum lot yield of the balance developable area is in accordance with the provisions of Overlay Map OM1 - Rural Subdivision, increased by no more than 30%, and using the total land area as the basis for calculation. AS3.6 Where the area of land to be protected for conservation purposes is retained in private ownership (rather than being transferred to Council's ownership as public open space), that land is properly maintained and secured for the future by a suitable mechanism ensuring its long-term protection. Suitable mechanisms may include a Vegetation Protection Order (VPO) under Local Law No 6 – Vegetation Management or a registrable planning covenant. AS3.7 The minimum size of any lot in a hinterland subdivision, established in accordance with the Acceptable Solutions to PC3, is not less than 4,000m². AS3.8 Lot layout is consistent with State Planning Policy 1/92: Development and Conservation of Agricultural Land and its supporting Planning Guidelines – Separating Agricultural and Residential Land Uses.		



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



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

Circulation and Access Design



Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
PC8 An overall street network must be provided which: a) has design features which convey the primary function of each type of street and encourage driver behaviour, speeds and traffic volumes that are appropriate to that function; b) provides a high level of internal accessibility and appropriate external connections for vehicles, pedestrian and cycle movements; c) deters through traffic from residential areas and creates safe conditions for local road users, pedestrians and cyclists; d) incorporates street junctions and accesses to lots that are located and spaced to facilitate safe and convenient vehicle movements; e) provides for street widths and lengths that optimise the cost effectiveness of the network and the provision of public utilities; f) allows for efficient and unimpeded movement of buses, without facilitating high traffic speeds on streets that are identified bus routes.	AS8 Where involving the construction of a new road, the development conforms to Planning Scheme Policy 11 – Land Development Guidelines.	AS8 – COMPLIES The road network has been designed in accordance with Councils standards and requirements pursuant to the Land Development Guidelines.	
PC9 The street network in urban areas caters for the extension of existing or future public transport routes to provide services that are convenient and accessible to the community (not applicable in Rural or Park Living areas and their equivalents in LAPs).	AS9 At least 90% of dwellings are within 400 metres radial distance from an existing or potential bus route (not applicable in Rural or Park Living Domains and their equivalents in LAPs).	AS9 – NOT APPLICABLE Proposal is for an industrial subdivision of land and not residential.	
PC10 The subdivision design must achieve enhanced vehicular permeability and legibility	AS10.1 There are multiple connections and intersections for all roads and streets within	PC10 – COMPLIES The proposed subdivision provides for road connectivity through Stage 2. Stage 3 will	



Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
in the location and layout of roads and streets.	the subdivision. AS10.2 The length of a <i>cul-de-sac</i> does not exceed 120 metres. AS10.3 Where <i>culs-de-sac</i> are used, their design and location allows for future connectivity to adjoining roads or streets.	include a single cul-de-sac, however, this street only provides access to three lots. As such, the existing connection/link through to Stage 2 is considered appropriate and no further linkages are required. Please note that all roads are provided in accordance with the Land Use Classification and Staging Plan approved under the preliminary approval.	
PC11 The subdivision layout must encourage walking and cycling and a safe environment for pedestrians.	AS11.1 Pedestrian routes are located along or visible from all streets. AS11.2 The subdivision layout provides a safe environment for walking and cycling routes. AS11.3 Street and road design, including road width, is a traffic calming measure to encourage lower traffic speeds. AS11.4 There are increased residential densities in proximity to public transport services and transit mode change points. AS11.5 Pedestrian routes provide clear, comfortable and direct access to commercial areas and transit stops. AS11.6 All primary pedestrian routes are bordered by residential frontages, public parks, plazas or commercial uses. AS11.7 Pedestrian paths provide connections between residential and retail areas, where street connections are not feasible. AS11.8 Pedestrian routes through parking lots or at the rear of residential developments are	PC11 – COMPLIES All internal roads will have 23m wide road reserves that will accommodate footpaths and shared car parking and bicycle paths, and provided suitable connectivity, and safe environment for pedestrians.	



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



Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
west in the summer; c) maximising access to any prevailing summer breezes; d) minimising exposure to prevailing winter winds.			
PC15 Lots are to provide favourable solar access and to allow potential dwellings to take advantage of breezes and other positive natural attributes.	AS15.1 The design and shape of lots on the north and south sides of roads is controlled in response to solar access opportunities. AS15.2.1 Building envelopes or house plans are provided, prior to release of lots smaller than 600m². OR AS15.2.2 Zero lot line design is applied to maximise efficient and flexible use of land.	PC15 – COMPLIES Each lot is able to achieve favourable solar access. AS15.2 – NOT APPLICABLE Proposal is for an industrial subdivision only.	

Filling and Drainage of Lots

PC16 All lots created have sufficient area that is flood free to safely and adequately accommodate their intended use and development.	AS16.1 Every lot must be adequately filled and drained, without adverse environmental impact, so that it can be used for its intended purpose. The minimum area available, above the planning flood level for each lot, is in accordance with this Table to Acceptable Solutions. AS16.2 Any filling to be undertaken to provide the minimum area above the planning flood level required by AS16.1 is in accordance with Specific Development Code 11 – Changes to Ground Level and Creation of New Waterbodies and Constraint Code 9 – Flood Affected Areas and Constraint Code 10 – Natural Wetland Areas and Natural Waterways. AS16.3	AS16.1 – COMPLIES All lots have been designed taking into consideration the existing environmental conditions and future topography providing flood free access and lots. AS16.2 – COMPLIES The proposed subdivision has been designed cognisant of Councils guidelines, standards and policies.	
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Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
	Residential lots contain a rectangle above the planning flood level measuring nine metres by 15 metres and clear of all statutory boundary setbacks. AS16.4 Residential lots with an area less than 300m² are square or rectilinear in shape. AS16.5 The flood free area provided in accordance with AS16.1 has access to a road frontage that is flood free. AS16.6 Flood modelling, if required, assumes that 100% of the lots are filled to a level above the 1 in 100 year flood line in the Village, Detached Dwelling, Residential Choice, Residential and Tourist, Integrated Business, Local Business and Fringe Business Domains and their LAP precinct equivalents.	AS16.3 – NOT APPLICABLE No residential lots proposed. AS16.4 – NOT APPLICABLE No residential lots proposed. AS16.5 – COMPLIES Flood free road access has been provided. AS16.6 – NOT APPLICABLE Subject site not within domain identified.	

Table to Acceptable Solutions AS16.1

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



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

Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
PC17 The development must not cause an adverse impact from changes in quality and/or quantity of stormwater discharges during the construction or operational phases of the development. Stormwater runoff within land to be subdivided and on adjacent properties must be managed so as not to cause any adverse impact on the built or natural environment, either upstream or downstream of the site.	AS17.1 A Stormwater Management Plan is prepared. AS17.2 A Stormwater Intent Plan is provided for: a) a staged subdivision involving more than five stages, or b) a subdivision resulting in more than 50 lots, or c) a subdivision impacting on three or more sub catchments. AS17.3 Stormwater treatment devices are provided in accordance with Planning Scheme Policy 11 – Land Development Guidelines .	PC17 – COMPLIES The proposed development is supported by a SWMP.	

Recreation and Sporting Parkland Provision

PC18 The development must provide a Recreation Facilities contribution in accordance with the Priority Infrastructure Plan.	AS18 The development provides a Recreation Facilities contribution taking one of the forms of contribution specified in the Priority	PC18 – COMPLIES The proposed subdivision will be subject to council current ICN charges and policy.	
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Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
	Infrastructure Plan, Recreation Facilities Infrastructure Charges Schedule.		
PC19 A public open space network must be provided which: a) provides or incorporates a range of recreation settings and can accommodate adequate facilities to meet the needs of the community; b) provides well distributed public open space that contribute to the legibility, accessibility and character of the development; c) creates attractive urban environment settings and focal points; d) establishes a clear relationship between public open space and adjoining land uses; e) facilitates appropriate measures for stormwater and flood management and care of valuable environmental resources; f) enables the retention of significant vegetation, wetlands, waterways, and other habitat areas, their associated buffer and linkages/corridors and natural and cultural features; and g) is cost effective to maintain.	AS19.1.1 Recreation and Sporting Parklands are designed in accordance with the Priority Infrastructure Plan, Recreation Facilities Design Guideline and approved Council Master Plans. OR AS19.1.2 Public open space is provided in accordance with an already approved open space strategy or development plan.	PC19 – COMPLIES Public open space will be provided within common property in accordance with the subdivision plan and Landscape Intent Plan. Public Open Space for conservation purposes is also proposed within the allotment south of Christensen Road South.	
PC20 The design and location of open space (parkland) must result in high quality parkland and open space areas which provide a range of safe and easily accessible, passive recreational opportunities for the community.	AS20.1 A park has direct road frontages of: a) a minimum of 75% of the total allotment boundary of the park to provide physical access and visibility; or b) a minimum of 15% of the total allotment boundary of the park, where the proposed park is required for conservation purposes; or c) a greater amount of the boundary of the park, where the proposed park is an extension of an existing park with limited	PC20 – COMPLIES Public open space will be provided within common property in accordance with the subdivision plan and Landscape Intent Plan.	



Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
	road frontage. AS20.2 Recreational components within a dedicated open space are set back a minimum of 30 metres from the top of the bank of a waterway. AS20.3 Land intended for public open space complements existing adjacent and surrounding open space provision, and provides linkages to other open space areas. AS20.4 The design and location of open space areas, access ways and infrastructure provides for a safe recreational opportunity for the community. AS20.5 Open space is provided adjacent to waterways, with roads servicing the linear parkland and lots located on the opposite side of the road to the waterway.		
PC21 Land intended for public open space must be of a physical standard and condition that permits use of the land for its intended purpose.	AS21.1 Areas of public open space are provided, exclusive of any land affected by unacceptable hazards such as contaminated land under the Contaminated Land Act 1991 or land subject to geotechnical hazard. AS21.2 Adequate areas of public open space for recreation purposes are provided, exclusive of: a) land affect by stormwater or overland flow discharge from adjacent allotments; b) drainage reserves and detention basins which cannot be shown to safely and effectively contribute to the network of parks and open space areas; c) land subject to cut and fill, with a batter	PC21 – COMPLIES The public open space is to be located within common property and therefore will be held under body corporate control, who will ensure its maintenance and upkeep.	



Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
	slope that exceeds a grade of more than 1 in 6; d) areas of land less than 15 metres wide, such as access and service easements; e) land required to serve primarily as a buffer to any existing development or major transport corridor; and easements. OR AS21.3 At least 10% of the total open space provision is exclusive of flood inundation of below the 1 in 100 ARI level (or Q100) or the highest recorded flood level, whichever is the greatest.		
Open Space Safety and Design			
PC22 Open space areas must be designed and managed to promote user safety.	AS22.1 Areas intended for use during times of darkness are lit in accordance with Council's Land Development Guidelines. AS22.2 Landscaping is designed to minimise interference with sightlines. AS22.3 Casual surveillance is achieved through: The edge of parks and open space being overlooked by housing, commercial or other development as well as passing pedestrian and motor traffic that can provide effective informal surveillance. AS22.4 Interpretive signage is provided to enable clear understanding of points of interest such as the location of public toilets, telephones, environmental or heritage features, routes and park activities where relevant. AS22.5.1	PC22 – COMPLIES The public open space areas will be well lit and managed by the body corporate to ensure a safe environment for users.	



Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
	Fencing adjoining a park is to be 50% transparent (i.e. swimming pool style or timber picket fencing) and any landscaping adjacent to the fence is to be designed to maximise the opportunity for casual surveillance from both sides of the fence. OR AS22.5.2 Fencing adjoining a park is to be no more than 1.2m in height.		
Environmental Open Space, Habitat and Landscape Protection			
PC23 An environmental open space network must be protected to: a) ensure the retention of significant vegetation, wetlands, waterways, and other habitat areas, their associated buffer and linkages/corridors and natural and cultural features; and b) facilitate appropriate measures for stormwater and flood management and care of valuable environmental resources; c) be cost effective to maintain.	AS23 No acceptable solution provided.	PC23 – COMPLIES Environmental open space within the allotment to the south of Christensen Road South is proposed to be dedicated to Council to ensure the 60m buffer to Sandy Creek is maintained.	
Infrastructure Connections			
PC24 The design and provision of public utilities, including sewerage, water, electricity, street lighting and communication services, must: a) meet the needs of users; b) ensure the health, safety and convenience of the community; c) be cost effective over their life cycle; d) minimise adverse impacts to the environment (including the amenity of the local area) in the short and long term.	AS24.1 All lots are connected to electricity supply and telecommunications services. A24.2 Electricity supply and telecommunications infrastructure are provided underground, where the development involves the creation of more than five lots. AS24.3 Reticulated water supply and street lighting is provided in accordance with Planning	AS24.1 – COMPLIES All lots will be provided with connection to electricity supply and telecommunications services. AS24.2 – COMPLIES All lots will have electricity supply and telecommunications services underground. AS24.3 – COMPLIES All lots will be connected to reticulated water supply and street lighting provided.	



Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
	Scheme Policy 11 – Land Development Guidelines, except in the Extractive Industry, Rural, Conservation or Village Domains. AS24.4 Reticulated sewerage is provided in accordance with Planning Scheme Policy 11 – Land Development Guidelines, except in the Extractive Industry, Rural, Conservation, Village or the Park Living Domains. AS24.5 On-site water supply is provided, in accordance with Planning Scheme Policy 11 – Land Development Guidelines for properties in the Extractive Industry, Rural, Conservation and Village Domains. AS24.6 On-site sewage disposal is provided in accordance with Council's Guidelines for the Installation and Operation of Aerobic Wastewater Treatment Plants for Domestic and Small Scale Commercial Users 1995 and AS1547 for properties in the Extractive Industry, Rural, Conservation, Village and Park Living Domains.	AS24.4 – COMPLIES All lots will be connected to reticulated sewerage. AS24.5 – NOT APPLICABLE Subject site not located within the Domain identified. AS24.6 – NOT APPLICABLE Subject site not located within the Domain identified.	
Volumetric Subdivision			
PC25 Volumetric subdivision (of the space above or below land) facilitates efficient development, in accordance with the objectives and DEOs of this Planning Scheme, its planning strategies and the relevant domain or LAP.	AS25 No acceptable solution provided.	PC25 – NOT APPLICABLE Proposal does not involve a volumetric subdivision.	



Part 7 Codes

Division 3 Constraint Codes

Chapter 4 Car Parking, Access and Transport Integration

1.0 Purpose

To ensure that transport needs, including car parking and service vehicle requirements, associated with the development of land are met by:

- supply of car and bicycle parking facilities;
- provision of loading and service facilities; and
- integration of public transport with private and public development in the City.

Key objectives include:

- a) the availability of car park opportunities that are easy to locate and use, in close proximity to all major developments and uses within the City, with on-site provision available for occupants and on-street provision and/or public car parks available for visitors;
- b) the effective use of all car park infrastructure provided in the City; and
- c) streets that are pedestrian and cyclist friendly.

2.0 Application

- 2.1 This code applies to development indicated as self, code or impact assessable in the Table of Development in the domain or Local Area Plan (LAP) within which the development is proposed.
- 2.2 This code specifically applies to development (whether on private or public land) that requires one or more of the following:
 - private or public car parking;
 - bicycle parking and associated facilities;
 - goods loading and circulation in public or private places; and
 - integration of public transport with private or public development in the City.
- 2.3 This code also applies to any development that is proposed for sites identified on Domain Maps or the Priority Infrastructure Plan Maps as being affected by Future Road Requirements, including areas required for future road corridor development.
- 2.4 Where a domain or LAP Place Code contains car parking requirements that differ from this code, the LAP requirements take precedence.
- 2.5 Performance Criteria PC1-PC24 apply to all code and impact assessable development referred to in this code. For development identified as self assessable, in the relevant domain or LAP, only the acceptable solutions to Performance Criteria PC1-PC16 apply.

3.0 Development Requirements



Performance Criteria	Acceptable Solutions	How does the proposal Comply with the Acceptable Solution or Performance Criteria?	Internal Use
Development that is Self-Assessable, Code Assessable or Impact Assessable			
Protection and Preservation of Areas Required for Road Widening, the Provision of Public Transport Facilities or New Transport Corridors			
PC1 Land affected by any proposed road realignment or widening must not have development constructed over that part of the land required for road realignment or road widening.	AS1 All sites that are affected by Future Road Requirement as shown on the Domain Maps, do not have buildings or structures erected forward of the indicated building setback line. This requirement does not apply to a fence with a height not exceeding 1.8 metres and a width not exceeding 0.5 metres.	COMPLIES WITH AS1 The proposed development is not affected by future road requirement.	
Port Cocheres			
PC2 Where provision is made for a <i>porte cochere</i>, it must be designed to enable vertical clearance, manoeuvring, access and queuing of vehicles. The capacity of the <i>porte cochere</i> and associated access and manoeuvring must accommodate vehicles entirely within the site, including the queuing of vehicles.	AS2 The <i>porte cochere</i> has a minimum vertical clearance of 4.5 metres.	NOT APPLICABLE There is no Porte Cochere proposed.	
Design of Car Parking Areas and Car Park Spaces			
PC3 All car parking spaces must be constructed and linemarked to the correct size and standard.	AS3.1 All car parking spaces are constructed in compliance with AS2890.1 – Parking Facilities Part 1: Off Street Car Parking. AS3.2 Where the development includes a combination of low turnover and high turnover car spaces, the parking spaces and aisles are designed to the high turnover or Class 3 requirements in AS2980.1 – Parking Facilities Part 1: Off Street Car Parking.	AS3.1 - AS3.2 – NOT APPLICABLE The development proposes a subdivision only – no new buildings or uses are proposed.	



PC4 Car parking areas must be landscaped to reduce visual impact and to provide opportunities for shade.	AS4 In car parking areas exceeding 300m² in site area: a) at least 5% of the area is landscaped; b) a landscaped buffer, with a minimum height of 600mm and width of 1500mm, is provided along any public street frontage and the common boundary to the adjoining property; and c) one landscaped tree bay is to be provided for every 21 car parking spaces.	AS4 – NOT APPLICABLE The development proposes a subdivision only – no new buildings or uses are proposed.	
Signs and Line Marking			
PC5 Signs and line marking must be provided to indicate the location of the car park and the position of the access points for all car parks used by the public where: a) a car park is located at the rear of the site; b) access to the car park is not located in the main frontage road; c) there are a number of access points serving different parts of the site.	AS5.1 Signs incorporate the standard Service Sign Series 'P' sign, as detailed under Guide Signs in the Manual of Uniform Traffic Control Devices, Queensland. (This does not apply to residential developments with less than 10 units) AS5.2 Signs are used to mark car parking bays which are provided for disabled drivers, motorcycles and special zones, such as bus zones.	AS5.1 – AS5.2 – NOT APPLICABLE The development proposes a subdivision only – no new buildings or uses are proposed.	
Tandem Car Spaces			
PC6 Tandem car parking must only be used in circumstances where no inconvenience arises from its use.	AS6.1 Tandem car parking spaces (ie. two car parking spaces, nose to tail) are counted as one space, except in the following cases: a) the development is for residential purposes; b) the tandem spaces are to be used by the occupants of the site, in one tenancy; c) the car park area is to be operated as a public car park with on-site management. In this case, a tandem car park may be counted as no more than 1.5 car spaces. AS6.2 The minimum length of the tandem car space is 10.4 metres. AS6.3	AS6.1 – AS6.3 – NOT APPLICABLE The development proposes a subdivision only – no new buildings or uses are proposed.	



	Tandem garages have a minimum internal length of 11 metres.		
Access to Car Park Areas			
PC7 Car parking areas must not cause vehicle queues into the frontage road system or encourage drivers to reverse into the road system.	AS7.1 For developments in excess of 100 residential units with frontage to major roads, a turn round facility with a minimum diameter of 12.0m is provided between the gate and the road. OR AS7.2 All car parking facilities, except those associated with detached dwellings and duplex dwellings is designed so that all vehicles enter and exit the site in a forward gear. AS7.3 Provision is made for a defined queuing area, free of any parking manoeuvres or internal intersections in accordance with the provisions of the Table to Acceptable Solution AS7.3, for developments comprising of more than two dwelling units and where a security gate is proposed.	AS7.1 – AS7.2 – NOT APPLICABLE The development proposes a subdivision only – no new buildings or uses are proposed.	
PC8 Car parking areas providing more than 20 car parking spaces must allow for the separation of vehicles and pedestrians.	AS8 Sealed pedestrian footpaths, at a gradient not exceeding 1:12, are provided from the car parking area along the shortest possible route to the point of destination.	AS8 – NOT APPLICABLE The development proposes a subdivision only – no new buildings or uses are proposed.	
PC9 Access to car parking spaces must be provided for employees and visitors.	AS9.1 Car park areas have no gateways, doors or similar devices which restrict vehicular access by employees or visitors.	AS9.1 – NOT APPLICABLE The development proposes a subdivision only – no new buildings or uses are proposed.	
Driveways and Crossovers			
PC10 Driveways from car parks or developments into public roads must be minimised to reduce interference with public road traffic and pedestrians.	AS10.1 The maximum number of crossovers for residential developments is one for detached dwelling properties and two for multiple unit dwelling complexes. AS10.2 The maximum number of crossovers for non-residential developments is two crossovers per property. AS10.3 A vehicle crossover is separated from any other vehicle crossover by a minimum distance of three metres.	AS10.1 – AS10.3 – NOT APPLICABLE The development proposes a subdivision only – no new buildings or uses are proposed.	
PC11	AS11.1	AS11.1 – AS11.7 – NOT APPLICABLE	



All development must make provision for safe access to roads or streets adjacent to the site. Crossovers must be constructed to a standard consistent with the vehicles using the site.	The geometric design of entry and exit driveways conforms with Standard Drawing No 59218 of Planning Scheme Policy 11 – Land Development Guidelines. AS11.2 Access to roads or streets adjacent to the site is consistent with AS2890.1 – Parking Facilities Part 1: Off Street Car Parking and AS2890.2 – Off Street Parking Part 2: Commercial Vehicles. AS11.3 Where separate entry and exit driveways are used, the first driveway reached from the kerbside land is clearly delineated and sign-posted. AS11.4.1 Access to developments on dual carriageway roads is left in/left out. OR AS11.4.2 A new intersection is provided between the access way and the dual carriageway. AS11.5 Developments with traffic signal controlled or roundabout access to the frontage road dedicate land as public road to accommodate all intersection infrastructure, including traffic signal loops. AS11.6 The boundaries of the frontage road are modified to accommodate all intersection infrastructure within the public road. AS11.7 Developments with new traffic signal controlled access, within network traffic systems, provide the necessary infrastructure to integrate the new signals.	The development proposes a subdivision only – no new buildings or uses are proposed.	
Internal Circulation			
PC12 All developments must provide internal circulation to avoid use of the public road system for movement between different car parking and vehicle service areas in the development.	AS12.1 The internal layout of the site is consistent with AS2890.1 – Parking Facilities Part 1: Off Street Car Parking and AS2890.2 – Off Street Parking Part 2: Commercial Vehicles. AS12.2 Parking and circulation aisles have a maximum length of 100 metres. AS12.3 Dead end aisles do not exceed 20 metres in length.	AS12.1 – AS12.7 – NOT APPLICABLE The development proposes a subdivision only – no new buildings or uses are proposed.	



	AS12.4 Aisle design does not include cross intersections. AS12.5 Car parking space/s is/are not located in areas used for manoeuvring of heavy vehicles. AS12.6 Car parks are designed so that vehicles do not reverse across pedestrian crossings. AS12.7 Speed humps are not provided in entry or exit queuing areas.		
Loading Bay and Set Down Area Requirements			
PC13 Development must make provision for loading bays and set down areas for the: a) collection and set down of passengers; b) parking of trailers; c) service vehicle parking; and d) loading and unloading of goods.	AS13 Loading and set down areas are provided consistent with the AS2890.2 – Off Street Parking Part 2: Commercial Vehicles.	AS13 – NOT APPLICABLE The development proposes a subdivision only – no new buildings or uses are proposed.	
Design Service Vehicle Requirements			
PC14 Development must provide for the required 'design service vehicle' to service the development.	AS14.1 Provision is made for service vehicles, in accordance with the Table to Acceptable Solution AS14.1. AS14.2 Provision is made for service vehicles, in accordance with the Table to Acceptable Solution AS14.2, for sites less than 4,000m² in area that require access by service vehicles. AS14.3 Provision is made for height clearance of 4.5 metres for service station canopies and access clearance height associated with the appropriate design vehicle in other applicable developments. AS14.4 A driveway which caters for heavy vehicles is designed in accordance with AS2890.2 – Off Street Parking Part 2: Commercial Vehicles and Standard Drawing No 59218 Section 7.4 of Planning Scheme Policy 11 – Land Development Guidelines.	AS14.1 – AS14.4 – NOT APPLICABLE The development proposes a subdivision only – no new buildings or uses are proposed.	
Provision of Bicycle Parking Spaces			



PC15 Bicycle parking must be provided for all non-residential developments where the required car parking provision exceeds 20 parking spaces.	AS15.1 Where non-residential development requires the provision of more than 20 car parking spaces, bicycle parking is provided in accordance with the AustrroadsGuide to Traffic Engineering Practice: Part 14: Table 10.1. AS15.2 Where bicycle parking is to be provided, additional facilities for bicycle users are designed and constructed in accordance with AS2890.3 – Parking Facilities Part 3: Bicycle Parking Facilities.	AS15.1 – AS15.2 – NOT APPLICABLE The development proposes a subdivision only – no new buildings or uses are proposed.	
Provision of Car Parking Spaces			
PC16 Sufficient car parking spaces must be provided to meet the car parking needs of the development. The number of car parking spaces provided must be consistent with the practical opportunities available for shared car parking provision and the operation of alternative transport modes to private motor vehicles.	AS16.1 Car parking is provided in accordance with the number of spaces required for the specific use listed in the Table to Acceptable Solution AS16.1. AS16.2 If an additional building is constructed, or an existing building is extended, the car space requirements determined from Table to Acceptable Solution AS16.1 accrue only for the additional building or extension, provided that the use of the land remains the same and any existing area for car parking is not reduced or, if disturbed, any existing car spaces are replaced in the new development.	AS16.1 – AS16.2 – NOT APPLICABLE The development proposes a subdivision only – no new buildings or uses are proposed.	
PC17 New development must not result in any adverse impact, through the reduction in the car parking capacity of the site and/or the local area.	AS17.1.1 Any car parking spaces lost are replaced elsewhere on the site. OR AS17.1.2 A monetary contribution is provided to Council for those car parking spaces lost, consistent with AS16.2. OR AS17.1.3 The Building Work is associated with a Material Change of Use that requires a lesser number of parking spaces than the existing use.	AS17.1.1 – AS17.1.3 NOT APPLICABLE The development proposes a subdivision only – no new buildings or uses are proposed.	
Driveways and Crossovers			
PC18 Vehicle crossovers must be constructed to minimise	AS18 Access to developments with more than one frontage road is via minor roads. Impacts of driveway traffic are concentrated	AS18 – NOT APPLICABLE The development proposes a subdivision only – no new buildings or uses are proposed.	



conflict with passing traffic and pedestrians.	on less busy roads, with traffic distributed to major roads via existing intersections.		
Safe Pedestrian Access			
PC19 All development must make provision for safe pedestrian access to the building from the street and from any car parking or set down area to the building's main entrance.	AS19.1 The design of the development ensures that priority is given to pedestrians for direct links to the building's main entrance and to any adjoining local activities or public transport services. AS19.2 Landscaping surrounding the pedestrian walkways and shelters is no higher than 600mm and incorporates trees with branching not lower than 2m (clear stem trees). AS19.3 Solid walls and fences are avoided adjacent to pedestrian walkways to improve actual and perceived safety. AS19.4 Security is to be enhanced by passive surveillance over the car parking area from nearby residences or other activities, where practicable.	AS19.1 – AS19.4 – NOT APPLICABLE The development proposes a subdivision only – no new buildings or uses are proposed.	
Safe Pedestrian and Cyclist Facilities			
PC20 The design of pedestrian and cyclist facilities must be safe, useable and readily accessible.	AS20 Pedestrian and cyclist facilities are designed to encourage the use of these modes by: a) minimising distances, and providing safe grading paths, separated from motorised traffic; b) using even, non-slippery pavement materials.	AS20 – NOT APPLICABLE The development proposes a subdivision only – no new buildings or uses are proposed.	
Integration of Development with Public Transport			
PC21 Development that attracts a high proportion of people dependent on public transport must provide facilities to accommodate public transport servicing requirements.	AS21.1 Any development that includes activities listed in the Table to Acceptable Solution AS21.1 provides a bus set down facility on and off-site, in close proximity to the entrance of the development. AS21.2 Where a bus set down area is provided, it is integrated into the development, easily accessible, safe, secure, clearly identified, and attractive to use (in the case of major developments providing a covered walkway to the entry).	AS21.1 – AS21.2 NOT APPLICABLE Public transport facilities are not required.	
PC22 Development that attracts	AS22.1 Any development that includes activities listed in the Table to	AS22.1 – AS22.2 NOT APPLICABLE Public transport facilities are not required.	



a reasonable proportion of people dependent on public transport must assist in supporting facilities for public transport servicing.	Acceptable Solution AS22.1 provides a busstop and/or a bus shelter, if the entry to the development is not within 400 metres of an existing bus stop or within 800 metres of a railway station. AS22.2 The bus shelter is located adjacent to the frontage of the site and is connected to the entry of the development by a sealed footpath.		
Cash In Lieu of Car Park Spaces Required			
PC23 Car parking must be provided to meet the car parking needs of the development. If it cannot be provided on site, alternative arrangements may be proposed.	AS23.1.1 The car parking spaces required by Table to Acceptable Solution AS16.1 are provided on the subject site. OR AS23.1.2 A monetary contribution for all or part of the required car parking may be made towards one or more of the following: a) provision of off-street car parking in the vicinity of the development; b) provision of improved on street car parking and streetscape improvement works, in the vicinity of the development; and/or c) provision of improved public transport facilities and services in the vicinity of the development.	AS23.1.1 – AS23.1.2 – NOT APPLICABLE The development proposes a subdivision only – no new buildings or uses are proposed.	
Traffic Impact			
PC24 Where appropriate, specific measures must be taken in the provision of car parking spaces and access to these, to ensure that the traffic impacts of the car park area's use does not have a negative impact on the local amenity and the operation of the local street network.	AS24 A Traffic Impact Report is prepared and implemented, unless: a) the development has less than 250 high turnover or 500 low turnover parking spaces; or b) it has less than 100 parking spaces with direct access to a major road; or c) the Assessment Manager advises a Traffic Impact Report is not required. This Traffic Impact Report shows how the proposed development is able to comply with the provisions of this code and Section 7.4 of Planning Scheme Policy 11 – Land Development Guidelines.	COMPLIES WITH AS24 A traffic Impact report is provided within Appendix I.	



Table to Acceptable Solution AS7.3

Car Park Capacity (Number of Spaces)	Minimum Queue Length (Vehicles) *
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 250	7
More than 250	7 plus 1% of capacity over 250 spaces

*** Note:** *Each vehicle shall be taken to occupy 6.0 metres in length.*

Table to Acceptable Solution AS14.1

Use or Development	Service Vehicle Provisions
Aged Persons Accommodation	HRV
Animal Husbandry	AV
Aquaculture	HRV
Bulk Garden Supplies	HRV
Cafe	SRV
Cinema	SRV
Commercial Services	SRV
Community Care Centre	SRV
Community Purposes	SRV
Convenience Shop	SRV
Educational Establishment	SRV
Fast Food Premises	HRV
Freight Depot	AV
Fuel Depot	AV
Funeral Parlour	SRV
Hospital	HRV
Industry	AV
Indoor Recreation including: a) squash court or any other court game; b) meeting place, public hall, pinball parlour, amusement arcade; c) theatre, cinema; d) licensed club; e) skating rink, swimming pool; f) gymnasium; and g) public library, public lecture hall, art gallery, museum, any other indoor recreation.	SRV



Use or Development	Service Vehicle Provisions
Kennel	SRV
Manufacturers Shop	HRV
Marina	AV
Marina Shop	SRV
Market	SRV
Medical Centre	SRV
Milk Depot	AV
Mini-Storage Warehousing	HRV
Minor Tourist Facility	SRV
Motel	SRV
Motor Vehicle Repairs	HRV
Night Club	SRV
Outdoor Sport and Recreation: a) tennis court or other court game (where not ancillary to other development); b) lawn bowls; c) skating rinks, swimming pools; d) golf course.	SRV
Office	SRV
Place of Worship	SRV
Reception Room	SRV
Resort Hotel	HRV
Restaurant	SRV
Restricted Club	HRV
Retail Plant Nursery	HRV
Rural Industry	AV
Salvage Yard	HRV
Service Industry	SRV
Service Station	AV
Shop	SRV
Shop with GFA of less than 400m ²	SRV
Shop with GFA 400m ² – 1500m ²	HRV
Shop with GFA larger than 1500m ²	AV
Shopping Centre Development	AV
Showroom	HRV
Storage	SRV
Take-Away Food Premises	SRV
Tavern	HRV
Temporary Use	AV
Theatre	SRV
Tourist Shop	SRV
Transit Centre	HRV
Transport Terminal	AV
Vehicle Hire Premises	AV
Vehicle Sales Premises	AV
Warehouse	AV
Waterfront Industry	HRV

Note: **SRV: Small Rigid Vehicle as defined in AS2890.2 – Off Street Parking Part 2: Commercial Vehicles.**

HRV: Heavy Rigid Vehicle as defined in AS2890.2 – Off Street Parking Part 2: Commercial Vehicles.

AV: Articulated Vehicle as defined in AS2890.2 – Off Street Parking Part 2: Commercial Vehicles.



Table to Acceptable Solution AS14.2

HRV and AV Requirements	
Site Area (m ²)	Requirement
Less than 1000m ²	Demonstrate that the development can accommodate the particular design vehicle but a separate service bay and associated manoeuvring are not required. Where it can be demonstrated that loading and unloading can take place within the road reserve, without impacting on the safe and efficient operation of traffic and with no detrimental impact on amenity, Council or its delegate may determine that HRV and AV access is not required.
1000m ² – 2000m ²	a) service bay for HRV is required. b) restricted manoeuvring on site for HRV or AV (as required). c) full on-site manoeuvring for other classes of service vehicle is required.
2000m ² – 4000m ²	a) service bay to be provided for HRV or AV (as required). b) restricted manoeuvring on site for AV (as required). c) full on-site manoeuvring for HRV and other classes of service vehicle is required.

Table to Acceptable Solution AS16.1

This table sets out the minimum number of car parking spaces required according to the use of the land. Where the calculated number of car spaces is not a whole number, the number of car parking spaces required must be the next higher whole number.

Material Change of Use	Minimum Number of Car Parking Spaces to be Provided
Aged Persons Accommodation	a) one (1) space per self-contained dwelling, plus one (1) visitor space per 10 self-contained dwellings; b) one (1) space per two hostel units; c) one (1) space per four nursing home beds; d) 50% of the total number of car parking spaces required should be provided for visitor parking in a central location.
Amusement Parlour	5 spaces per 100m ² of GFA – one (1) space per 20m ² .



Apartments	a) for developments with up to 20 apartments, one (1) space per one (1) bedroom apartment, and 2 spaces per 2 bedroom and larger apartments, plus one (1) space per four apartments for visitor parking. b) for developments with more than 20 apartments, requirements for first 20 apartments as in a) plus, one (1) space per apartment and one (1) space per 10 apartments for visitor parking for subsequent units. c) for developments in excess of 20 apartments, the units with 2, 3 or 4 bedrooms shall be considered first in the determination of total parking spaces. d) for mixed-use development with a single apartment, visitor parking for the apartment is not required. e) where development: ■ is on a site that only has frontage to a road listed below; or ■ the access to the proposed development is to a road listed below; and ■ where the frontage is included in that part of the road listed below; additional visitor car parking shall be provided at a rate of one (1) car parking space for every two (2) visitor car parking spaces required.																																																		
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Attached Dwelling	a) 2 spaces per dwelling, of which one (1) is to be covered, plus one (1) space per two dwellings for visitor parking. b) where development: ■ is on a site that only has frontage to a road listed below; or ■ the access to the proposed development is to a road listed below; and ■ where the frontage is included in that part of the road listed below; additional visitor car parking shall be provided at a rate of one (1) car parking space for every two (2) visitor car parking spaces required. <table border="1"> <thead> <tr> <th>Road</th><th>Part of Road</th></tr> </thead> <tbody> <tr> <td>Aloha Lane</td><td>The whole</td></tr> <tr> <td>Cooinda Avenue</td><td>Northern alignment</td></tr> <tr> <td>Beulah Lane</td><td>The whole</td></tr> <tr> <td>Cronin Avenue</td><td>The whole</td></tr> <tr> <td>Darwalla Avenue</td><td>The whole</td></tr> <tr> <td>Eden Avenue</td><td>Both alignments from Hill Street to Ward Street and from Ward Street to and including BUP 5455 (Lot RP 1881138), and to and including Lot 6 RP154810</td></tr> <tr> <td>Fenton Place</td><td>The whole</td></tr> <tr> <td>Garfield Terrace</td><td>The whole</td></tr> <tr> <td>Hedges Avenue</td><td>The whole</td></tr> <tr> <td>Jefferson Lane</td><td>North of Third Avenue</td></tr> <tr> <td>Lennie Avenue</td><td>The whole</td></tr> <tr> <td>Little Norman Street</td><td>The whole</td></tr> <tr> <td>Montgomery Avenue</td><td>The whole</td></tr> <tr> <td>Mountbatten Avenue</td><td>The whole</td></tr> <tr> <td>Northcliffe Terrace</td><td>The whole</td></tr> <tr> <td>Nagel Avenue</td><td>Western alignment from including Lot 12 RP 46948 to and including Lot 1 RP 46948</td></tr> <tr> <td>O'Connor Street</td><td>Western alignment from Wybera Street to and including Lot 26 RP 49999</td></tr> <tr> <td>Owens Lane</td><td>The whole</td></tr> <tr> <td>Pacific Parade</td><td>The whole</td></tr> <tr> <td>Park Lane</td><td>The whole</td></tr> <tr> <td>Peak Avenue</td><td>The whole</td></tr> <tr> <td>Schuster Avenue</td><td>The whole</td></tr> <tr> <td>Sunshine Court</td><td>The whole</td></tr> <tr> <td>Swan Lane</td><td>The whole</td></tr> </tbody> </table> Note: <i>The visitor parking space may be provided on street in the case of a duplex development.</i>	Road	Part of Road	Aloha Lane	The whole	Cooinda Avenue	Northern alignment	Beulah Lane	The whole	Cronin Avenue	The whole	Darwalla Avenue	The whole	Eden Avenue	Both alignments from Hill Street to Ward Street and from Ward Street to and including BUP 5455 (Lot RP 1881138), and to and including Lot 6 RP154810	Fenton Place	The whole	Garfield Terrace	The whole	Hedges Avenue	The whole	Jefferson Lane	North of Third Avenue	Lennie Avenue	The whole	Little Norman Street	The whole	Montgomery Avenue	The whole	Mountbatten Avenue	The whole	Northcliffe Terrace	The whole	Nagel Avenue	Western alignment from including Lot 12 RP 46948 to and including Lot 1 RP 46948	O'Connor Street	Western alignment from Wybera Street to and including Lot 26 RP 49999	Owens Lane	The whole	Pacific Parade	The whole	Park Lane	The whole	Peak Avenue	The whole	Schuster Avenue	The whole	Sunshine Court	The whole	Swan Lane	The whole
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Bed and Breakfast	one (1) space per guest room (in addition to the requirement of 2 spaces per dwelling, of which one (1) is to be covered).																																																		
Bulk Garden Supplies	2 spaces per 100m ² of Total Use Area (one (1) space per 50m ² of Total Use Area).																																																		
Cafe	6.7 spaces per 100m ² of GFA (including any outdoor dining areas) (one (1) space per 15m ² of GFA).																																																		
Caravan Park	one (1) space per site, plus visitor parking of one (1) space per ten sites.																																																		
Caretaker's Residence	2 spaces, of which one (1) is to be covered.																																																		
Child Care Centre	one (1) space per employee, plus on-site passenger set down area of one (1) space for every five children enrolled.																																																		
Cinema	as determined by Council, requiring a Traffic Impact Report.																																																		
Commercial Services	4 spaces per 100m ² of GFA (one (1) space per 25m ² of GFA).																																																		
Community Care Centre	one (1) space per employee, based on the maximum number of employees on the premises at any one time, plus one (1) space per ten residents or other occupants of the premises.																																																		



Material Change of Use	Minimum Number of Car Parking Spaces to be Provided																
Community Purposes	as determined by Council.																
Convenience Shop	6.7 spaces per 100m ² of GFA (one (1) space per 15m ² of GFA).																
Detached Dwelling	2 spaces per dwelling, of which one (1) is to be covered.																
Display Home	as determined by Council.																
Ecotourism Facility	as determined by Council, requiring Traffic Impact Report.																
Educational Establishment: a) primary school b) secondary school c) tertiary and further education d) other	a) one (1) space per staff member; b) one (1) space per staff member, plus one (1) space per each ten Year 12 students enrolled; c) as determined by Council, requiring Traffic Impact Report; and d) as determined by Council, requiring Traffic Impact Report.																
Estate Sales Office	5 spaces.																
Family Accommodation	one (1) space, in addition to the spaces required for the main dwelling.																
Family Day Care Home	no on-site spaces required.																
Farm Stay	one (1) space for each guest bedroom (in addition to the requirement of 2 spaces per dwelling, of which one (1) is to be covered).																
Fast Food Premises	a) 0.4 spaces per seat, plus one (1) space per 100m ² of GFA; OR b) 10 spaces per 100m ² of GFA, plus 20 spaces per 100m ² of GFA outdoor seating areas, whichever is the greater, plus queuing area for 10 vehicles associated with any drive through sales facility.																
Freight Depot	one (1) space per employee, plus one (1) visitor parking space.																
Fuel Depot	one (1) space per employee, plus one (1) visitor parking space.																
Funeral Parlour	10 spaces per 100m ² of GFA (one (1) space per 10m ² of GFA).																
Home Occupation	2 spaces for the purposes of the Home Occupation, in addition to the spaces required for the dwelling.																
Home Office	one (1) space for the purpose of the Home Office, in addition to the spaces required for the dwelling.																
Hospital	as determined by Council, requiring a Traffic Impact Report.																
Hostel Accommodation	a) one (1) car space per 15m ² of the total sleeping accommodation area, plus one (1) car space for any manager's or caretakers unit. b) where development: ■ is on a site that only has frontage to a road listed below; or ■ the access to the proposed development is to a road listed below; and ■ where the frontage is included in that part of the road listed below. additional visitor car parking shall be provided at a rate of one (1) car parking space for every two (2) visitor car parking spaces required. <table border="1"> <thead> <tr> <th>Road</th><th>Part of Road</th></tr> </thead> <tbody> <tr> <td>Aloha Lane</td><td>The whole</td></tr> <tr> <td>Cooinda Avenue</td><td>Northern alignment</td></tr> <tr> <td>Beulah Lane</td><td>The whole</td></tr> <tr> <td>Cronin Avenue</td><td>The whole</td></tr> <tr> <td>Darwalla Avenue</td><td>The whole</td></tr> <tr> <td>Eden Avenue</td><td>Both alignments from Hill Street to Ward Street and from Ward Street to and including BUP 5455 (Lot RP 1881138), and to and including Lot 6 RP154810</td></tr> <tr> <td>Fenton Place</td><td>The whole</td></tr> </tbody> </table>	Road	Part of Road	Aloha Lane	The whole	Cooinda Avenue	Northern alignment	Beulah Lane	The whole	Cronin Avenue	The whole	Darwalla Avenue	The whole	Eden Avenue	Both alignments from Hill Street to Ward Street and from Ward Street to and including BUP 5455 (Lot RP 1881138), and to and including Lot 6 RP154810	Fenton Place	The whole
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Material Change of Use	Minimum Number of Car Parking Spaces to be Provided
Hostel Accommodation (cont.)	Garfield Terrace The whole Hedges Avenue The whole Jefferson Lane North of Third Avenue Lennie Avenue The whole Little Norman Street The whole Montgomery Avenue The whole Mountbatten Avenue The whole Northcliffe Terrace The whole Nagel Avenue Western alignment from including Lot 12 RP 46948 to and including Lot 1 RP 46948 O'Connor Street Western alignment from Wybera Street to and including Lot 26 RP 49999 Owens Lane The whole Pacific Parade The whole Park Lane The whole Peak Avenue The whole Schuster Avenue The whole Sunshine Court The whole Swan Lane The whole
Indoor Recreation Facility: a) squash court or any other court game b) meeting place, public hall c) pinball parlour, amusement arcade d) theatre, cinema e) licensed club f) skating rink or swimming pool g) gymnasium h) public library, public lecture hall, art gallery, museum, any other indoor recreation	a) 4 spaces per court; b) 10 spaces per 100m ² of GFA (one (1) space per 10m ² of GFA); c) 5 spaces per 100m ² of GFA (one (1) space per 20m ² of GFA); d) as determined by Council, requiring Traffic Impact Report; e) 6 spaces per 100m ² of GFA (one (1) space per 17m ² of GFA), additional parking for gaming machines at the rate of one (1) space per 3 gaming machines; f) 15 spaces, plus one (1) space per 100m ² of GFA; g) 10 spaces per 100m ² of GFA; h) as determined by Council or its delegate.
Industry	2.5 spaces per 100m ² of GFA (one (1) space per 40 m ² of GFA)
Integrated Housing	2 spaces per dwelling, of which one (1) must be covered, plus 0.5 spaces per dwelling visitor parking, distributed throughout the site in accessible locations.
Kennel	one (1) space per employee, with a minimum of two spaces plus one (1) visitor parking space.
Laundromat	5 spaces per 100m ² of GFA (one (1) space per 20m ² of GFA).
Manufacturers Shop	a) 6.7 spaces per 100m ² of area used for retail (one (1) space per 15m ² of area used for retail); b) 2.5 spaces per 100m ² of area used for manufacturing (one (1) space per 40m ² of area used for industry).
Marina	a) 0.6 spaces for each wet berth designed for boats ten metres and under; b) 0.8 spaces for each wet berth designed for boats between ten metres and 15 metres; c) one (1) space for each wet berth designed for boats greater than 15 metres; d) 0.2 spaces for each dry berth or swing mooring; plus e) 0.5 spaces for each employee; f) one (1) space per 50m ² of GFA of ancillary activities associated with the marina; g) one (1) space for each wet berth designed for boats greater than 15 metres.



Material Change of Use	Minimum Number of Car Parking Spaces to be Provided																																																		
Marina Shop	6.7 spaces per 100m ² of GFA (one (1) space per 15m ² of GFA).																																																		
Market	as determined by Council, requiring Traffic Impact Report.																																																		
Medical Centre	5 spaces per 100m ² of GFA (one (1) space per 20m ² of GFA).																																																		
Mini-Storage Warehousing	a) one (1) space per ten (10) storage sheds; plus b) one (1) space per 30m ² GFA administration office area; plus c) a minimum traffic circulation aisle width of 6.5 metres.																																																		
Minor Tourist Facility	as determined by Council, requiring Traffic Impact Report.																																																		
Motel	a) one (1) space per room, plus one (1) space for the manager's residence. b) where a restaurant is included, 0.15 spaces per seat or 3.5 spaces per 100m ² of the restaurant GFA, whichever is the greater. c) where development: ■ is on a site that only has frontage to a road listed below; or ■ the access to the proposed development is to a road listed below; and ■ where the frontage is included in that part of the road listed below. additional visitor car parking shall be provided at a rate of one (1) car parking space for every two (2) visitor car parking spaces required. <table border="1"> <thead> <tr> <th>Road</th><th>Part of Road</th></tr> </thead> <tbody> <tr> <td>Aloha Lane</td><td>The whole</td></tr> <tr> <td>Cooinda Avenue</td><td>Northern alignment</td></tr> <tr> <td>Beulah Lane</td><td>The whole</td></tr> <tr> <td>Cronin Avenue</td><td>The whole</td></tr> <tr> <td>Darwalla Avenue</td><td>The whole</td></tr> <tr> <td>Eden Avenue</td><td>Both alignments from Hill Street to Ward Street and from Ward Street to and including BUP 5455 (Lot RP 1881138), and to and including Lot 6 RP154810</td></tr> <tr> <td>Fenton Place</td><td>The whole</td></tr> <tr> <td>Garfield Terrace</td><td>The whole</td></tr> <tr> <td>Hedges Avenue</td><td>The whole</td></tr> <tr> <td>Jefferson Lane</td><td>North of Third Avenue</td></tr> <tr> <td>Lennie Avenue</td><td>The whole</td></tr> <tr> <td>Little Norman Street</td><td>The whole</td></tr> <tr> <td>Montgomery Avenue</td><td>The whole</td></tr> <tr> <td>Mountbatten Avenue</td><td>The whole</td></tr> <tr> <td>Northcliffe Terrace</td><td>The whole</td></tr> <tr> <td>Nagel Avenue</td><td>Western alignment from including Lot 12 RP 46948 to and including Lot 1 RP 46948</td></tr> <tr> <td>O'Connor Street</td><td>Western alignment from Wybera Street to and including Lot 26 RP 49999</td></tr> <tr> <td>Owens Lane</td><td>The whole</td></tr> <tr> <td>Pacific Parade</td><td>The whole</td></tr> <tr> <td>Park Lane</td><td>The whole</td></tr> <tr> <td>Peak Avenue</td><td>The whole</td></tr> <tr> <td>Schuster Avenue</td><td>The whole</td></tr> <tr> <td>Sunshine Court</td><td>The whole</td></tr> <tr> <td>Swan Lane</td><td>The whole</td></tr> </tbody> </table>	Road	Part of Road	Aloha Lane	The whole	Cooinda Avenue	Northern alignment	Beulah Lane	The whole	Cronin Avenue	The whole	Darwalla Avenue	The whole	Eden Avenue	Both alignments from Hill Street to Ward Street and from Ward Street to and including BUP 5455 (Lot RP 1881138), and to and including Lot 6 RP154810	Fenton Place	The whole	Garfield Terrace	The whole	Hedges Avenue	The whole	Jefferson Lane	North of Third Avenue	Lennie Avenue	The whole	Little Norman Street	The whole	Montgomery Avenue	The whole	Mountbatten Avenue	The whole	Northcliffe Terrace	The whole	Nagel Avenue	Western alignment from including Lot 12 RP 46948 to and including Lot 1 RP 46948	O'Connor Street	Western alignment from Wybera Street to and including Lot 26 RP 49999	Owens Lane	The whole	Pacific Parade	The whole	Park Lane	The whole	Peak Avenue	The whole	Schuster Avenue	The whole	Sunshine Court	The whole	Swan Lane	The whole
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Motor Vehicle Workshop	6.7 spaces per 100m ² of GFA (one(1) space per 15m ² of GFA).																																																		
Night Club	6 spaces per 100m ² of GFA (one (1)space per 17m ² of GFA).																																																		
Office	3 spaces per 100m ² of GFA (one (1) space per 33m ² of GFA).																																																		

Material Change of Use	Minimum Number of Car Parking Spaces to be Provided																																																		
Outdoor Sport and Recreation: a) tennis court or other court game (where not ancillary to other development) b) lawn bowls c) skating rinks, swimming pools d) golf course e) racecourse f) sporting arena g) clubhouse	a) 4 spaces per court; b) 20 spaces per green; c) 15 spaces, plus one (1) space per 100m ² of Total Use Area; d) the greater of: ■ 4 spaces per hole, plus 3 spaces per 100m ² of GFA of club house area; or ■ 6 spaces per 100m ² of GFA of club house area; e) as determined by Council, requiring Traffic Impact Report; f) as determined by Council, requiring Traffic Impact Report; g) 6 spaces per 100m ² of GFA (one (1) space per 17m ² of GFA).																																																		
Place of Worship	10 spaces per 100m ² of GFA (one (1) space per 10m ² of GFA).																																																		
Reception Room	6 spaces per 100m ² of GFA (one (1) space per 17m ² of GFA).																																																		
Relocatable Home Park	one (1) space per Relocatable Home plus visitor parking of one (1) space per 5 dwellings.																																																		
Residential Hotel	a) one (1) space per residential unit plus 10 spaces per 100m ² of GFA lounge, bar and beer garden area; plus b) 10 spaces per 100m ² of GFA retail floor area for liquor barns or bulk liquor sales; plus c) a reservoir space for 12 cars for a drive-in bottle shop.																																																		
Resort Hotel	a) one (1) space for each guest room or suite, for the first 75 guest rooms or suites, plus 0.1 space for each additional guest room or suite. b) where the development includes commercial facilities that are available for use by the general public, car parking for such facilities shall be provided at 75% of the standard requirements of this table. c) where development: ■ is on a site that only has frontage to a road listed below; or ■ the access to the proposed development is to a road listed below; and ■ where the frontage is included in that part of the road listed below; additional visitor car parking shall be provided at a rate of one (1) car parking space for every two (2) visitor car parking spaces required. <table> <thead> <tr> <th>Road</th><th>Part of Road</th></tr> </thead> <tbody> <tr><td>Aloha Lane</td><td>The whole</td></tr> <tr><td>Cooinda Avenue</td><td>Northern alignment</td></tr> <tr><td>Beulah Lane</td><td>The whole</td></tr> <tr><td>Cronin Avenue</td><td>The whole</td></tr> <tr><td>Darwalla Avenue</td><td>The whole</td></tr> <tr><td>Eden Avenue</td><td>Both alignments from Hill Street to Ward Street and from Ward Street to and including BUP 5455 (Lot RP 1881138), and to and including Lot 6 RP154810</td></tr> <tr><td>Fenton Place</td><td>The whole</td></tr> <tr><td>Garfield Terrace</td><td>The whole</td></tr> <tr><td>Hedges Avenue</td><td>The whole</td></tr> <tr><td>Jefferson Lane</td><td>North of Third Avenue</td></tr> <tr><td>Lennie Avenue</td><td>The whole</td></tr> <tr><td>Little Norman Street</td><td>The whole</td></tr> <tr><td>Montgomery Avenue</td><td>The whole</td></tr> <tr><td>Mountbatten Avenue</td><td>The whole</td></tr> <tr><td>Northcliffe Terrace</td><td>The whole</td></tr> <tr><td>Nagel Avenue</td><td>Western alignment from including Lot 12 RP 46948 to and including Lot 1 RP 46948</td></tr> <tr><td>O'Connor Street</td><td>Western alignment from Wybera Street to and including Lot 26 RP 49999</td></tr> <tr><td>Owens Lane</td><td>The whole</td></tr> <tr><td>Pacific Parade</td><td>The whole</td></tr> <tr><td>Park Lane</td><td>The whole</td></tr> <tr><td>Peak Avenue</td><td>The whole</td></tr> <tr><td>Schuster Avenue</td><td>The whole</td></tr> <tr><td>Sunshine Court</td><td>The whole</td></tr> <tr><td>Swan Lane</td><td>The whole</td></tr> </tbody> </table>	Road	Part of Road	Aloha Lane	The whole	Cooinda Avenue	Northern alignment	Beulah Lane	The whole	Cronin Avenue	The whole	Darwalla Avenue	The whole	Eden Avenue	Both alignments from Hill Street to Ward Street and from Ward Street to and including BUP 5455 (Lot RP 1881138), and to and including Lot 6 RP154810	Fenton Place	The whole	Garfield Terrace	The whole	Hedges Avenue	The whole	Jefferson Lane	North of Third Avenue	Lennie Avenue	The whole	Little Norman Street	The whole	Montgomery Avenue	The whole	Mountbatten Avenue	The whole	Northcliffe Terrace	The whole	Nagel Avenue	Western alignment from including Lot 12 RP 46948 to and including Lot 1 RP 46948	O'Connor Street	Western alignment from Wybera Street to and including Lot 26 RP 49999	Owens Lane	The whole	Pacific Parade	The whole	Park Lane	The whole	Peak Avenue	The whole	Schuster Avenue	The whole	Sunshine Court	The whole	Swan Lane	The whole
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Material Change of Use	Minimum Number of Car Parking Spaces to be Provided
Restricted Club	6 spaces per 100m ² of GFA (one (1) space per 17m ² of GFA).
Restaurant	6.7 spaces per 100m ² of GFA (including any outdoor dining areas) (one (1) space per 15 m ² of GFA).
Retail Plant Nursery	10 spaces, plus one (1) space per 100m ² of Total Use Area in excess of 3,000 metres.
Rural Industry	one (1) space for each employee who does not reside on-site, plus one (1) visitor parking space.
Salvage Yard	0.7 space per 100m ² of Total Use Area, with a minimum of five spaces.
Serviced Apartment	a) one (1) space per apartment, plus 0.25 per apartment for visitor parking, where parking is contained in a single parking garage and spaces are not dedicated to particular units; OR b) one (1) space per one (1) bedroom apartment and 2 spaces per 2 bedroom and larger apartments, where spaces are dedicated to each apartment, plus 0.25 visitor spaces per apartment.
Service Industry	2.5 spaces per 100m ² of GFA (one (1) space per 40m ² of GFA).
Service Station	a) 2 spaces, plus 5 spaces per service bay; plus b) 4 spaces per 100m² of GFA of shop sales area of less than 150m²; plus c) 5 spaces per 100m² of GFA of shop sales area exceeding 150m²; plus d) 10 spaces per 100m² of GFA of restaurant or café, or 0.4 spaces per seat, whichever is the greater.
Shop	6.7 spaces per 100m ² of GFA (one (1) space per 15m ² of GFA).
Shopping Centre Development: a) 0 – 10,000m ² of EGFA b) 10,000 – 20,000m ² of EGFA c) 20,000 – 30,000m ² of EGFA d) > 30,000m ² of EGFA	a) 7 spaces per 100m² of EGFA (one (1) space per 15m² of EGFA); b) 6.5 spaces per 100m² of EGFA (one (1) space per 16m² of EGFA); c) 5 spaces per 100m² of EGFA (one (1) space per 20m² of EGFA); d) 4.5 spaces per 100m² of EGFA (one (1) space per 23m² of EGFA).
Showroom	2 spaces per 100m ² of GFA (one (1) space per 50m ² of GFA).
Special Accommodation	2 spaces.
Stall	4 spaces.
Storage	a) one (1) space per ten (10) storage sheds; plus b) one (1) space per 30m² GFA administration office area; plus c) a minimum traffic circulation aisle width of 6.5 metres.
Take-Away Food Premises	6.7 spaces per 100m ² of GFA (one (1) space per 15m ² of GFA).
Tavern	a) 10 spaces per 100m² of GFA lounge, bar and beer garden area,(excluding 'staff only' areas); plus b) 10 spaces per 100m² of GFA retail floor area for liquor barns or bulk liquor sales; plus c) a reservoir space for 12 cars for a drive in bottle shop; d) additional parking for gaming machines, at the rate of one (1) space per 3 gaming machines.
Theme Park	at the rate of (number of 'design day' visitors x 0.2347) + 87, where the design day corresponds to the existing 85 percentile day, subject to confirmation of this approach from Council's Manager of Transport Planning.
Tourist Cabins	as determined by Council, requiring Traffic Impact Report.



Material Change of Use	Minimum Number of Car Parking Spaces to be Provided
Tourist Facility	as determined by Council, requiring Traffic Impact Report.
Tourist Shop	5 spaces per 100m ² of GFA (one (1) space per 20m ² of GFA).
Transit Centre	as determined by Council, requiring Traffic Impact Report.
Transport Terminal	as determined by Council, requiring Traffic Impact Report.
Vehicle Hire Office	one (1) car space per employee, or one (1) car space per 30m ² , whichever is the greater.
Vehicle Hire Premises	one (1) car space per employee, or one (1) car space per 30m ² , whichever is the greater, plus a minimum of one (1) on-site wash bay, plus a minimum of one(1) car space per every 1.5 vehicles (or part thereof) in the hire vehicle fleet, provided that such spaces may be located in tandem.
Vehicle Sales Premises	3.3 spaces per 100m ² of GFA plus 0.5 spaces per 100m ² of display area.
Veterinary Clinic or Veterinary Hospital	3 spaces per practitioner.
Warehouse	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 .
Waterfront (or Marine) Industry	2 spaces per 100m ² of GFA (one (1) space per 50m ² of GFA).
Any Other Use	as determined by Council, requiring a Car Parking Assessment Report.

Table to Acceptable Solution AS21.1

-
- a) Educational Establishment
 - b) International Hotel
 - c) Resort Hotel
 - d) Transit Centre
 - e) Shopping Centre Development (more than 4,000m² of EGFA retail floor space)
 - f) Public Events
 - g) Spectator Sports
 - h) Convention Centre
-

Table to Acceptable Solution AS22.1

-
- a) Apartment Buildings with more than 60 units
 - b) Townhouse Complexes with more than 60 units
 - c) Active Recreation Facility
 - d) Bulky Goods Retailers (more than 2,000m² of GFA retail floor space)
 - e) Hospitals
 - f) Community Centres
 - g) Entertainment Venues
 - h) Aged Persons Accommodation
-



4.0 Car Parking Assessment Report

Where this Planning Scheme gives no specific car parking provision for a particular use or development, Council may require the submission of a Car Parking Assessment Report to support an application for development assessment. The following details must be included in such a report:

- a) the specific nature of the development to be undertaken and the method of operation and all facilities proposed to be provided;
- b) the maximum number of employees likely to be engaged on the premises;
- c) the maximum number of persons, other than employees, anticipated to attend the premises at any time;
- d) the hours of operation of the development;
- e) the location of the site and the nature of existing and likely development in the vicinity of the site;
- f) the existing on-road parking situation and operating conditions of the road in the vicinity of the site;
- g) the anticipated demand for on-site loading by trucks and other delivery vehicles;
- h) the anticipated demand for bus, coach and taxi set down and parking;
- i) the likely use of other modes of transport or pedestrian access, and the frequency and proximity of existing public transport services;
- j) the assignment of development generated traffic to the road network, and prediction of operating conditions within and without the proposed development for the appropriate design years; and
- k) any other relevant information requested by Council or its delegate.

Council will form a view on the appropriate minimum number of car parking spaces and other facilities to be provided for the new development, based on the above information and any other relevant matter.

5.0 Reduction of the Minimum Number of Car Parking Spaces to be Provided

The minimum number of car spaces to be provided may be reduced where the applicant can satisfy Council, or its delegate, that less provision is justified, having regard to any one or more of the following:

- a) the extent to which the development is serviced by public transport;
- b) the proposed development is located within a Public Transport Precinct, as shown on **Planning Strategy Map PS8 – Public Transport System**;
- c) the car spaces that are available on nearby land and suitable roads;
- d) any new car spaces that can be provided by the applicant on nearby land;
- e) the existing development on the site;
- f) the overall pedestrian accessibility of the site;
- g) the intensity of the use of the land;
- h) the proposed hours of operation of the development or use;
- i) any Council traffic management or parking scheme for the area;
- j) the effect of any additional traffic generated by the lack of parking spaces;
- k) the mix of land uses on the site or nearby (for example, whether the site is included within an identified Activity Centre);
- l) the car parking area is directly connected to the parking area of an adjoining development;
- m) the parking spaces are to be individually allocated to tenancies or consolidated into a common area available to all tenants and to visitors; and
- n) the provision of cyclist facilities, including showers and lockers and additional secure bicycle parking.



6.0 Traffic Impact Report

The Traffic Impact Report shall contain the following information:

- a) the maximum number of employees to be engaged on the premises;
- b) the maximum number of persons, other than employees, anticipated to attend the premises at any time;
- c) the hours of operation of the development;
- d) the location of the site and the nature of existing and proposed buildings;
- e) likely development in the vicinity of the site;
- f) the existing on-road parking situation in the vicinity of the site;
- g) the existing operating conditions of the roads in the vicinity of the site;
- h) the position and nature of vehicular access to the site and the need for any changes to existing roads infrastructure;
- i) the expected demand for site access loading by trucks and other delivery vehicles;
- j) the anticipated demand for bus, coach and taxi set down and parking;
- k) the likely use of other modes of transport;
- l) the frequency and proximity of existing or proposed public transport services;
- m) assignment of development generated traffic to the road network, and prediction of operating conditions within and without the proposed development for the appropriate design years (generally a ten year horizon from the time of opening of the proposed development); and
- n) any other relevant information requested by Council, or its delegate.

Council may request electronic outputs for perusal, where traffic analysis computer packages have been used in the determination of impacts.

7.0 Future Road Requirement Information

With reference to Future Road Requirement information on Domain Maps:

- Future Road Requirement lines indicate, a line which shall be deemed to be the frontage of a site solely for the purposes of determining building setbacks and the distribution and development of landscaping open space.
- Where sites are influenced by more than one Future Road Requirement line, for example a site has more than one road frontage, reference should be made to all Future Road Requirement line maps which effect the site.
- Where sites are influenced by a Future Road Requirement line or more than one Future Road Requirement line, the road has been identified as being either a road under the Main Roads jurisdiction or a road under the Gold Coast City Council jurisdiction. This is indicated by the reference term in the brackets.
- Future Road Requirement lines shown on these maps that relate to State-controlled roads are indicative only and are subject to survey and detailed design.



Part 7 Codes

Division 2 Specific Development Codes

Chapter 11 Changes to Ground Level and Creation of New Waterbodies

1.0 Purpose

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

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

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

2.0 Application

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

3.0 Development Provisions

Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: 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			
Acid Sulfate Soils			
PC1 Development on land containing acid sulfate soils must not result in environmental harm or damage.	AS1.1.1 The land is at or below AHD 5 and is assessed for acid sulfate soil, in accordance with Planning Scheme Policy 14 – Management of Activities Located Within Areas of Acid Sulfate Soils .	AS1.1.1 – COMPLIES The proposed development is subject to Condition 12 of the Preliminary Approval that has approved an Acid Sulfate Management Plan.	



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



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?
stability of the subject or adjacent sites.	a) involves a maximum cut and/or fill of less than 1 metre in height; b) involves batters no steeper than one in two.		
Local Amenity, Noise and Emissions			
PC5 All activities carried out for or associated with changes to ground level must be conducted in a manner which ensures minimal disturbance to the amenity of the built environment.	AS5.1 The development involves work which has the potential to generate dust, and the following control measures are implemented: a) daily water spraying of exposed areas; b) provision of sealed roads; c) protective covering of exposed areas; d) the installation of wind barriers. AS5.2 All earthworks on the property are undertaken only during the hours of 6am to 6pm, Monday to Friday, and 7am to 6pm on Saturday. No work is undertaken on Sunday.	AS5.1 – WILL COMPLY The proposed development will ensure that the proposed change to ground level works will be conducted so as not to impact or effect the amenity of the surrounding area. AS5.2 – WILL COMPLY All works will be conducted between the hours of 6am to 6pm, Monday to Friday, and 7am to 6pm on Saturday. No work is undertaken on Sunday.	
PC6 All work associated with any development must not create a negative impact upon the amenity of surrounding properties.	AS6.1 The cut and/or fill is retained, and the retaining wall is set back from any boundary at least one quarter of its height, with a minimum distance of 300mm, and: a) the site is located within a residential domain or adjacent to a site in a residential domain, and the retaining wall is stepped 1.5 metres for every 1.5 metres in height, and the terraces are landscaped; or b) the site is located within a non-residential domain, and the retaining wall is stepped 1.5 metres for every three metres in height, and the terraces are landscaped. AS6.2 The cut and/or fill is not retained, and the toe of any batter is no closer than 300mm from a boundary, and:	AS6.1 – COMPLIES Proposed earthworks will be in accordance with the Bulk Earthworks plans and Statement of Landscape Intent Plans. AS6.2 – COMPLIES Proposed earthworks will be in accordance with the Bulk Earthworks plans and Statement of Landscape Intent Plans.	



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?
	a) the site is located within a residential domain or adjacent to a site in a residential domain, and batters along boundaries are no steeper than one in four and landscaped; or b) the site is located within a non-residential domain, and batters along boundaries are no steeper than 1 in 2 and landscaped.		
Managing Contamination Risk			
PC7 Any filling or excavation must not result in the contamination of land.	AS7 The fill material is solid clean earth or clean inert material, free of organic, putrescible or refuse matter.	AS7 – WILL COMPLY All filling will be solid clean earth material.	
Geotechnical Fill Considerations			
PC8 Any materials used as fill must be able to adequately support future development of the land.	AS8 The proposed type, composition and source of fill material is geotechnically suitable, and is adequately compacted to support future development, in accordance with the requirements of Planning Scheme Policy 11 – Land Development Guidelines.	AS89 – WILL COMPLY All proposed fill material will be geotechnically suitable, and adequately compacted (98% based on industrial land designation) to support future development, in accordance with the requirements of the Land Development Guidelines.	
Hydraulic Considerations			
PC9 Any change to the level of the land must not have an adverse flooding impact on the flooding and drainage characteristics of external sites and/or premises.	AS9 As demonstrated by a hydraulic report prepared in accordance with Council's Hydraulic Report Requirements, the filling or excavation does not: a) cause ponding on the site or nearby land; b) increase flooding which adversely affects the safety or use of any land upstream and downstream; c) adversely affect the flow of water in any overland flow path; or otherwise d) contravene the intent of Constraint Code 8 - Flood Affected Areas.	AS9 – COMPLIES A Stormwater Management Plan has been prepared so there is no worsening effect to adjoining or surrounding lands.	



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?
PC10 Development upstream of areas with over floor flooding shall not increase the contribution of floodwater from the catchment. Over floor flooding occurs adjacent to: a) Currumbin Creek, downstream of weir near Stackpole Street; b) Tallebudgera Creek, downstream of Benardon Court; c) Mudgeeraba Creek, downstream of Berrigans Road; d) Nerang River, east of the Pacific Motorway; e) Coomera River, east of the Oxenford - Tamborine Road; f) Coombabah Creek, downstream of the Pacific Highway; g) Saltwater Creek, downstream of its crossing by Kopps Road.	AS10.1 Flood storage detention facilities are provided, where possible, on public land, of sufficient capacity to retain runoff such that the total peak runoff rate and volume released during the flood is not greater than would have been the case prior to development. AS10.2 A certified hydraulic study (and, if necessary, a hydrologic study) is prepared by a suitably qualified and experienced engineer to investigate the characteristics of both the undeveloped and developed site, and determines to the satisfaction of the Assessment Manager that a detention storage is not required, and a contribution is made by the developer to a Council sponsored community flood detention facility.	AS10.1 – COMPLIES Please refer to the submitted SWMP and change to ground level plans for details AS10.2 – NOT REQUIRED	
PC11 All development must ensure that there is no impact to local drainage regimes, such that no real damage is caused to any properties upstream or downstream of the site.	AS11 Stormwater drainage is provided in accordance with Planning Scheme Policy 11 – Land Development Guidelines.	AS11 – COMPLIES A SWMP has been prepared so there is no worsening effect to adjoining or surrounding land.	
Haulage Activity and Amenity			
PC12 All activities carried out for or associated with changes to ground level, including haulage activity, must be conducted in a manner which ensures minimal disturbance to the amenity of the built environment.	AS12.1 The development involves the transportation of fill material to and/or from the site, and the following measures are taken: a) loads are covered; b) spilled or wheel tracked material is immediately cleaned up from external roads; and c) heavy vehicle traffic is controlled. AS12.2 All waste material, including vegetation, is transported from the site and disposed of in an approved location.	AS12.1 – WILL COMPLY The proposed development will undertake measures to ensure the transportation of fill material to and/or from the site does not impact on the surrounding environment. AS12.2 – WILL COMPLY All waste will be transported to an appropriate landfill site. AS12.3 – WILL COMPLY	



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?
	AS12.3 All haulage routes are approved by the Department of Transport for declared main roads, and by Council for all other roads. AS12.4 All haulage to and from the site is to be undertaken only during the hours of 6am to 6pm Monday to Friday and 7am to 6pm on Saturdays.	Transportation activities associated with the change to ground level will comply with the state and Local Government requirements. AS12.4 – WILL COMPLY All haulage to and from the site will be carried out during the hours of 6am to 6pm Monday to Friday and 7am to 6pm on Saturdays.	
Treatment of Fill and Retaining Walls			
PC13 All work associated with any development must not create a negative impact upon the amenity of surrounding properties.	AS13.1 Filling material is placed on the development site and is maintained within the subject property, unless alternative arrangements are agreed by the affected neighbouring property owner. AS13.2 Any retaining walls which present to the street or adjoining land, have a finish that is compatible with surrounding development.	AS13.1 – WILL COMPLY All materials to be maintained on the subject site. AS13.2 – NOT APPLICABLE No retaining walls are proposed.	
Water Quality			
PC14 Development must not have an adverse impact upon the City's ground water, waterways and wetlands.	AS14 Sediment and erosion control measures are implemented with the filling/excavation work.	AS14 – COMPLIES A sediment and erosion control plan forms part of the bulk earthworks plans.	
PC15 The natural hydrological regimes of the site, including natural water quality, quantity and groundwater conditions, must be maintained and enhanced.	AS15.1 Sediment and erosion control measures are implemented with the filling/excavation work, in accordance with an approved Erosion and Sedimentation Control Program. AS15.2 The methods of stormwater run-off control and the design of the stormwater system does not create a point source discharge to	AS15.1 – COMPLIES A sediment and erosion control plan forms part of the bulk earthworks plans. AS15.2 – COMPLIES A SWMP has been prepared. AS15.3- COMPLIES	



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?
	waterbodies. AS15.3 A Stormwater Management Intent is prepared for the site which demonstrates that: a) stormwater is treated prior to discharge into any waterways; b) the velocity and quality of stormwater to be discharged into the waterways does not degrade the environmental values of the adjoining site.	A SWMP has been prepared.	

Finished Surface Levels

PC16 All development must have a finished surface level which is free draining and free from flooding.	AS16.1.1 The development is free draining and the surface gradient of the fill and/or excavated area is within the range 0.5% to 1.5%. OR AS16.1.2 The development includes steep surface gradients, which achieve integration with the surrounding topography, and the finished profile does not interrupt or materially change the surface water drainage, from or onto adjoining land.	AS161.1- COMPLIES Earthworks are designed as free draining towards the proposed new roads at a minimum 1:150 grade. AS16.2 – COMPLIES Please refer to the submitted change to ground level drawings which demonstrate compliance	
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Construction of New Waterbodies

PC17 The new waterbodies must be suitable for their intended uses, and must maintain and enhance the water quality of existing waterbodies connecting to them.	AS17.1 A Water Quality Management Plan, which is prepared by a competent person, demonstrates that: a) the water quality of the new waterbodies is of the same or higher standard as the existing water quality; b) long term maintenance of the desired water quality is achieved; c) breeding potential of biting insects is minimised. AS17.2 The water body does not have deep, isolated	AS17.1 to AS17.4 – NOT APPLICABLE No waterbodies are proposed as part of this application.	
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Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
	holes that stratify and increase the possibility of algal blooms occurring, if that stratification breaks down. AS17.3 Pumping for the purposes of maintaining water quality is avoided. AS17.4 The water body is designed with a suitable outlet to ensure that flushing, if required, is possible.		
PC18 Operational work must not cause geotechnical bank instability, erosion, bed scour or revetment wall collapse to adjacent waterbodies or to newly constructed waterbodies.	AS18 Edge treatment to the embankments of the waterbodies is in place during and after construction, in a manner certified by a competent person.	AS18– NOT APPLICABLE No waterbodies are proposed as part of this application.	
PC19 New waterbodies to be transferred to public ownership must have regard to public safety.	AS19 The water body includes: a) warning signs; b) fencing of areas where access is restricted, such as steep sided embankments or large drops.	AS19– NOT APPLICABLE No waterbodies are proposed as part of this application.	
Access to New Waterbodies			
PC20 Development incorporating new waterbodies must be designed to provide suitable access for maintenance of revetment walls and cleaning of the water body, including the removal of rubbish, reeds and surplus aquatic flora.	AS20 Access is provided to the owner/s of the waterbodies, by: a) dedication of land to the Crown, for this purpose; or b) existing access arrangements.	AS20– NOT APPLICABLE No waterbodies are proposed as part of this application.	



Part 7 Codes

Division 3 Constraint Codes

Chapter 14 Sediment and Erosion Control

1.0 Purpose

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

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

2.0 Application

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

3.0 Development Requirements

Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: 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			
Erosion Risk			
PC1 All development must not cause erosion or allow sediments to leave the site.	AS1 An Erosion and Sedimentation Hazard Assessment has been undertaken in accordance with the criteria listed in Table 14-1 – Erosion Hazard Assessment Form , and the total score does not exceed 11 points.	AS1 – COMPLIES A sediment and erosion control plan has been provided as part of bulk earthworks drawings.	



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?
Erosion Control			
PC2 All development must not cause erosion or allow sediments to leave the site.	AS2 An Erosion and Sedimentation Control Program has been prepared by a competent person, in accordance with Soil Erosion and Sediment Control Engineering Guidelines for Queensland Construction Sites, and demonstrates that: a) the environmental effects of sedimentation and erosion are controlled by best practice management measures; b) sediments resulting from the development are contained within the site; and c) development adjacent to the bank or the bed of a stream or watercourse, addresses environmental impact on waterbodies.	AS2 – COMPLIES A sediment and erosion control plan has been provided as part of bulk earthworks drawings.	
Upslope Runoff			
PC3 All up-slope runoff must be diverted around areas to be disturbed.	AS3.1.1 Catch drains are utilised to divert the upstream runoff to a legal point of discharge. OR AS3.1.2 Alternative methods are used to divert upstream water from exposed or disturbed land.		

Table 14-1 – Erosion Hazard Assessment Form

Controlling Factors	Points	Score	Checking
Average slope of the whole site, prior to building works: ▪ Slope < 3% ▪ 3% Slope < 5% ▪ 5% Slope < 10% ▪ 10% Slope < 15%	0 1 2 4		



Controlling Factors	Points	Score	Checking
Slope is greater than 15%	5		
Soil type¹: - Sandy soil/gravel - Sandy loam - Clay loam - Clay soil	0 1 2 2		
Anticipated duration of site disturbance^{2 3}: - Duration < 2 weeks 2 weeks Duration < 3 months 3 months Duration < 6 months - Duration > 6 months	0 2 4 5		
Month that works are undertaken: - August, September - April, May, June, July, November, October - March, December - January, February	0 1 2 3		
Offsite sediment control (ie. down slope of the soil disturbance): Score 1 point if there is no purpose built, operational and well maintained sediment trap (eg. sediment basin, gross pollutant trap or purpose built wetland) to catch sediment before it enters a waterbody with environmental values (eg. creek, natural wetland, river or bay)⁴.	1		
Runoff entering the site: Score 1 point if stormwater runoff entering the site is not diverted away from the soil disturbance.	1		
Extent of site disturbance: - Score 2 points if building work requires reshaping of the ground surface (eg. 'cut and fill' works)⁵; - Score 5 points if the area to be disturbed is greater than 600m²;	2 5		
Works within environmentally sensitive areas: - Score 11 points if the disturbance is within the banks of a watercourse⁸; - Score 5 points if the disturbance is within 50 metres of the top of bank of a watercourse; - Score 2 points if the disturbance is between 50 and 100 metres of the top of bank of a watercourse.	11 5 2		
Total Score^{6 7}			

Notes:



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



Part 7 Codes

Division 2 Specific Development Codes

Chapter 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 .	AS1.1 – COMPLIES The road network has been designed and will be constructed in accordance with the Land Development Guidelines.	



Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: 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 Guidelines. AS2.2 The stormwater drainage system connects to a legal point of discharge.	AS2.1 – COMPLIES Stormwater management has been designed in accordance with the Land Development Guidelines. AS2.2 – COMPLIES Stormwater will be connected to a lawful point of discharge.	
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.	AS3 – COMPLIES Street lighting will be designed and located in accordance with the Land Development Guidelines.	
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.	AS4 – COMPLIES Water reticulation will be designed and constructed in accordance with Councils Land Development Guidelines.	
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.	AS5 – COMPLIES Sewerage reticulation will be designed and constructed in accordance with Councils Land Development Guidelines.	
Open Space Design			
PC6 Open space areas must be designed to an	AS6 Open space areas are designed and	AS6 – NOT APPLICABLE Open space areas are designed to a	



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 .	higher standard than Council requirements and will be managed by the future body corporate.	
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 .	AS7 – COMPLIES The road reserves will accommodate on-street car parking with dedicated lanes.	
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 .	AS8 – NOT APPLICABLE No driveways are proposed within this subdivision and will be subject to later Council approvals upon final building designs.	
Developer Infrastructure Contributions			
PC9 Infrastructure developer contributions must be provided in accordance with the Priority Infrastructure Plan.	AS9 No Acceptable Solution provided.	AS9 – WILL COMPLY ICN charges will be paid at the appropriate time of development as required.	
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.	AS10.1 – NOT APPLICABLE No longer a mandatory requirement of Council. AS10.2 – NOT APPLICABLE No longer a mandatory requirement of Council.	
PC11 For premises identified on Overlay Map	AS11 Reduced infiltration gravity sewers are	AS11 – NOT APPLICABLE Subject site not identified on Overlay Map	



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?
OM25 – Future Water Innovations as being within the Pimpama-Coomera Water Future Master Plan Area, sewerage infrastructure must be designed to minimise inflow and infiltration.	designed and constructed in accordance with the relevant sections of Planning Scheme Policy 11 – Land Development Guidelines .	OM25.	



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 AS1 – 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 estate's 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, <i>Pandanus</i> sp, <i>Banksia</i> sp and <i>Cupaniopsis</i> 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 elements identified in Planning Scheme Policy 12 – Part 1 – Landscape Character: Guiding the Image of the City; and b) local native vegetation is utilised as the primary planting framework in the Landscape Work.		
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	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		
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	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		
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	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		
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	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 adjacent to 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 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) 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 reflect the forms and growth habits of the existing cultural and/or remnant plantings; d) Landscape Work includes minimal cut and fill of the original landform, utilises open style and transparent fencing, and		
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	reduces the impact of any bulk 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 the riparian 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 elements identified in Planning Scheme Policy 12 – Part 1 – Landscape Character: Guiding the Image of the City; 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 reflect the forms and growth habits of the existing cultural and/or remnant plantings;		
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	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 the riparian 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 rural landscape; 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 Beenleigh and Sugar Cane 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		
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	remnant planting, particularly that associated with rural landholdings, are retained and/or reinforced in the Landscape Work, with new plantings that reflect the 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 present a dense and green outlook to the street. AS2.9 The development is on a site identified in the Suburban 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 a site includes open space areas, Landscape Work incorporates:		
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	■ 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		
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	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 elements identified 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 the street 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.		
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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 CPTED principles. Any plant species used will not be prohibited.	
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	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 identified by 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 is located in areas of high visual prominence.		
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	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 ongoing maintenance 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 the Planning 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 identified by 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 natural vegetation; 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 as picnic 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 Intent Explanation

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 required where 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 permit for 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 of Landscape 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 Detailed Landscape 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.