

OUR REF: 6182
COUNCIL REF: COM/2023/162

10 April 2024

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

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

Dear Sir/Madam,

RE: OTHER CHANGE REQUEST TO APPROVED DEVELOPMENT PERMIT FOR COMBINED MATERIAL CHANGE OF USE FOR A WAREHOUSE; AND OPERATIONAL WORK FOR CHANGE TO GROUND LEVEL – COM/2023/162

AT: 10 HOMESTEAD DRIVE, STAPYLTON QLD 4207 – LOT 122 ON SP329476

We act on behalf of the applicant *FPI Queensland Pty Ltd*, requesting an Other Change to development permit COM/2023/162 under s78 of the *Planning Act 2016* (the Act) for the above-mentioned property.

This change application seeks the inclusion of a new land use (Low impact industry) to allow for the storage of dangerous goods within part of the approved Warehouse. This change also involves a new State referral trigger under Schedule 10, Part 7 of the Planning Regulation 2017 as the new use involves a Hazardous Chemical Facility. This change application remains code assessable.

In summary of the above, the Applicant now requests the following development be approved on the subject site:

- Material Change of Use for a Warehouse and Low Impact Industry (Hazardous Chemical Facility); and
- Operational Work for Change to Ground Level.

In support of this Other Change application, we enclose the following:

- **Attachment A** – Forms and Consent;
- **Attachment B** – Current Approval Package COM/2023/162;
- **Attachment C** – Current Preliminary Approval MIN/2023/64;
- **Attachment D** – Amended Proposal Plans;
- **Attachment E** – Amended Code Assessment; and
- **Attachment F** – Preliminary Hazard Analysis
- **Attachment G** – Letter of Support (Fire Engineering).

The prescribed fee will be paid upon receipt of Council's fee invoice. Approved Fee for Service agreement FFS/2024/36 specifies the required fee for this application (please refer **Attachment A**).

1.0 SITE DESCRIPTION

Table 1 - Site Summary	
Site Address	10 Homestead Drive, Stapylton, QLD 4207
Real Property Description	Lot 122 on SP329476
Total Site Area	20,900m ² (2.9ha)
Local Authority	Council of the City of Gold Coast

2.0 APPROVAL HISTORY

Approval history relevant to the subject site in the scope of this Other Change is provided in **Table 2** below.

Table 2 - Approval History	
Approval Reference and Date	Comment
MCU201100650 Dated: 6 May 2013 Most recent minor change MIN/2023/64 (23 May 2023)	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. 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. The original approval has been amended a number of times, with the most recent Minor Change (MIN/2023/64) approved on 23 May 2023. The subject site is wholly located within Precinct B – General Impact and Business Industry. A copy of the most recent version of the Preliminary Approval is included at Appendix C for Council's convenience.
COM/2023/162 Dated: 21 November 2023	On 21 November 2023, Council approved a Material Change of Use for a Warehouse with ancillary office over the subject site. Earthworks were also approved to ensure a level pad for the approved Warehouse. This Other change application seeks to change to approval.

3.0 BACKGROUND

On 21 November 2023, Council approved a Material Change of Use for a Warehouse with ancillary office over the subject site (COM/2023/162). The Warehouse was intended to provide a storage and logistical hub for various goods. The approved Warehouse has a total Gross Floor Area (GFA) of

10,465m², which included a 10,005m² area for warehousing activities and 460m² office. Earthworks were also approved to ensure a level pad for the approved Warehouse.

An extract of the approved site layout is provided in **Figure 1** below. A copy of the stamped approved plans is provided within **Appendix B**.

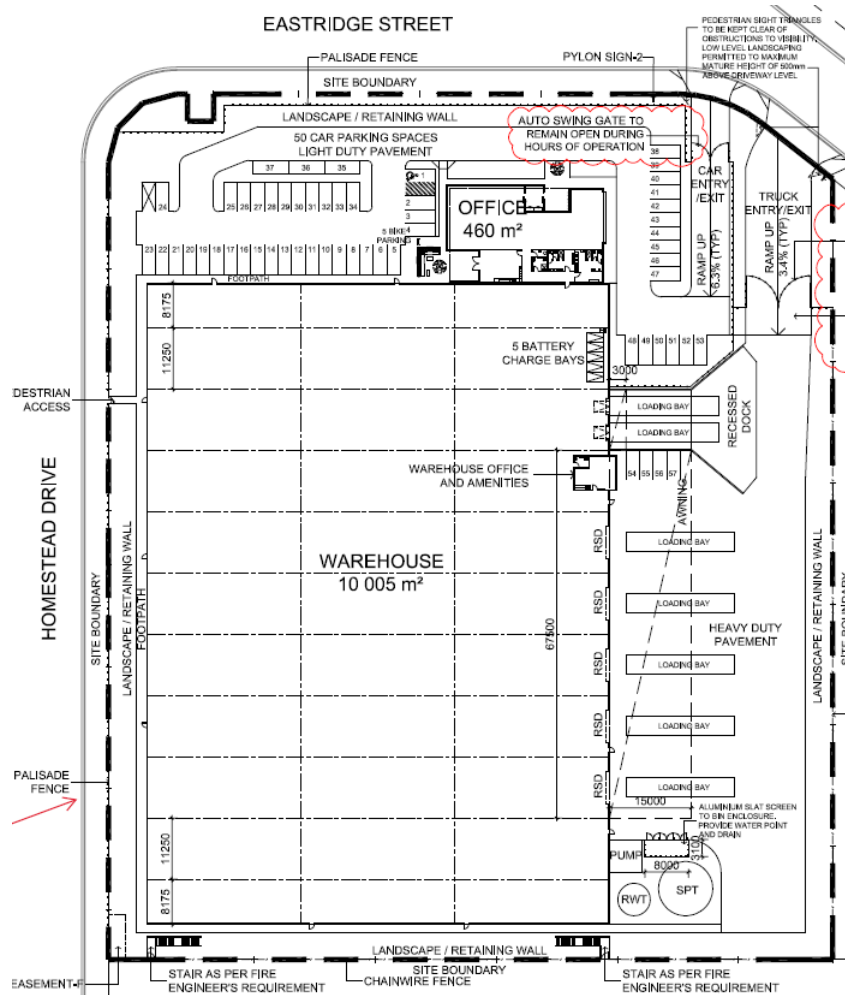


Figure 1 – Approved site layout – COM/2023/162 (GDP file, 2024)

4.0 CHANGES REQUESTED UNDER S.78 OF THE PLANNING ACT 2016

This change application seeks to introduce a new land use to allow for the storage of dangerous goods (DG) within part of the approved Warehouse. Amendment to Condition 25 of the approval is also proposed to correct an administrative error.

It is proposed to introduce two DG storage areas within the approved Warehouse, totalling 1,539m² (about 15% of the warehouse GFA). A 439m² DG room is proposed in the south-western corner of the Warehouse and a 1,100m² DG cage is proposed in the south-eastern corner of the Warehouse.

An extract of the proposed site layout is shown in **Figure 2** below. A copy of the amended proposal plans is provided within **Attachment D**.

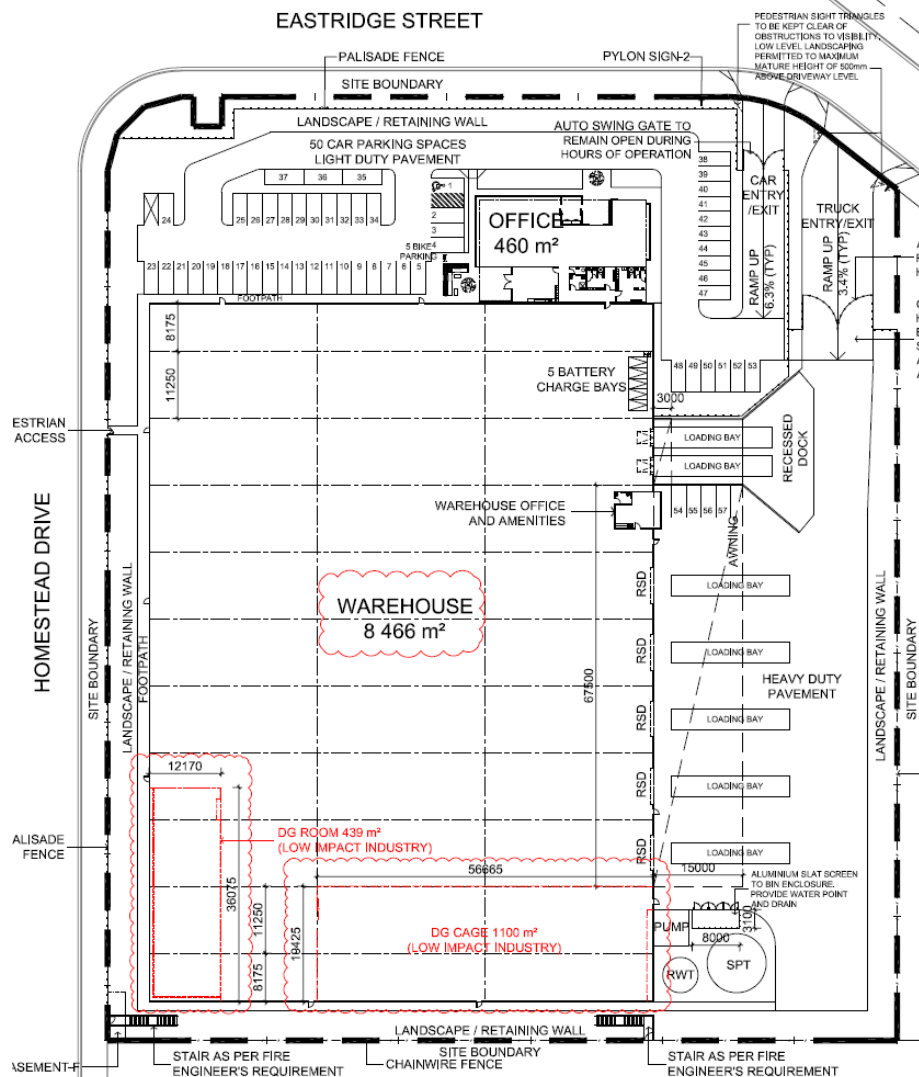


Figure 2 – Proposed site layout (GDP file, 2024)

The materials proposed to be stored in the DG room and cage are retail products for distribution, including butane lighters, camping gas cartridges, soda bulbs and beverages gases, with individual packaging sizes ranging from 120mL to one litre. The DGs exceed the Hazardous Chemical Facilities (HCF) thresholds under the Work Health and Safety Act. Therefore, the use is classified as a Hazardous Chemical Facility under the Planning Regulation.

At the local level, a new land use must be introduced to allow for the storage of hazardous chemicals, as the definition of a Warehouse under the M38 Industrial Estate Place Code excludes premises used for storing toxic or dangerous goods. Therefore, this application seeks to introduce a Low impact industry land use, which is to be applied only over the areas proposed for storage of DGs (not over the whole Warehouse).

Section 3.2 of the M38 Industrial Estate Place Code, defines Low impact industry as:

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:

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

As contained within the definition, a Low impact industry land use includes the storage of dangerous goods, providing off-site impacts are negligible. In this instance, the proposal complies with the definition as there will be no off-site impacts resulting from the storage of DGs within the Warehouse. The goods being stored are retail products ready for distribution and will not in any way be used in any industrial manufacturing activities on site. A Preliminary Hazard Analysis is submitted with this application which demonstrates that the Warehouse can safely accommodate storage of DGs without off-site impacts. A copy of this report is provided within **Attachment F**.

The GFA associated with the approved Warehouse is reduced to 8,466m², given 1,539m² is being converted to Low Impact Industry. However, the total combined GFA of the development will remain as approved at 10,465m². This is the same for the Total Use Area of the development.

In summary of the above, the Applicant now requests the following development be approved on the subject site:

- Material Change of Use for a Warehouse and Low Impact Industry (Hazardous Chemical Facility); and
- Operational Work for Change to Ground Level.

Importantly, the proposed changes only relate to the introduction of the two DG storage areas and new Low impact industry land use designation – **no changes are proposed to any other aspect of the approved development**, including car parking, landscaping, total GFA or TUA, access and manoeuvring, loading bays or external built form. Further, the proposed changes do not relate to the Operational Work (Change to ground level) aspect of the approval.

Finally, the application proposes an amendment to Condition 25 of the approval to correct an administrative error. Condition 25, item vi currently requires a bin storage and servicing point to be provided which is to be both air-locked and well-ventilated. Clearly this item is contradictory and the Applicant therefore requests reference to air-locking be removed from this condition. Condition 25 is therefore proposed to read as follows:

Storage / servicing point

Design the bin storage point prior to the use commencing and in accordance with City Plan Policy SC6.15 - Solid waste management at no cost to Council:

- i. No steps or lips on bin-carting route.*
- ii. Hose cock for bin washing.*

- iii. *Concrete slab graded to drainage point within the storage point.*
- iv. *Drainage point connected to sewerage network with trade waste requirements.*
- v. *Roofed and designed to prevent entry to rainwater.*
- vi. ~~*Air-locked,*~~ *Fly and vermin proofed, well-ventilated and solely used for the storage of waste.*
- vii. *Screened.*

5.0 STATE AND REGIONAL PLANNING FRAMEWORK ASSESSMENT

5.1 STATE LEGISLATION

5.1.1 PLANNING ACT 2016 (PA)

The PA is the principal Act legislating planning and development in Queensland. The purpose of the PA is to establish an efficient, effective, transparent, integrated, coordinated, and accountable system of land use planning, development assessment and related matters that facilitates the achievement of ecological sustainability.

Ecological sustainability is a balance that integrates:

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

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

- Material Change of Use, involving the start of a new use of the premises; 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.

Further, Section 82(4) of the PA specifies those matters that must be addressed when assessing and deciding change applications for other changes, and includes:

- the assessment benchmarks;
- any matters a referral agency must, may, or may only assess the application against or have regard to under section 55(2);
- if the development to which the change application relates requires code assessment—any matters the assessment must be carried out having regard to under section 45(3)(b);

Section 82A of the PA specifies the requirements relating to additional referral agencies for change applications other than for minor changes.

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 a single state mapping area that may require referral as discussed below.

Water Resources

The subject site is mapped within the Water resource planning area boundaries, as shown in **Figure 3** below.



Figure 3 – Mapped water resource planning area boundaries impacting the subject site (SARA mapping, 2024)

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, refrerrable 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.

Hazardous Chemical Facilities

The PR includes referral triggers for Hazardous Chemical Facilities (HCF). A HCF is defined by the PR as

“the use of premises for a facility at which a prescribed hazardous chemical is present or likely to be present in a quantity that exceeds 10% of the chemical's threshold quantity under the Work Health and Safety Regulation, schedule 15.”

The development proposes the storage of hazardous chemicals in a quantity that exceeds 10% of the chemicals' threshold quantity under schedule 15 of the Work Health and Safety Regulation and therefore meets the definition of a HCF.

Schedule 10, Part 7, Division 1, section 13 of the PR nominates a material change of use for a HCF as assessable development. Division 3 of this same part requires referral for any development subject to section 13.

As such, this development triggers referral in accordance with Schedule 10, Part 7, Division 3, Table 1, Item 1 of the PR.

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 2023

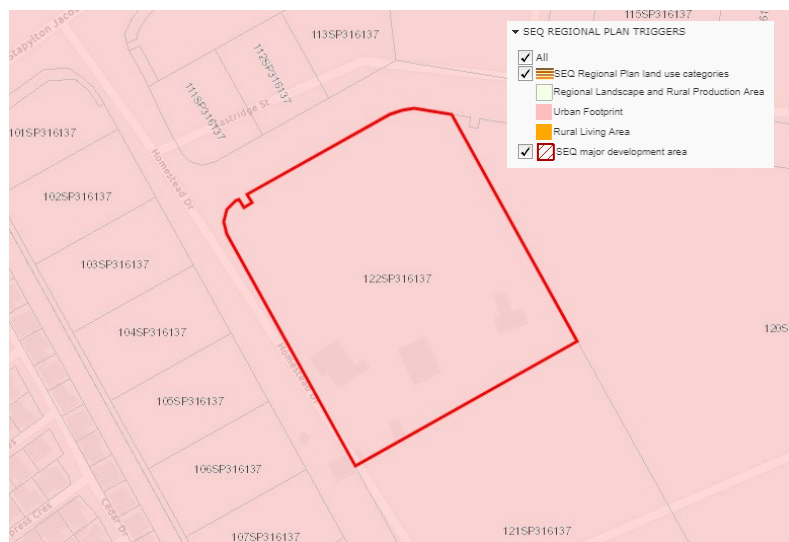


Figure 4 – South East Queensland Regional Plan 2023 mapping (SARA DA mapping, 2024)

The subject site is located wholly within the Urban Footprint under the *South East Queensland Regional Plan 2023*, as shown in **Figure 4**.

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. As referral has been triggered, assessment against SDAP code 21: Hazardous chemical facilities is required. Assessment against SDAP Code 21 is provided within the Preliminary Hazard Analysis (**Attachment F**).

6.0 LOCAL PLANNING ASSESSMENT

6.1 SUBJECT SITE ZONING

As per the current M38 Industrial Estate Place Code this land is divided into four 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.

Figure 5 below shows proposed development located within Precinct B.

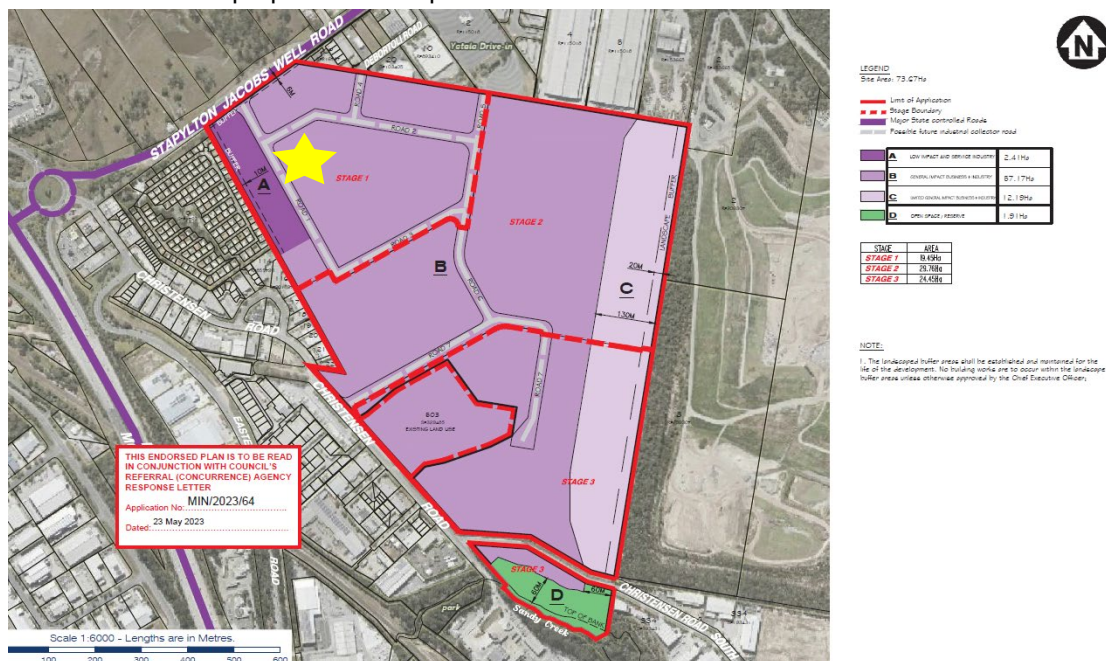


Figure 5 - Land Use Classification and Staging Plan (GDP file, 2024)

6.2 LEVEL OF ASSESSMENT

Under Table A of the M38 Industrial Estate Place Code, a Material Change of Use for a Warehouse and Low Impact Industry within Precinct B is identified as self-assessable. However, the proposed development does not strictly comply with all Acceptable Outcomes of the Place Code, hence the level of assessment is elevated to Code Assessment, with assessment of the application limited to those items which do not comply with the self-assessable provisions of the relevant code.

In accordance with Table B of the M38 Industrial Estate Place Code, Operational Work involving change to ground level is identified as Code Assessable.

However, with regard to the Low impact industry aspect of the proposal, whilst considered Accepted to Code Assessable under the M38 Industrial Estate Place Code, the provisions of the PR override those of the Place Code. As discussed above, Schedule 10, Part 7, Division 1, section 13 of the PR

nominates a material change of use for a HCF as assessable development, with Division 2, Table 1 of this same part nominating this as code assessable.

In summary, the level of assessment for the proposed development is as follows:

- MCU for Warehouse – Accepted to Code Assessment
- OPW for Change to ground level – Code Assessment
- MCU for Low Impact Industry (Hazardous Chemical Facility) – Code Assessment

6.3 APPLICABLE CODES

This Other Change application relates solely to the inclusion of an additional land use – Low impact industry. The codes which are applicable to this aspect of the development are listed in the table below. A response to each of the requirements under each relevant code has been provided in **Appendix E**.

Note: Code responses relating to the Warehouse and Operational Works aspect are not changed.

Table 3 - Relevant Local Planning Codes	
Place Code	
M38 Industrial Place Code	Applicable - The M38 Industrial Place Code is listed as a relevant code for assessment. Therefore, this code has been addressed in Appendix E of this report.
Specific Development Codes	
Changes to Ground Level Creation of Waterbodies	Applicable – the development includes an aspect seeking to change the ground level in order to facilitate flat pads. Therefore, an assessment against this code has been provided in Appendix E of this report. Note: no changes to the code responses are proposed as part of this application.
Vegetation Management	Not Applicable - No vegetation clearing is proposed, therefore a detailed assessment of this application against the code is not required.
Constraint Codes	
Bushfire Management Areas	Not Applicable – The subject site has been predominantly cleared under historical approvals, therefore a detailed assessment of this application against the code is not required.
Canals and Waterways	Not Applicable – The proposed development area proposed is located completely outside of any mapped waterway, therefore a detailed assessment of this application against the code is not required.
Car Parking, Access and Transport Integration	Applicable - The Car Parking, Access and Transport Integration code is listed as a relevant code for assessment within the Place Code. Therefore, this code has been addressed in Appendix D of this report.

Table 3 - Relevant Local Planning Codes	
Cultural Heritage (Indigenous)	Not Applicable - The subject property is not known to be a site of indigenous cultural heritage, therefore a detailed assessment of this application against the code is not required.
Flood Affected Areas	Not Applicable – The proposed development area is located completely outside of any mapped flood affected areas, therefore a detailed assessment of this application against the code is not required.
Nature Conservation	Not Applicable – The proposed development is located within a historically cleared area and will not require any further clearing, therefore a detailed assessment of this application against the code is not required.
Natural Wetland Areas and Natural Waterways	Not Applicable – The proposed development is not located within a Natural wetland or waterway area. Therefore, a detailed assessment of this application against the code is not required.
Sediment and Erosion Control	Applicable – The development proposes an aspect of operational works – Change to ground level, and this code is listed as an assessment item. Therefore, this code has been addressed in Appendix D of this report. Note: no changes to the code responses are proposed as part of this application.
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 of this application against the code is not required.
Unsewered Land	Not Applicable - The proposed development is located on an approved industrial lot that will be connected to Council's reticulated sewerage system. Therefore, a detailed assessment of this application against the code is not required.

7.0 CONCLUSION

This application seeks to change development permit COM/2023/162 under s78 of the *Planning Act 2016* (the Act) to allow for the inclusion of a new land use (Low impact industry) to enable the storage of dangerous goods within part of the approved Warehouse. This change also involves a new State referral trigger under Schedule 10, Part 7 of the Planning Regulation 2017 as the new use involves a Hazardous Chemical Facility.

In summary of the above, the Applicant now requests the following development be approved on the subject site:

- Material Change of Use for a Warehouse and Low Impact Industry (Hazardous Chemical Facility); and
- Operational Work for Change to Ground Level.

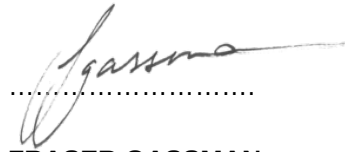
The change relates solely to the inclusion of a storage area for Dangerous Goods within the approved Warehouse and does not affect any other part of the approval with regard to car parking, landscaping, total GFA or TUA, access and manoeuvring, loading bays or external built form. Amendment to Condition 25 of the approval is also proposed to correct an administrative error.

The proposal complies with all State and Local requirements and should be approved subject to relevant and reasonable conditions.

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

Yours faithfully,

GASSMAN DEVELOPMENT PERSPECTIVES PTY LTD



FRASER GASSMAN
SENIOR TOWN PLANNER

Enclosed:

- Attachment A – Forms and Consent*
- Attachment B – Current Approval Package COM/2023/162*
- Attachment C – Current Preliminary Approval MIN/2023/64*
- Attachment D – Amended Proposal Plans*
- Attachment E – Amended Code Assessment*
- Attachment F – Preliminary Hazard Analysis*
- Attachment G – Letter of Support (Fire Engineering)*

ATTACHMENT B

CURRENT APPROVAL PACKAGE COM/2023/162



1985

gasman
development
perspectives

planning
environment
landscape
engineering
survey

Our reference: COM/2023/162
Your reference: #6182

Amended Decision notice — approval (with conditions)

This Amended Decision Notice replaces the previously issued Decision Notice on 28 November 2023. The previous Decision Notice contained an administrative error within condition 7. This error has been rectified within this Amended Decision Notice. No other changes to conditions or approved plans are approved.

(Given under section 63(2) of the *Planning Act 2016*)

Date of original decision notice: 28 November 2023
Date of amended decision notice: 4 December 2023

Applicant details

Applicant name: FPI Queensland Pty Ltd
Applicant contact details: C/- Gassman Development Perspectives Pty Ltd
PO BOX 392
BEENLEIGH QLD 4207

Application details

Application number: COM/2023/162
Approval sought: Combined Application
Details of proposed development: Combined development application for:

- Development permit for a Material change of use (Code assessment) for a Warehouse; and
- Development permit for Operational work for Change to ground level.

Location details

Street address: 10 Homestead Drive, Staplyton Qld 4207
Real property description: Lot 122 SP316137, Lot 122 SP329476

Decision

Date of decision: 21 November 2023
Decision details: Under Delegated Authority, the Executive Coordinator Planning Assessment of the City Development Branch of Council has resolved to approve the development application in full with conditions

Referral agency(s) for the application

Not applicable – no part of the application required referral.

Details of the approval

Development approval: Material change of use (Code assessment) for a Warehouse; and Operational work for Change to ground level.

Conditions

The conditions that have been imposed by Council, as Assessment manager, are enclosed.

Further development permits

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

- Operational works – Landscape works
- Operational works – Infrastructure
- Connections / disconnections: Application to work on the City's Infrastructure
- Temporary Road Closure and Works Zone Permit Application
- Referral Agency Assessment
- Permit for plumbing and drainage work

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 (section 85 of the *Planning Act 2016*)

In accordance with section 85 of the *Planning Act 2016*, the Material change of use component of this approval has a currency period of six years.

In accordance with section 85 of the *Planning Act 2016*, the Operational works component of this approval has a currency period of two years.

Approved plans and drawings

Approved plans and drawings are attached and are identified in the conditions imposed by Council as the Assessment manager.

Appeal rights

Applicant	You have appeal rights in relation to this decision. An appeal may be made against, as applicable: - i the refusal of part of the development application; or - ii a provision of the development approval; or - iii if a development permit was applied for, the decision to give a preliminary approval. 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. 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.
-----------	--

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

AUTHORISED BY

A handwritten signature in black ink, appearing to read 'Adam Morris', written in a cursive style.

Adam Morris

Supervising Planner (North)

For the Chief Executive Officer

Council of the City of Gold Coast

enc:

Conditions imposed by Council as Assessment manager
Statement of reasons (given under section 63(4) of *Planning Act 2016*)

Attach:

Referral agency conditions and/or advice
Stamped approved plans and drawings (COM/2023/162)

Development conditions imposed by Council as Assessment Manager

Part A: Material change of use

General

1 Timing

- a All conditions of this development approval must be complied with at no cost to Council at all times unless otherwise stated in another condition.
- b Where the timing in a condition is prior to commencement of the use and a Building Format Plan is lodged for approval, the timing in the condition changes from being prior to commencement of the use to being prior to the earlier of the commencement of the use and approval of the plan of subdivision. This timing requirement prevails despite any inconsistency with the timing requirement in another condition.

2 Amended drawings

- a Prepare and submit amendments to the drawings for confirmation they constitute the approved drawings for the purposes of this development approval. All amended drawings must be submitted (and confirmed by Council) prior to commencement of any works on site.

Drawing Title	Author	Date	Drawing No.	Ver
Site Plan	Frasers Property	25.10.23	Q22-002A-DA-002	E
Office Plan	Frasers Property	25.10.23	Q22-002A-DA-110	C
Building Elevations	Frasers Property	13.07.23	Q22-002A-DA-200	B
Elevations Finishes	Frasers Property	13.07.23	Q22-002A-DA-500	B

The following amendments must be included:

- i. Pursuant to section 3.3.4.2(b) of Australian Standards AS2890.2:2018, show grade change transitions of 1 in 16 (6.25%) over 10m in travel to accommodate Articulated Vehicles (AVs) and B-doubles (BDs) on the ramp section between Eastridge Street and the service area. Alternatively, reduce the ramp grade so the change in grade does not exceed 1 in 50 (2%).
- ii. At the gate locations to the 'Car Entry/Exit' and 'Truck Entry/Exit', include a notation advising that the gates will remain open during the hours of operation.
- iii. Annotation noting that palisade fence & retaining wall along the Homestead Drive frontage are to be setback a minimum of 3 metres from the street boundary.

3 Approved Plans

Design and construct the development generally in accordance with the following plans:

Health and Regulatory Services				
Plan Title	Author	Date	Plan Reference No.	Ver
Proposed Warehouse Facility Lot 122 Eastridge Street Staplyton – Acoustic Report	Acoustic Works	20 July 2023	2023145	R01B

Property	
4	Requirement to register easements – Water Supply - a Register the following easements for the purpose stated below in accordance with the WSAA Water Supply Code of Australia – SEQ Edition and City of Gold Coast’s Standard Water Meter Drawings. - i “Water Supply” easement over all Council water meter assemblies – This item can be volumetric with a minimum 2.4m from slab to above the meter assembly - b The terms of the easement must include: - i Standard terms document 707918364 must be referenced on Form 9 – easement document - ii Easement plans and associated documents (i.e.: Form 9 – easement document and general consent form 18) must be fully completed and signed by the owner of the burdened land (and any mortgagees, if necessary) and benefitting land before they are submitted to council for endorsement. - c Registration of the easement must occur at the same time as registering the survey plan or prior to commencement of use whichever is the sooner. - d Ensure water infrastructure is positioned appropriately within the easement as per Council’s Standard Water Meter Drawings. This condition attaches to the land the subject of the development approval and binds the owner(s) of the land and the owners’ successors in title (even after the time when the easement is required to be registered). Therefore, if this condition is not complied with at the time required by this condition, the owner(s) of the land and the owners’ successors in title continue to be obligated to register the easement in accordance with this condition and must do so within 40 business days of becoming aware of the non-compliance with this condition.
5	Restrictions regarding Council easements and sewer and water supply infrastructure - a No building work, deep rooted tree species, or landscaping with invasive root systems are permitted over or within any Council public utility easement. - b Ensure all proposed buildings, structures and footings are a minimum distance of 1.2 horizontal metres from Council infrastructure. - c Ensure all proposed buildings, deep landscaping, structures and footings are a minimum 1 metre clear of the property sewer connection. - d Ensure a minimum 2.4 metres unobstructed vertical clearance from the finished surface level above Council sewerage infrastructure including the property inspection opening (IO). - e Ensure a minimum 2.4 metres unobstructed vertical clearance from finished surface / slab level above the Council water meter assembly.
Amenity	
6	Screening of visually offensive components Locate and screen the following components of the development so that they are not visible from any road to which the site has frontage, adjoining premises or otherwise on display from any public thoroughfare or vantage point: - a Refuse storage areas - b Service equipment - c Mechanical ventilation - d Refrigeration units - e Storage areas for machinery, materials, vehicles or the like.

Environmental and Landscaping

7 Landscaping works

- a Obtain an operational works approval to landscape the site and the adjoining road verge generally in accordance with the Statement of Landscape Intent listed below, prior to commencement of the use at no cost to Council:

Drawing Title	Author	Date	Drawing No.	Ver
Statement of Landscape Intent – 10 Homestead Dr. Stapylton	Gassmann Development Perspectives	September 2023	Page 01- 12	E

and include in particular:

- i Tree species must be a minimum bag size of 100L at the time of planting.
 - ii Palm species must be a minimum 3 metres in height at the time of planting.
 - iii Shrub species must be a minimum 200mm pot size at the time of planting.
 - iv Screening shrubs must be able to achieve a minimum height of 3 metres at maturity and must be 300mm bag size at the time of planting.
 - v Cascading species must be trained down the face of the wall/structure they are intended to grow down and have a minimum fall of 500mm at the time of planting.
 - vi Climbing species must be trained to the trellis and be a minimum 500mm in height at the time of planting.
 - vii Tree species planted with root zones adjacent to structures must have root control barriers and/or structure strengthening systems installed. Full demonstration of these systems is required.
 - viii Pandanus species must be ex-ground, a minimum 3 metres in height and multi headed at the time of planting.
 - ix Incorporate large canopy tree planting at approximately 6 metre centres within the frontage garden beds.
 - x Install a row of screening shrubs at 1 metre centres along the front boundary.
 - xi Planter boxes where trees are to be planted must possess a minimum surface area of 6m². Tree species must be chosen which are suitable for root zones growing in confined planting locations.
 - xii An automatic irrigation system must be provided to all podium planter boxes.
 - xiii Structural soil cells must be proposed at a minimum area of 6m² and minimum depth of 800mm where the trees in tree grates are shown on the approved plan.
 - xiv Include a maintenance management plan relating to the trellis / climbing plant / green roof / green wall systems. The maintenance management plan must:
 - Provide detailed information on how these vegetative systems will be safely accessed for maintenance.
 - Stipulate a maintenance schedule for these systems.
 - Provide details on the minimum standards to which these systems must be maintained.
 - Describe actions to be taken if the system does not function as intended.
 - xv Include frontage fencing as shown on the approved stamped drawings, the subject of this application.
 - xvi All road reserve turf must be repaired and replaced if damaged.
- b Construct and maintain the private landscaping identified above at no cost to Council at all times.

8	Retaining wall and fencing location (<i>specific condition</i>) All parts of the palisade fence & retaining wall along the Homestead Drive frontage are to be setback a minimum of 3 metres from the street boundary.
Transport	
9	Operational restrictions No more than 52 staff are permitted onsite at any one time including during shift changeovers.
10	Off-street vehicle and car parking facilities a Design and construct off-street vehicle facilities at no cost to Council prior to the commencement of the use, generally in accordance with the M38 Industrial Place Code and include in particular: - i A minimum of 57 car parking spaces, and area to accommodate servicing, comprising: - 52 car parking spaces for staff. - 5 freely accessible car parking spaces for visitors. - Service area accommodating 20m Articulated Vehicles (AV). - ii All spaces are drained, sealed and line marked. - iii Provision of wheel stops in car parking bays numbered 5-23 to prevent encroachment of vehicles within the footpath. - iv Clearly identified signage and directional markings including: - Delineation of parking spaces for people with disabilities. - Delineation and signage indicating 'vehicle turnaround' for the turnaround bay. - Signage indicating parking spaces numbered 54-57 located within the service area are to be used by staff only. - Signage visible to motorists on Eastridge Street to clearly identify the separate car and truck access driveways. b Undertake and maintain the off-street vehicle and parking facilities at no cost to Council at all times. c The off-street parking facilities must only be used for vehicle parking.
11	Security gate requirements All security gates must remain open to allow vehicular and pedestrian access for employees and visitors during the hours of operation of the development.
12	Loading and unloading (excluding waste collection vehicles) Loading and unloading of service vehicles must be undertaken generally in accordance with the M38 Industrial Place Code and include in particular: - i Loading and unloading of any vehicle servicing the development must be conducted wholly within the site. - ii Any vehicles waiting to be loaded or unloaded, must stand entirely within the site. - iii All vehicles must enter and exit the site in a forward gear.
Engineering	
13	Electrical reticulation Enter into a contractual agreement to design, construct and connect an electrical reticulation system at no cost to Council and include in particular: - i Provide underground electricity to proposed building/s. - ii No additional poles and pole-mounted transformers are to be erected within public roads. - iii Meet the requirements of the electricity supplier (e.g. Energex).

14	Telecommunications network Enter into a contractual agreement to design, construct and connect a telecommunications services network at no cost to Council and include in particular: - i Provide underground telecommunications to proposed building/s, lead-in conduits and equipment space/s in a suitable location within the building/s, to suit the carrier of choice. - ii All new pit and pipe infrastructure required to be installed along public road(s), must be suitably sized to cater for future installation of fibre optic cables. - iii Meet the telecommunications industry standards (e.g. Telstra/NBN Co standards).
15	Existing structures and services - a Prior to commencement of works, identify all structures and services (i.e. electrical pillars, water metres/hydrants, telecommunication infrastructure) within pedestrian infrastructure areas (i.e. footpaths, outdoor dining, bike racks) that impede pedestrian accessibility, and where required, obtain the necessary approvals from the relevant public utility authority to have these structures and services removed/relocated at no cost to Council. - b Ensure removal/relocation of these structures and services occurs prior to commencement of the use at no cost to Council.
16	Rectification of Council's infrastructure - a Rectify any damage caused to Council infrastructure (including kerb, channelling, service pits, footpaths and water and sewer reticulation networks) prior to commencement of the use at no cost to Council. - b Construct and maintain the rectified Council infrastructure at no cost to Council prior to commencement of the use.
17	Eastridge Street – 'No stopping' yellow line marking - a Obtain an operational works approval for the design and construction of line marking on Eastridge Street to prevent on-street vehicle parking within the areas required to achieve entering sight distance at the vehicle access points, prior to commencement of the use at no cost to Council and include in particular: - i Install 'No-stopping' yellow line marking extending 20m west along the southern kerb line of Eastridge Street from the western-most edge of the 'Car Entry/Exit' vehicle crossing. - ii Install 'No-stopping' yellow line marking extending 35m east along the southern kerb line of Eastridge Street from the eastern-most edge of the 'Truck Entry/Exit' vehicle crossing. - b Construct and maintain the works identified above at no cost to Council until the asset is accepted "off maintenance" in accordance with the procedures in City Plan Policy SC6.11 – Land development guidelines, section 2 – Transport network standards, section 7 – Procedures, section 8.5 – As-constructed requirements, section 9 - Specifications and section 10 – Standard drawings.
18	Footpaths - a Obtain an operational works approval for the design and construction of all footpaths prior to commencement of the use at no cost to Council and include in particular: - i Minimum 1.5-metre-wide paths connecting the existing public footpath on Homestead Drive to the development's internal pedestrian access points at the property boundary. - b Construct and maintain the footpaths identified above at no cost to Council until the asset is accepted "off maintenance" in accordance with the procedures in City Plan Policy SC6.11 – Land development guidelines, section 2 – Transport network standards, section 7 – Procedures, section 8.5 – As-constructed requirements, section 9 - Specifications and section 10 – Standard drawings.

Stormwater Drainage																			
19	Overland flow paths and hydraulic alterations a Leave unaltered the overland flow paths on the site, such that the characteristics of existing overland flows on other properties remain uninhibited and unchanged. b The development must not: i Increase peak flow rates downstream from the site. ii Increase flood levels external to the site. iii Increase duration of inundation external to the site that could cause loss or damage.																		
Sewer and Water Works																			
20	Sewer connection Connect the development via the existing sewer property connection, prior to commencement of the use at no cost to Council and include in particular: i Be in accordance with the WSAA Gravity Sewerage Code of Australia – SEQ Service Providers Edition and the Water and Sewerage Connections Policy. ii The development is permitted with a single sewer connection to Council's sewerage network. iii The size of the sewer property service connection must be 150mm in accordance with Section 5.5.4 of the WSAA Gravity Sewerage Code of Australia – SEQ Service Providers Edition iv Where an inspection opening (IO) is to be located in a hardstand area, the inspection opening shall be brought to surface and provided with a trafficable screwtrap lid. v Ensure all proposed buildings, deep landscaping, structures and footings are a minimum 1 metre clear of the property sewer connection. vi Remove / seal / cap redundant sewer property services. <i>Notes: An “Application Work on the City's infrastructure” form is required for item vi above.</i>																		
21	Water connection Obtain an operational works approval for the design and construction of a water connection for the site and connect to Council's water network at the existing 150mm main in Eastridge Street generally as per the drawing listed below, prior to commencement of the use at no cost to Council and include in particular: <table><tr><th colspan="5">Water and Waste</th></tr><tr><th>Drawing Title</th><th>Author</th><th>Date</th><th>Drawing No.</th><th>Ver</th></tr><tr><td>Civil Services Layout Plan</td><td>Gassman Development Perspectives</td><td>20/07/23</td><td>6182 ENG SK 001</td><td>A</td></tr></table> i The development is permitted with a single potable water connection (and single master meter) to Council's water network. ii The development is permitted with a single fire water connection (and single master meter) to Council's water network – if required. iii Be in accordance with the Water Supply Code of Australia – SEQ Service Providers Edition, and the Water and Sewerage Connections Policy. iv Water meters must be in accordance with the Metering Technical Specifications and Council's standard water meter drawings v The water meter assembly is to be screened from public view. All screening to be outside of the water supply easement and door/s provided to ensure access to the assembly in compliance with Council's standard water meter drawings. vi Remove redundant water meters / connections. <i>Notes: An “Application Work on the City's infrastructure” form is required for the above works.</i>				Water and Waste					Drawing Title	Author	Date	Drawing No.	Ver	Civil Services Layout Plan	Gassman Development Perspectives	20/07/23	6182 ENG SK 001	A
Water and Waste																			
Drawing Title	Author	Date	Drawing No.	Ver															
Civil Services Layout Plan	Gassman Development Perspectives	20/07/23	6182 ENG SK 001	A															

22	Sub-metering Provide individual sub-metering for each lot / unit including common property generally in accordance with the Metering Technical Specifications and the Water and Sewerage Connections Policy.															
23	Fire loading a Ensure the fire loading does not exceed 30L/s for 4 hours duration. b Provide certification from a suitably qualified building certifier that fire loading does not exceed the fire loading above, prior to the commencement of the use, at no cost to Council. Refer to 'Certification of works' condition contained within this decision notice.															
Solid Waste Management																
24	Bin type, storage capacity and storage points a Provide the following equipment to service the development prior to commencement of the use at no cost to Council: i. 3 x 2000L general waste bulk bins and 3 x 2000L recycle bulk bins															
25	Storage / servicing point Design the bin storage point prior to the use commencing and in accordance with City Plan Policy SC6.15 - Solid waste management at no cost to Council: i No steps or lips on bin-carting route. ii Hose cock for bin washing. iii Concrete slab graded to drainage point within the storage point. iv Drainage point connected to sewerage network with trade waste requirements. v Roofed and designed to prevent entry to rainwater. vi Air locked, fly and vermin proofed, well-ventilated and solely used for the storage of waste. vii Screened.															
Construction Management																
26	Certification of works - Health and Regulatory Services Provide Council with certificates prepared by qualified expert(s) from the discipline(s) listed below, confirming as follows: <table><tr><td colspan="5">Health and Regulatory Services</td></tr><tr><td>Certified document</td><td>Certification date</td><td>Plan/Drawin g</td><td>Expert discipline</td><td>Requesting Council Section</td></tr><tr><td>Acoustic compliance report</td><td>Prior to commencement of the use</td><td>Proposed Warehouse Facility Lot 122 Eastridge Street Staplyton – Acoustic Report' Prepared by: Acoustic Works; Dated: 20 July 2023; ref: 2023145; Ver: R01B</td><td>Acoustic Engineer</td><td>Health and Regulatory Services</td></tr></table>	Health and Regulatory Services					Certified document	Certification date	Plan/Drawin g	Expert discipline	Requesting Council Section	Acoustic compliance report	Prior to commencement of the use	Proposed Warehouse Facility Lot 122 Eastridge Street Staplyton – Acoustic Report' Prepared by: Acoustic Works; Dated: 20 July 2023; ref: 2023145; Ver: R01B	Acoustic Engineer	Health and Regulatory Services
Health and Regulatory Services																
Certified document	Certification date	Plan/Drawin g	Expert discipline	Requesting Council Section												
Acoustic compliance report	Prior to commencement of the use	Proposed Warehouse Facility Lot 122 Eastridge Street Staplyton – Acoustic Report' Prepared by: Acoustic Works; Dated: 20 July 2023; ref: 2023145; Ver: R01B	Acoustic Engineer	Health and Regulatory Services												

	The certification is to confirm: The development has been designed and constructed in accordance with the assessment and recommendations outlined in an approved Acoustic Report.																														
27	Certification of works - Subdivision Engineering Provide Council with certificates prepared by qualified experts from the disciplines listed below, confirming as follows: <table><tr><th colspan="5">Subdivision Engineering</th></tr><tr><th>Certified document</th><th>Certification date</th><th>Plan/ Drawing</th><th>Expert discipline</th><th>Requesting Council Section</th></tr><tr><td>Certificate for electricity supply</td><td>Prior to commencement of the use</td><td>-</td><td>An authorised supplier (e.g. Energex)</td><td>Development Compliance</td></tr></table> The certification is to confirm: Underground electricity supply is available to the development site and all proposed building/s. <table><tr><th colspan="5">Subdivision Engineering</th></tr><tr><th>Certified document</th><th>Certification date</th><th>Plan/ Drawing</th><th>Expert discipline</th><th>Requesting Council Section</th></tr><tr><td>Contractual agreement (e.g. Agreement Advice or Completion Letter from Telstra. Alternatively, a copy of Master Development Agreement or Small Development Agreement from NBN Co).</td><td>Prior to commencement of the use</td><td>-</td><td>The authorised telecommunication carrier (e.g. Telstra, NBN Co)</td><td>Development Compliance</td></tr></table> The certification is to confirm: Underground telecommunication infrastructure will be installed in accordance with telecommunications industry standards (e.g. Telstra / NBN Co standards).	Subdivision Engineering					Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section	Certificate for electricity supply	Prior to commencement of the use	-	An authorised supplier (e.g. Energex)	Development Compliance	Subdivision Engineering					Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section	Contractual agreement (e.g. Agreement Advice or Completion Letter from Telstra. Alternatively, a copy of Master Development Agreement or Small Development Agreement from NBN Co).	Prior to commencement of the use	-	The authorised telecommunication carrier (e.g. Telstra, NBN Co)	Development Compliance
Subdivision Engineering																															
Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section																											
Certificate for electricity supply	Prior to commencement of the use	-	An authorised supplier (e.g. Energex)	Development Compliance																											
Subdivision Engineering																															
Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section																											
Contractual agreement (e.g. Agreement Advice or Completion Letter from Telstra. Alternatively, a copy of Master Development Agreement or Small Development Agreement from NBN Co).	Prior to commencement of the use	-	The authorised telecommunication carrier (e.g. Telstra, NBN Co)	Development Compliance																											
28	Erosion and sediment control plan a Obtain a Management Plan approval for an Erosion and sediment control plan generally in accordance with the Healthy waters code, City Plan Policy SC6.12 - Land development guidelines and State Planning Policy, July 2017 requirements, prior to any works commencing. b The Erosion and sediment control plan must be prepared by a suitably qualified professional and include in particular: i Demonstrate sediment control structures (e.g sediment fence) will be placed at the base of all materials on site to mitigate any sediment runoff.																														

	ii Demonstrate a perimeter bund and / or diversion drain will be constructed around the disturbed area to prevent any outside clean stormwater from mixing with polluted / contaminated stormwater. iii The sediment basin(s) proposed for the construction phase is designed in accordance with Appendix B – Revision June 2018 of the Best Practice Erosion & Sediment Control (IECA Australasia, November 2008). iv The sediment basin is designed to a standard which would achieve at least 80% of the average annual runoff volume of the contributing catchment treated (e.g 80% hydrological effectiveness, Refer to SP 2017 Appendix 2 Table A) v The sediment basin(s) and associated structures such as inlets, outlets and spillways are designed and constructed to be structurally sound for a 10% AEP rainfall event under normal circumstances. vi A high-flow bypass system is included (if necessary) to prevent any potential re-suspension of accumulated sediment from the basin during major storm events. vii Accumulated sediment from basins and other controls is removed within two months and disposed of appropriately without causing water contamination. viii Demonstrate all polluted / contaminated water from the site, including dewatering discharge, will be treated to achieve the water quality objectives in Table 8.2.1 of the Queensland Water Quality Guidelines (DEHP, September 2009) prior to discharging from the site. ix Demonstrate all inspections for erosion and sediment control measures will be in accordance with the compliance procedures in City Planning Policy SC6.11 – Land development guidelines, section 4.5.17.1.2 – Compliance.															
29	Certification of works – Landscape Assessment Provide Council with certificates prepared by qualified experts from the disciplines listed below, confirming as follows: <table><tr><th colspan="5">Operational Works – Landscape Assessment</th></tr><tr><th>Certified document</th><th>Certification date</th><th>Plan/ Drawing</th><th>Expert discipline</th><th>Requesting Council Section</th></tr><tr><td>Certificates and evidence of planter box construction</td><td>Prior to commencement of landscape works</td><td>-</td><td>Suitably qualified person</td><td>Landscape Assessment</td></tr></table> The certification must include photographs and is to confirm: The waterproofing and drainage cell has been installed for all landscape areas/planter boxes generally in accordance with the <i>Australian Standard AS4654.2 – 2012 - Waterproofing Membranes for External Above-Ground Use, Section 2.13 Planter Boxes</i> and the Landscape Architect specifications.	Operational Works – Landscape Assessment					Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section	Certificates and evidence of planter box construction	Prior to commencement of landscape works	-	Suitably qualified person	Landscape Assessment
Operational Works – Landscape Assessment																
Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section												
Certificates and evidence of planter box construction	Prior to commencement of landscape works	-	Suitably qualified person	Landscape Assessment												

30

Certification of works - Water and Waste

Provide Council with a certificate prepared by qualified experts from the discipline listed below, confirming as follows:

Certified document	Certification date	Expert discipline	Requesting Council Section
Fire loading certification	Prior to a commencement of the use	Registered Professional Engineer of Queensland (RPEQ) or a suitably qualified Licensed Building Certifier	Water and Waste

31

Certification of works – Water and Waste (Solid Waste Management)

Provide Council with certificates prepared by qualified expert(s) from the discipline(s) listed below, confirming as follows:

Water and Waste				
Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
- Waste Management compliance report; - Bulk bin storage / servicing point.	Prior to commencement of the use	Approved Plans	Registered Professional Engineer of Queensland (RPEQ) or a suitably qualified Licensed Building Certifier	Water and Waste
Design and construction of areas subject to waste collection vehicle manoeuvres have been completed to withstand the loading of the waste collection vehicle	Prior to commencement of the use	Approved Plans	Registered Professional Engineer of Queensland (RPEQ)	Water and Waste

The certification is to confirm:

i

The development has been designed and constructed in accordance with the City Plan Policy SC6.15 – Solid waste management.

ii

The RPEQ has approved a hardstand design and inspected the areas subject to waste collection vehicle loading throughout the construction process, including (where applicable) all subgrade proof rolls, pre-seal, and pre-pour inspections

	iii Internal road, driveway and manoeuvring areas subject to waste collection vehicle (WCV) loading are designed and constructed to withstand the fully loaded vehicle weight of the nominated WCV (WCV details can be found in City Plan Policy SC6.15 – Solid waste management) and have been inspected by the certifying RPEQ.									
32	Hold point inspection – Solid Waste Arrange a hold point inspection to complete the requirements identified in City Plan Policy SC.6.11 – Land development guidelines the City Plan for the following: <i>Please note: Inspections for multiple items is preferred.</i> <table><tr><th>Purpose</th><th>Hold Point</th><th>Council contact</th></tr><tr><td>Bin storage / servicing point</td><td>Within 5 business days of the bin storage point being completed.</td><td>Water and Waste inspections@goldcoast.qld.gov.au</td></tr><tr><td>Confirm works for the bin storage /servicing point and associated vehicle access have been undertaken in accordance with the approved MCU drawings.</td><td>Within 5 business days of bin servicing point and vehicle access being completed.</td><td>Water and Waste inspections@goldcoast.qld.gov.au</td></tr></table>	Purpose	Hold Point	Council contact	Bin storage / servicing point	Within 5 business days of the bin storage point being completed.	Water and Waste inspections@goldcoast.qld.gov.au	Confirm works for the bin storage /servicing point and associated vehicle access have been undertaken in accordance with the approved MCU drawings.	Within 5 business days of bin servicing point and vehicle access being completed.	Water and Waste inspections@goldcoast.qld.gov.au
Purpose	Hold Point	Council contact								
Bin storage / servicing point	Within 5 business days of the bin storage point being completed.	Water and Waste inspections@goldcoast.qld.gov.au								
Confirm works for the bin storage /servicing point and associated vehicle access have been undertaken in accordance with the approved MCU drawings.	Within 5 business days of bin servicing point and vehicle access being completed.	Water and Waste inspections@goldcoast.qld.gov.au								
33	Availability of approved plans, drawings and reports Retain a copy of this decision notice and stamped approved plans, drawings and reports on site at all times during construction. Any contractors undertaking approved work (including tree removal or relocations) must be directly provided with a copy of these conditions and instructed as to the need to comply with them.									
34	Notice of works timetable Provide a Notice of works timetable for Commencement of use to Council's Development Compliance section prior to commencement of any works. A copy of Council's Notice of works timetable is available on Council website.									
Plumbing and Drainage Act 2018										
35	Plumbing and drainage works Obtain a permit for all plumbing and drainage work prior to any compliance assessable work commencing. <i>Note:</i> <i>A permit for plumbing and drainage works does not approve the discharge of trade waste to Council's sewerage system. The generator of trade waste must complete an application for approval to discharge trade waste to Council's Sewerage System (available on Council's website).</i>									
Advice Notes										
A	Development infrastructure Development infrastructure required to be provided in implementing this development approval is non-trunk development infrastructure unless otherwise stated in a condition of the approval.									
B	Further development permits / compliance permits Further development permits and/or compliance permits from Council are required to facilitate the development of the approved works identified in this decision notice. These include:									

	Landscape Assessment
	Operational works - landscape works (Private works)
	Water and Waste
	Operational works - infrastructure
	Connections / disconnections: Application to work on the City's Infrastructure
	Temporary Road Closure and Works Zone Permit Application
	Referral Agency Assessment
	Plumbing and Drainage
	Permit for plumbing and drainage work
	Transport Assessment
	Operational works – infrastructure
	A copy of this decision notice and accompanying stamped drawings / plans must be submitted with any subsequent application identified above. Subsequent development applications (i.e.: Operational works) will be assessed in accordance with the City Plan Version at the time of lodgement (excluding instances where Variation / Preliminary approval exists).
C	Works in properties other than the development land Where development works or works required to service the development require access, works or otherwise on land that is not part of the development approval, the applicant is solely responsible for obtaining consent and providing such with the "Application to work on City's infrastructure". Council will not become involved in any disputes arising from attempts to obtain neighbouring landowners' consent and assumes no responsibility for any impacts this has on the development. Council shall not be held responsible for any delays, complications or otherwise related to obtaining consent from neighbouring landowners as this is a civil matter to be resolved between the relevant parties.
D	Council water and sewer mains to be protected during site works The developer is responsible at all times for ensuring that Council's water and sewerage infrastructure is protected during construction activities on site. This may require physical protection measures to be put in place during works such as deliveries, moving heavy equipment into and out of the site, or when doing works in close proximity to water and sewer assets. Where Council water and sewer infrastructure is damaged during construction, Council will undertake immediate repairs and any costs associated with these repairs will be charged to the landowner, principal contractor or other relevant party. If further, more permanent repairs are required, such as replacement of water and sewer mains, the landowner, principal contractor or other relevant party will first be given an opportunity to complete these works (other approvals may be required), or Council will undertake these works and pass the costs on to the landowner, principal contractor or other relevant party.
E	Works in Transport and Main Roads (TMR) Corridor Approval from the Department of Transport and Main Roads (TMR) is required for any works proposed to be undertaken within a TMR road corridor. Any works within a TMR road corridor must comply with all TMR design requirements (Technical Note 163) and certification by a

	Registered Professional Engineer of Queensland (RPEQ). <i>Note: Changes made to the drawings may necessitate the submission of a Minor or Other Change development application, in accordance with the Planning Act 2016.</i>
F	Connections and disconnections Any connection / disconnection to the existing water and sewerage networks will be at the applicant's cost. Prior to the connection / disconnection taking place, the applicant must obtain written approval from Water and Waste. Refer to Water and Sewerage Connections Policy, available on Council's website http://www.cityofgoldcoast.com.au
G	No open trenching of the road pavement for water connections across / in roadways Conduits must be installed to service the proposed development via trenchless technology the road (open cutting of the road is not permitted) to connect to Council's potable water supply network. In certain circumstances approval of open trenching of the road may be allowed, subject to Council approval. Refer to Water and Sewerage Connections Policy, available on Council's website http://www.cityofgoldcoast.com.au
H	Water meter sizing All water meters 50 mm in diameter or larger must be installed aboveground and on lot and require an Operational works approval and an easement over the water meter arrangement. Unrestricted access to the water service (including meters) must be provided at all times. Refer to Water and Metering Technical Specifications, available on Council's website http://www.cityofgoldcoast.com.au
I	Separate service connection points Should a volumetric subdivision be pursued, separate water supply services will need to be designed and constructed to each of the different uses (e.g. commercial / residential), or to each of the volumetric lots created, so as to ensure that all lots within the site have separate service connection points. Internal services will need to be managed through the Building Management Statement. Each volumetric lot requires a potable water meter and the ultimate development is permitted with a single fire meter. Any subsequent volumetric ROL application must be approved by Council prior to water meters being approved based on the ROL proposal. The ROL application must include amended architectural drawings (using the latest overarching development permit, ie: MCU drawings) to demonstrate all water required water meters (50mm and larger) fit into the layout of the development.
J	Connections to, alteration or realignment of Council infrastructure Where development works require the connection to, alteration, removal or realignment of Council infrastructure or impact on other public utility infrastructure (e.g. telecommunications, electricity and gas), the applicant must obtain the necessary approvals from the relevant public utility authority prior to works commencing. Connection to, alteration, removal or realignment of Council infrastructure includes (but is not limited to) fire hydrants, water service meters, sewer maintenance hole covers, stormwater drainage infrastructure, reinstatement of maintenance hole covers, stormwater drainage infrastructure, crossovers, footpaths, road pavement, kerb and channel, kerb ramps, medians, traffic islands, road furniture, signage and line-marking.
K	Operational Works meeting prior to lodgement Council's Water and Waste Development Services team encourage contact to discuss any water and sewer matters of significance prior to the submission of an application for Operational Works.

	Contact GCWDA@goldcoast.qld.gov.au to arrange a meeting.
L	Design, Constructability and Minor change applications The application has been approved based on the information provided by the consultant. Water and Waste are not liable for any design or constructability issues experienced on-site. All necessary steps must be taken prior to construction to validate the information in the designs, including locating services. Should any changes be required to the design to ensure it can be constructed in compliance with relevant engineering standards; a Minor Change application (Section 78 of the <i>Planning Act 2016</i>) must be submitted and approved by Council prior to lodging a request for a Pre-Start meeting.
M	Compliance with conditions Once this development approval takes effect, the conditions attach to the land and are applicable in perpetuity. It is a development offence to contravene a development approval, including any of its conditions.
N	Indigenous cultural heritage legislation and duty of care requirement The <i>Aboriginal Cultural Heritage Act 2003</i> ('ACHA') is administered by the Department of Seniors, Disability Services and Aboriginal and Torres Strait Islander Partnerships (DSDSATSIP). The ACHA 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: - i Is not negated by the issuing of this development approval; - ii Applies on all land and water, including freehold land; - iii Lies with the person or entity conducting an activity; and - iv 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 ACHA. The applicant should contact DSDSATSIP's Cultural Heritage Coordination Unit on 1300 378 401 for further information on the responsibilities of developers under the ACHA.
O	Infrastructure charges Infrastructure charges are now levied under a Charges Resolution by way of an Infrastructure Charges Notice, which accompanies this decision notice.
P	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 <i>Environment Protection Act 1994</i> 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 existing survey marks, including cadastral marks at property corners, i.e pegs or cadastral reference marks in the road reserve (permanent surveys marks, buried iron pins, and various marks in concrete or bitumen structure) are not interfered with. A Consulting

	Cadastral Surveyor must be contacted if survey marks are disturbed or destroyed during any works in relation to this or related approvals, to investigate and determine if any further action is required. More information on interference with survey marks is available under Section 42 of the <i>Survey and Mapping Infrastructure Act 2003</i>. e 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. f Providing Council with proof of payment of the Portable Long Service Leave building construction levy (or proof of appropriate exemption) where the total value of the building and construction works exceeds \$150,000 (excluding GST). 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. g Making payment of any outstanding Council rates and charges applicable to the development site prior to the lodgement of subdivision plans. h Obtaining any necessary local government/state approvals where works require the installation of temporary ground anchoring into adjacent Road Reserves. Where ground anchoring is proposed into an adjacent private property, approval from the relevant property owners(s) is required.
Q	Access from/works in State-controlled road All access from and works within the State controlled road/reserve must not be carried out without approval from the Department of Transport and Main Roads.
R	Weeds, pest animals and ants Biosecurity Queensland of the Department of Agriculture and Fisheries leads the Government's efforts to prevent, respond to and recover from pests and diseases threatening agricultural prosperity, the environment, social amenity and human health. All landscape materials, including but not limited to, soils, mulch, grass, gravel, potted or ex-ground plants, pavers and timber used in landscape treatments must be free from weeds, pest animals and ants.
S	Fire ant control A significant portion of the Gold Coast is within Fire Ant Biosecurity zone 2 and must remain vigilant for the presence of fire ants. Under the <i>Biosecurity Act 2014</i> individuals and organisations whose activities involve the movement or storage of fire ant carriers have a general biosecurity obligation to take all reasonable steps to ensure they do not spread fire ants. Movement of a fire ant carrier from within the fire ant biosecurity zone may need a biosecurity instrument permit. More information is available on the Department of Agriculture and Fisheries website www.daf.qld.gov.au/plants/weeds-pest-animals-ants/invasive-ants/fire-ants.

Part B: Operational works (Change to ground level)					
General					
1	Approved drawings				
	Undertake and maintain the development generally in accordance with the following drawings including as amended in red by the Council:				
	Operational Works				
	Drawing Title	Author	Date	Drawing No.	Ver
	Drawing Index and Locality Plan	Gassman Development Perspectives	21/09/23	BE001	B

	General Notes Sheet 1 of 2	Gassman Development Perspectives	20/07/23	BE002	A
	General Notes Sheet 2 of 2	Gassman Development Perspectives	20/07/23	BE003	A
	Legend	Gassman Development Perspectives	20/07/23	BE004	A
	Key Layout Plan	Gassman Development Perspectives	21/09/23	BE005	B
	Existing Surface and Feature Plan	Gassman Development Perspectives	20/07/23	BE010	A
	Sediment and Erosion Control Plan Sheet 1 of 2	Gassman Development Perspectives	21/09/23	BE020	B
	Sediment and Erosion Control Plan Sheet 2 of 2	Gassman Development Perspectives	20/07/23	BE021	A
	Sediment and Erosion Typical Details	Gassman Development Perspectives	20/07/23	BE035	A
	Bulk Earthworks Cut & Fill Layout Plan Sheet 1 of 2	Gassman Development Perspectives	21/09/23	BE050	B
	Bulk Earthworks Cut & Fill Layout Plan Sheet 2 of 2	Gassman Development Perspectives	21/09/23	BE051	B
	Finished Surface Level Layout Plan Sheet 1 of 2	Gassman Development Perspectives	21/09/23	BE100	B
	Finished Surface Level Layout Plan Sheet 2 of 2	Gassman Development Perspectives	20/07/23	BE101	A
	Finished Surface Cross Sections	Gassman Development Perspectives	21/09/23	BE150	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.					
Engineering					
2	Rectification of Council's infrastructure a Rectify any damage caused to Council infrastructure (including kerb, channelling, service pits, footpaths and water and sewer reticulation networks) prior to an 'on maintenance' inspection, at no cost to Council. b Maintain the rectified Council infrastructure at no cost to Council at all times.				
3	Earthworks a Construct the earthworks identified in the approved drawings condition at no cost to Council in accordance with the standards and procedures in City Planning Policy SC6.11 – Land development guidelines, sections 3 Change to Ground level standards, 7 Procedures, 8.5 As-constructed requirements and 9 Specifications and 10 Standard drawings. b Maintain the earthworks identified above at no cost to Council at all times.				

Stormwater Drainage

4

Overland flow paths and hydraulic alterations

a

Leave unaltered the overland flow paths on the site, such that the characteristics of existing overland flows on other properties remain uninhibited and unchanged.

b

The development must not:

i

Increase peak flow rates downstream from the site.

ii

Increase flood levels external to the site.

iii

Increase duration of inundation external to the site that could cause loss or damage.

5

Erosion and sediment control

a

Implement the erosion, sediment and dust control measures identified in the approved drawings at no cost to Council:

b

Undertake works generally in accordance with the Operational works approval and include in particular:

i

Sediment controls must be maintained and amended as necessary to ensure the measures implemented conform to the Construction Phase stormwater management design objectives of the State Planning Policy 2017 (Appendix 2 – Table A).

ii

Erosion, sediment and dust control measures must be implemented in accordance with the approved plan / drawings and Best Practice Erosion & Sediment Control (IECA Australasia, November 2008).

iii

Sediment control structures e.g.: sediment fence, must be placed at the base of all materials imported on site to mitigate sediment run-off.

iv

A perimeter bund and/or diversion drain must be constructed around the disturbed areas to prevent any outside clean stormwater from mixing with polluted / contaminated stormwater.

v

All polluted / contaminated water from the site, including dewatering discharge, must be treated to achieve the water quality objectives in Table 8.2.1 of the Queensland Water Quality Guidelines (DERM September 2009) prior to discharging from the site.

vi

Inspections for erosion and sediment control measures are to occur in accordance with the compliance procedures in City Plan Policy SC6.11 – Land development guidelines, section 4.5.17.1.2 - Compliance.

Construction Management

6

Certification of works

Provide Council with certificates prepared by qualified experts from the disciplines listed below, confirming as follows:

Operational Works				
Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Appendix A Certification from the Land Development Guidelines	Upon practical completion of works.	N/A	Registered Professional Engineer Queensland (RPEQ)	Contributed Assets

	The certification is to confirm: All works have been undertaken generally in accordance with the approval.																			
	<table><tr><th colspan="5">Geotechnical</th></tr><tr><th>Certified document</th><th>Certification date</th><th>Plan/ Drawing</th><th>Expert discipline</th><th>Requesting Council Section</th></tr><tr><td>Geotech certification for stability</td><td>Upon practical completion of works.</td><td>N/A</td><td>Registered Professional Engineer Queensland (RPEQ)</td><td>Contributed Assets</td></tr></table> The certification is to confirm: - Cut/fill batters and retaining structures associated with the proposed development have been adequately designed based on existing geotechnical conditions of the site taking into account all predicted surcharge loadings; and they will achieve a long-term factor of safety greater than or equal to 1.5 against geotechnical failure. - Constructed cut/fill batters and retaining structures on the site have achieved adequate stability with a long-term factor of safety greater than or equal to 1.5 against geotechnical failure.					Geotechnical					Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section	Geotech certification for stability	Upon practical completion of works.	N/A	Registered Professional Engineer Queensland (RPEQ)	Contributed Assets
Geotechnical																				
Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section																
Geotech certification for stability	Upon practical completion of works.	N/A	Registered Professional Engineer Queensland (RPEQ)	Contributed Assets																
	<table><tr><th colspan="5">Geotechnical</th></tr><tr><th>Certified document</th><th>Certification date</th><th>Plan/ Drawing</th><th>Expert discipline</th><th>Requesting Council Section</th></tr><tr><td>Geotech certification for level 1</td><td>Upon practical completion of works.</td><td>N/A</td><td>Registered Professional Engineer Queensland (RPEQ)</td><td>Contributed Assets</td></tr></table> The certification is to confirm: - Earthworks have been carried out in accordance with AS 3798-2007: <i>Guidelines on earthworks for commercial and residential developments</i>. - Supervision of bulk earthworks was completed to Level 1 and the frequency of field density testing must be in accordance with Table 8.1 of AS 3798-2007. - Fill materials were placed in layers, watered if required and compacted to achieve the specified density ratio as specified in Table 5.1 - Minimum Relative Compaction of AS 3798-2007.					Geotechnical					Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section	Geotech certification for level 1	Upon practical completion of works.	N/A	Registered Professional Engineer Queensland (RPEQ)	Contributed Assets
Geotechnical																				
Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section																
Geotech certification for level 1	Upon practical completion of works.	N/A	Registered Professional Engineer Queensland (RPEQ)	Contributed Assets																
7	Supervision of works During construction of any works the following professionals must be appointed to supervise the below described actions: <table><tr><th colspan="2">Operational works</th></tr><tr><th>Expertise required of the suitably qualified professional</th><th>Actions to be overseen by the professional</th></tr><tr><td>Registered Professional Engineer of Queensland (RPEQ)</td><td>Bulk earthworks inspected to level 1 in accordance with AS3798-2007</td></tr></table>					Operational works		Expertise required of the suitably qualified professional	Actions to be overseen by the professional	Registered Professional Engineer of Queensland (RPEQ)	Bulk earthworks inspected to level 1 in accordance with AS3798-2007									
Operational works																				
Expertise required of the suitably qualified professional	Actions to be overseen by the professional																			
Registered Professional Engineer of Queensland (RPEQ)	Bulk earthworks inspected to level 1 in accordance with AS3798-2007																			
8	Availability of approved plans, drawings and reports																			

	Retain a copy of this decision notice and stamped approved plans, drawings and reports on site at all times during construction. Any contractors undertaking approved work (including tree removal or relocations) must be directly provided with a copy of these conditions and instructed as to the need to comply with them.				
9	Haulage access/site management plan a Prepare and implement a Haulage access/site management plan generally in accordance with the Change to ground level and creation of new waterways code of the City Plan prior to any works commencing. b The Haulage access/site management plan must be prepared by a suitably qualified professional and include in particular. - i Address the provision of vehicle barrier(s) along the frontages of the land to ensure vehicles use approved crossovers - ii Provide Loading/unloading operations. - iii Address nuisance from dust, noise, vibration, smoke and material tracked onto public roads as a result of hauling and filling operations and how complaints will be addressed. - iv Identify measures and work practices to ensure the site will be maintained in a clean and tidy state at all times including collection, storage and disposal of all waste materials. - v Identify measures and work practices to ensure non- recyclable debris transported from the site is disposed of at an approved waste facility. Combustion of any material is not permitted on the subject site without prior approval of Council. - vi Identify measures and work procedures to ensure gravel access areas to the site, transport dust covers and shake (hose) down areas are in place to control both on-site dust nuisance and contamination of external properties, roadways and receiving waterways. c Comply with the Haulage access/site management plan during all construction works at no cost to Council.				
10	Transport of soil / fill / excavated material During the transportation of soil and other fill / excavated material: a All trucks hauling soil, or fill / excavated material must have their loads secure and covered. b Any spillage that falls from the trucks or their wheels must be collected and removed from the site and streets along which the trucks travel on a daily basis. c Prior to vehicles exiting the site, measures must be taken to remove the soil from the wheels of the vehicles to prevent soil and mud being deposited on public roads.				
11	Earthworks as-constructed data Prepare and submit for approval as-constructed data for the constructed earthworks generally in accordance with City Plan Policy SC6.11 – Land development guidelines, section 8.5 prior to request for practical completion of the works/ prior to acceptance of On maintenance.				
12	Pre-start inspection Arrange a pre-start inspection prior to the commencement of works to complete the requirements identified in SC.6.11 City Plan Policy – Land development guidelines for the following: <table border="1" data-bbox="317 1787 1426 1921"> <tr> <th>Purpose</th><th>Council contact</th></tr> <tr> <td>Review and discuss Operational works – change to ground level approval</td><td>Contributed Assets (07) 5582 9034</td></tr> </table> Copies of applicable material including this decision notice and stamped approved plans,	Purpose	Council contact	Review and discuss Operational works – change to ground level approval	Contributed Assets (07) 5582 9034
Purpose	Council contact				
Review and discuss Operational works – change to ground level approval	Contributed Assets (07) 5582 9034				

	drawings and reports are to be available for the meeting and kept on site during construction.						
13	Hold point inspection Arrange a hold point inspection to complete the requirements identified in SC.6.11 City Plan Policy – Land development guidelines/Landscape work code of the City Plan for the following: <table><tr><th>Purpose</th><th>Hold Point</th><th>Council contact</th></tr><tr><td>Confirm works have been undertaken in accordance with the operational works approval and associated hold point requirements identified in SC6.11 City Plan Policy – Land development guidelines</td><td>As indicated in SC6.11 City Plan Policy – Land development guidelines</td><td>Contributed Assets (07) 5582 9034</td></tr></table> Copies of applicable material including this decision notice and stamped approved plans, drawings and reports are to be available for the meeting and kept on site during construction.	Purpose	Hold Point	Council contact	Confirm works have been undertaken in accordance with the operational works approval and associated hold point requirements identified in SC6.11 City Plan Policy – Land development guidelines	As indicated in SC6.11 City Plan Policy – Land development guidelines	Contributed Assets (07) 5582 9034
Purpose	Hold Point	Council contact					
Confirm works have been undertaken in accordance with the operational works approval and associated hold point requirements identified in SC6.11 City Plan Policy – Land development guidelines	As indicated in SC6.11 City Plan Policy – Land development guidelines	Contributed Assets (07) 5582 9034					
14	Practical Completion Arrange a practical completion meeting to complete the requirements identified in City Plan Policy SC6.11 – Land development guidelines, section 7.3.1 City civil engineering inspections for the following: <table><tr><th>Purpose</th><th>Hold Point</th><th>Council contact</th></tr><tr><td>Confirm completion of works have been undertaken in accordance with this approval</td><td>Prior to receiving a practical completion letter</td><td>Contributed Assets 07 5582 9034</td></tr></table> Copies of applicable material including this decision notice and stamped approved plans, drawings and reports are to be available for the meeting and kept on site during construction.	Purpose	Hold Point	Council contact	Confirm completion of works have been undertaken in accordance with this approval	Prior to receiving a practical completion letter	Contributed Assets 07 5582 9034
Purpose	Hold Point	Council contact					
Confirm completion of works have been undertaken in accordance with this approval	Prior to receiving a practical completion letter	Contributed Assets 07 5582 9034					
Advice Notes							
A	Indigenous cultural heritage legislation and duty of care requirement The <i>Aboriginal Cultural Heritage Act 2003</i> ('ACHA') is administered by the Department of Seniors, Disability Services and Aboriginal and Torres Strait Islander Partnerships (DSDSATSIP). The ACHA 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 ACHA. The applicant should contact DSDSATSIP's Cultural Heritage Coordination Unit on 1300 378 401 for further information on the responsibilities of developers under the ACHA.						
B	Encroachment of works If any operational works, the subject of this approval encroaches on adjoining land, a letter from the adjoining owner must be submitted to Council consenting to the carrying out of these works.						
C	Further development permits / compliance permits Further development permits and/or compliance permits from Council are required to facilitate the development of the approved works identified in this decision notice. These						

	include: <table><tr><td>Water and Waste</td></tr><tr><td>Referral Agency Assessment</td></tr></table> A copy of this decision notice and accompanying stamped drawings / plans must be submitted with any subsequent application identified above.	Water and Waste	Referral Agency Assessment
Water and Waste			
Referral Agency Assessment			
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 <i>Environment Protection Act 1994</i> 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 existing survey marks, including cadastral marks at property corners, i.e pegs or cadastral reference marks in the road reserve (permanent surveys marks, buried iron pins, and various marks in concrete or bitumen structure) are not interfered with. A Consulting Cadastral Surveyor must be contacted if survey marks are disturbed or destroyed during any works in relation to this or related approvals, to investigate and determine if any further action is required. More information on interference with survey marks is available under Section 42 of the <i>Survey and Mapping Infrastructure Act 2003</i>. - e 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. - f Providing Council with proof of payment of the Portable Long Service Leave building construction levy (or proof of appropriate exemption) where the total value of the building and construction works exceeds \$150,000 (excluding GST). 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. - g Making payment of any outstanding Council rates and charges applicable to the development site prior to the lodgement of subdivision plans. - h Obtaining any necessary local government/state approvals where works require the installation of temporary ground anchoring into adjacent Road Reserves. Where ground anchoring is proposed into an adjacent private property, approval from the relevant property owners(s) is required.		
E	Water usage The use of potable water is not permitted in activities associated with road and pavement construction, the compaction of fill material or dust suppression. The use of recycled water is encouraged, especially where other alternative sources do not exist. Where recycled water is proposed to be used, contact the Water and Waste Recycled Water Management Team. More information is available for viewing on Council's website http://www.goldcoast.qld.gov.au/environment/recycled-water-for-industry-7900.html		

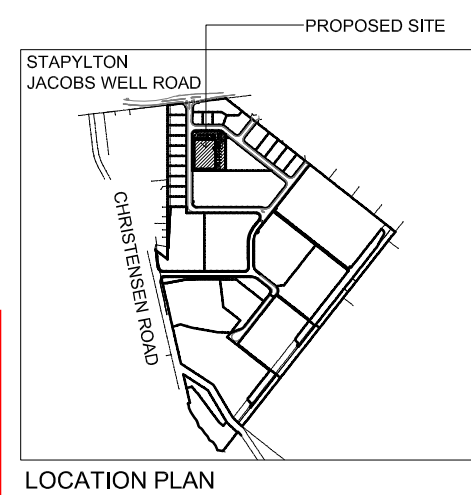
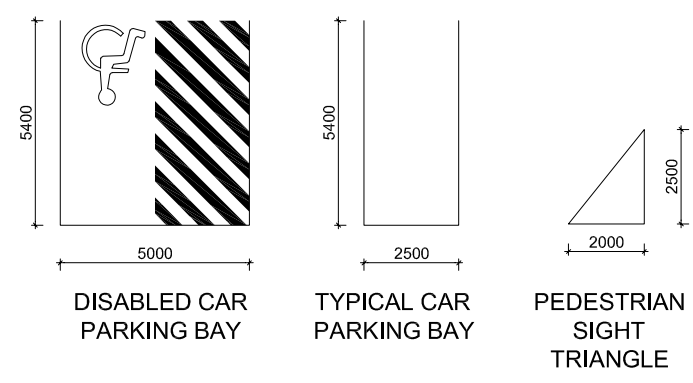
F	Fire ant control A significant portion of the Gold Coast is within Fire Ant Biosecurity zone 2 and must remain vigilant for the presence of fire ants. Under the <i>Biosecurity Act 2014</i> individuals and organisations whose activities involve the movement or storage of fire ant carriers have a general biosecurity obligation to take all reasonable steps to ensure they do not spread fire ants. Movement of a fire ant carrier from within the fire ant biosecurity zone may need a biosecurity instrument permit. More information is available on the Department of Agriculture and Fisheries website www.daf.qld.gov.au/plants/weeds-pest-animals-ants/invasive-ants/fire-ants.
G	Council water and sewer mains to be protected during site works The developer is responsible at all times for ensuring that Council's water and sewerage infrastructure is protected during construction activities on site. This may require physical protection measures to be put in place during works such as deliveries, moving heavy equipment into and out of the site, or when doing works in close proximity to water and sewer assets. Where Council water and sewer infrastructure is damaged during construction, Council will undertake immediate repairs and any costs associated with these repairs will be charged to the landowner, principal contractor or other relevant party. If further, more permanent repairs are required, such as replacement of water and sewer mains, the landowner, principal contractor or other relevant party will first be given an opportunity to complete these works (other approvals may be required), or Council will undertake these works and pass the costs on to the landowner, principal contractor or other relevant party.

Statement of reasons (given under section 63(4) of the Planning Act 2016)

Details of proposed development	The proposed development is for a Material change of use (Code assessable) for Industry (Low impact) and a Warehouse.
Assessment benchmarks	The following assessment benchmarks applied to the proposed development: • M38 Industrial Estate Place Code; • Car parking, access and transport integration; • Works for infrastructure code; and • Landscape work.
Relevant matters	Not applicable – Code assessment
Reasons for decision	An assessment of the development application was carried out against the assessment benchmarks listed above and was determined to comply. A summary of the main reasons for the decision are as follows: • The development is consistent with intent of the M38 Industrial Estate Place Code, being the overarching categorising instrument for the site; • The approval includes conditions ensuring the off street car parking requirements of the site are met; and • The development includes an articulated façade to the primary street frontage and includes substantial landscaping promoting a high quality industrial area.
Matters prescribed by a regulation	Not applicable

REV	DESCRIPTION	DATE
A	PRELIMINARY	09.06.23
B	ISSUE FOR DA	29.06.23
C	BIN ENCLOSURE AND PARKING UPDATE	13.07.23
D	PEDESTRIAN ACCESS, CAR PARKING LAYOUT, RAMP AND SIGHT TRIANGLES NOTE	18.09.23
E	CAR PARKING AND LOADING BAY UPDATE	25.10.23
F	NOTES UPDATE	20.11.23

DEVELOPMENT SUMMARY	
SITE AREA	20895 m²
WAREHOUSE (Including Warehouse Office and Amenities)	10005 m²
OFFICE	460 m²
TOTAL BUILDING AREA	10465 m²
CAR PARKING PROVIDED	57
AWNING	1046 m²
HEAVY DUTY PAVEMENT	3824 m²
LIGHT DUTY PAVEMENT	2238 m²
SITE EFFICIENCY	50.1
SITE COVER (Total Building Footprint + Awnings / Site Area)	55.1 %



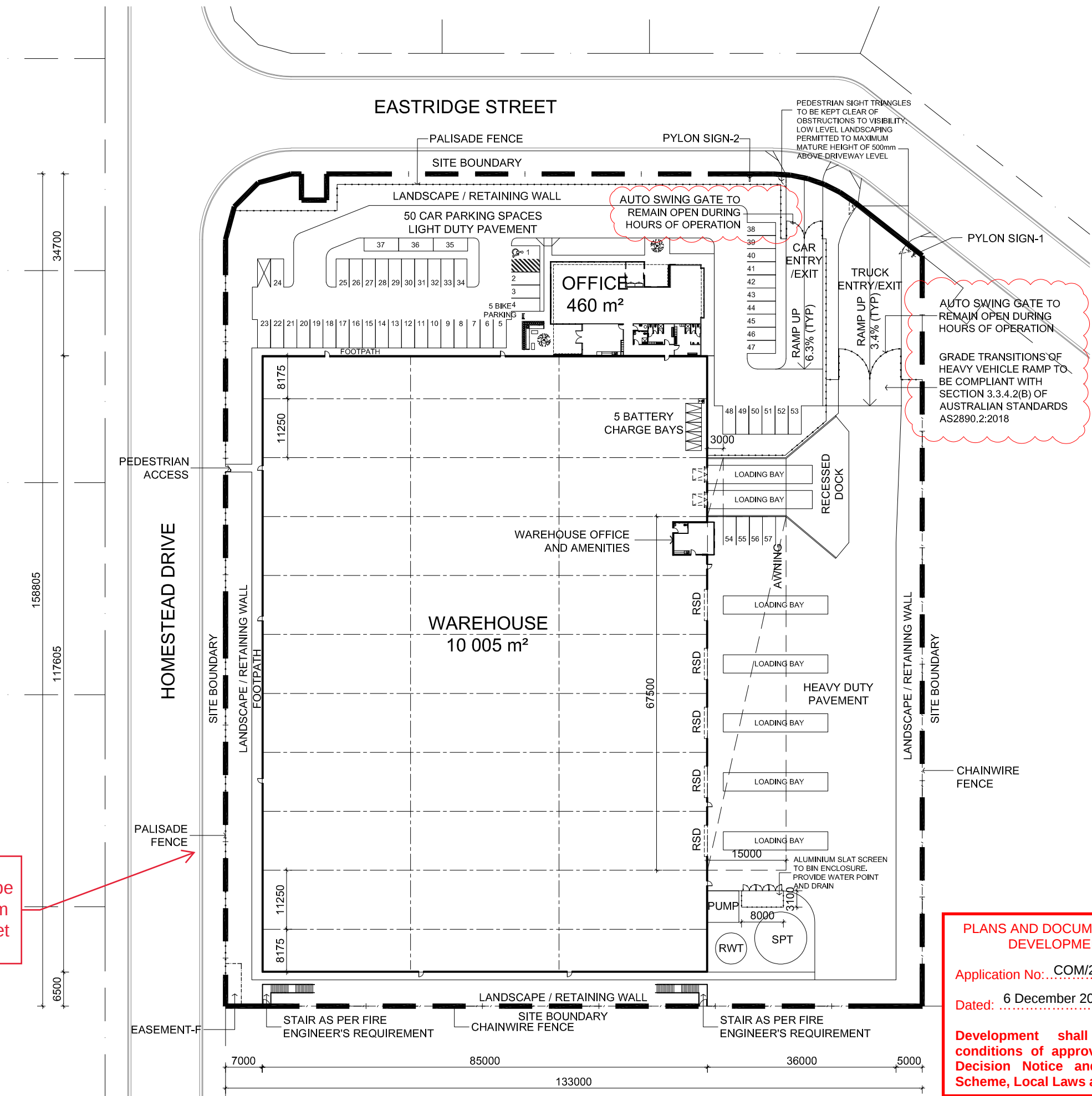
PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: COM/2023/162

Dated: 6 December 2023

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

FOR DEVELOPMENT APPLICATION



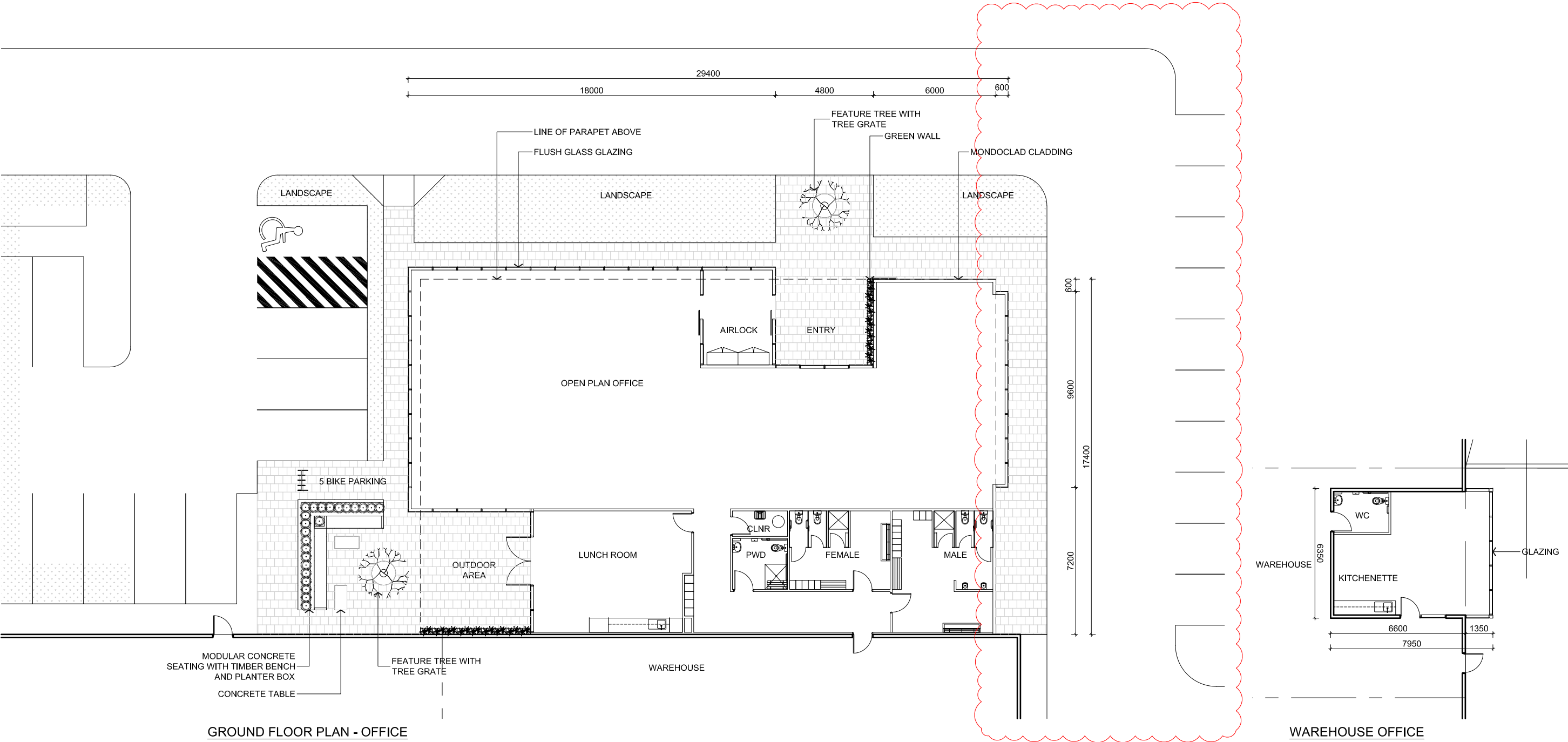
Palisade fence & retaining wall to be set back minimum 3m from the street boundary.

PROPOSED INDUSTRIAL DEVELOPMENT

'VANTAGE YATALA' EASTRIDGE STREET,
STAPYLTON, QUEENSLAND

SITE PLAN

REV	DESCRIPTION	DATE
A	ISSUE FOR DA	09.06.23
A	REISSUE	29.06.23
B	CAR PARKING UPDATE	18.09.23
C	CAR PARKING UPDATE	25.10.23



PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No: COM/2023/162

Dated: 6 December 2023

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

FOR DEVELOPMENT APPLICATION



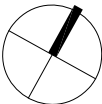
FRASERS PROPERTY INDUSTRIAL
LEVEL 8, 97 BOUNDARY STREET,
WEST END, QLD 4101
P +61 7 3249 7400

© 2023 FRASERS PROPERTY INDUSTRIAL
This document is confidential and is subject to copyright. It
may not be copied, used, reproduced or transmitted in
any way or in any form without the express permission of
Fraser's Property Industrial. Areas written on drawings are
approximate only and are subject to confirmation by
survey.

PROPOSED INDUSTRIAL DEVELOPMENT

'VANTAGE YATALA' EASTRIDGE STREET,
STAPYLTON, QUEENSLAND

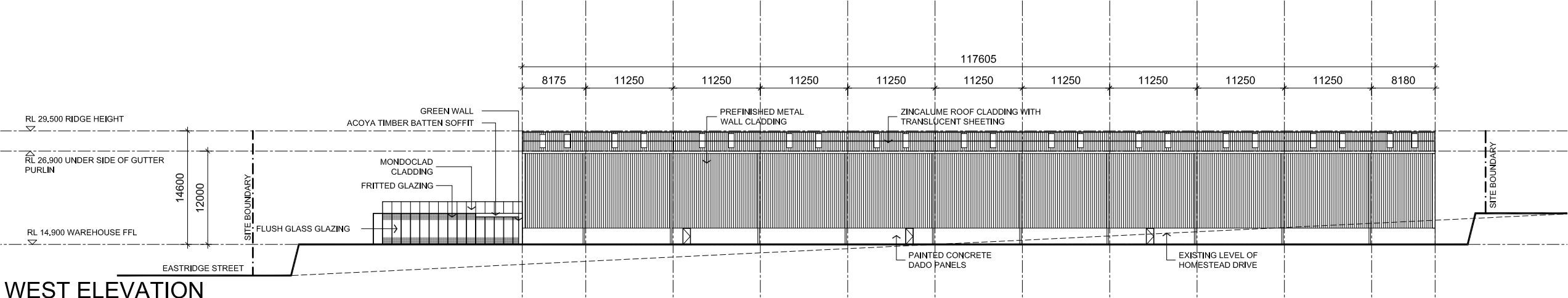
OFFICE PLAN



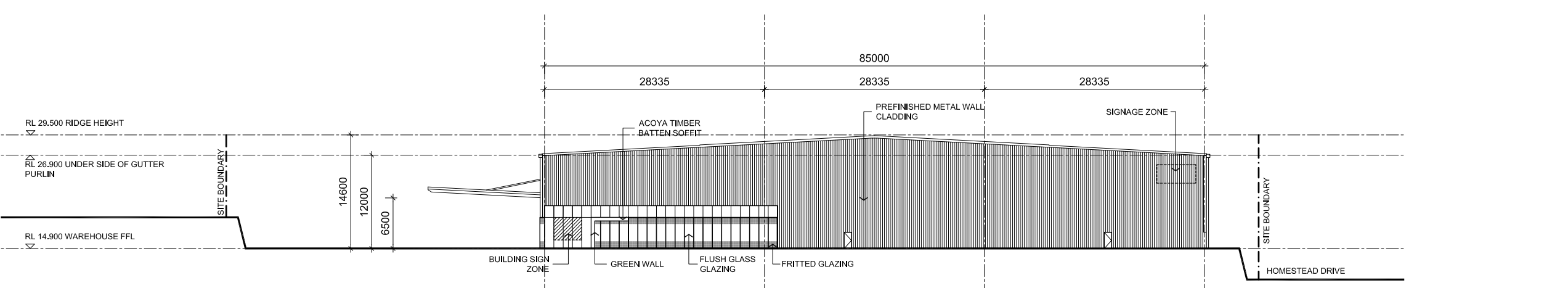
JOB Q22-002A-DA-110 DATE 25.10.23
SCALE 1:100 @ A1 DRN. MS REV. C

REV	DESCRIPTION	DATE
A	ISSUE FOR DA	09.06.23
B	EXISTING GROUND LINE ADDED	13.07.23

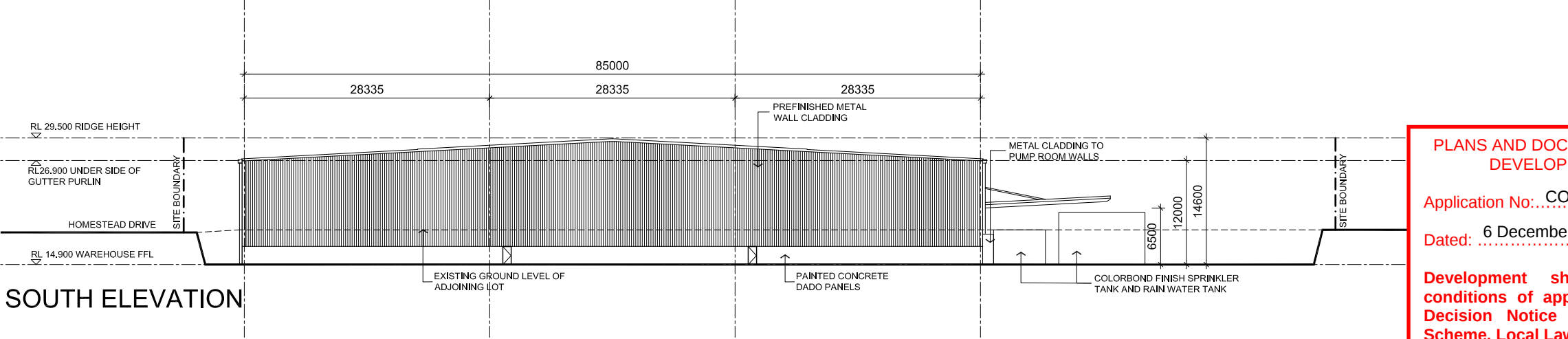
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

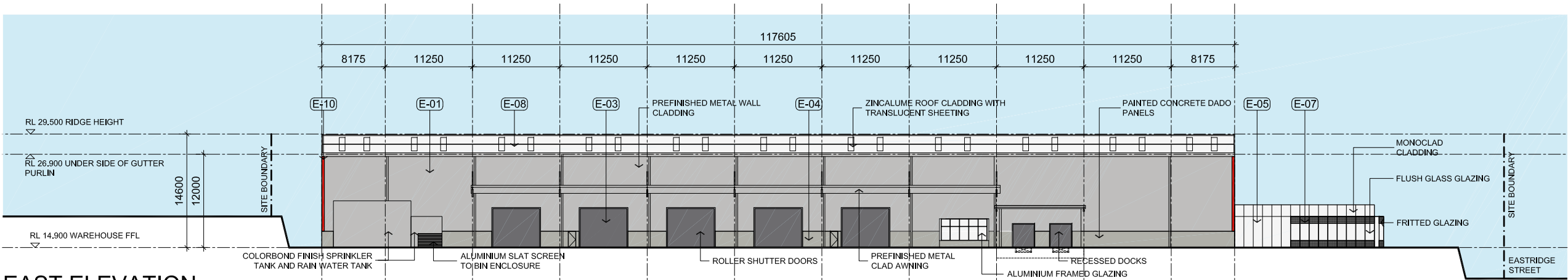
Application No: COM/2023/162

Dated: 6 December 2023

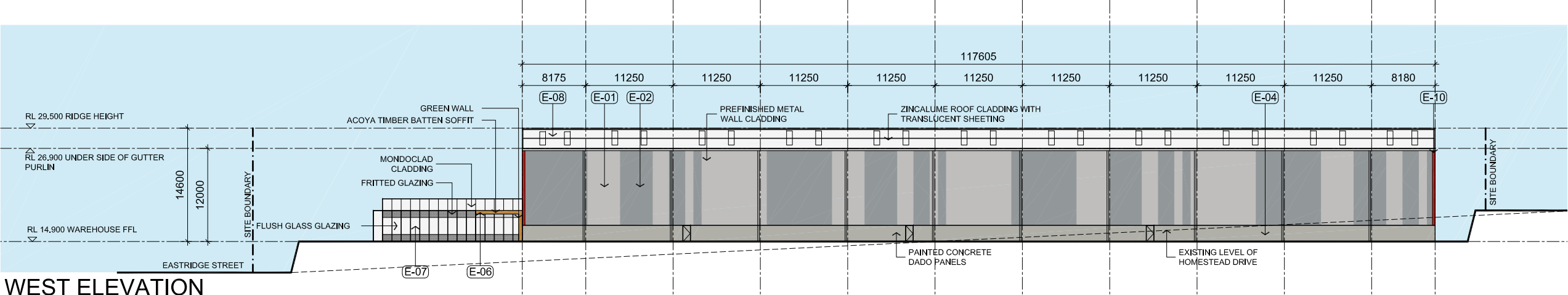
Development shall comply with the conditions of approval as detailed in the Decision Notice and Council's Planning Scheme, Local Laws and Planning Policies

ALL LEVELS ARE INDICATIVE AND SHOULD BE READ IN CONJUNCTION WITH CIVIL ENGINEER'S DRAWINGS. ALL LEVELS ARE TO BE +/- 1000mm.

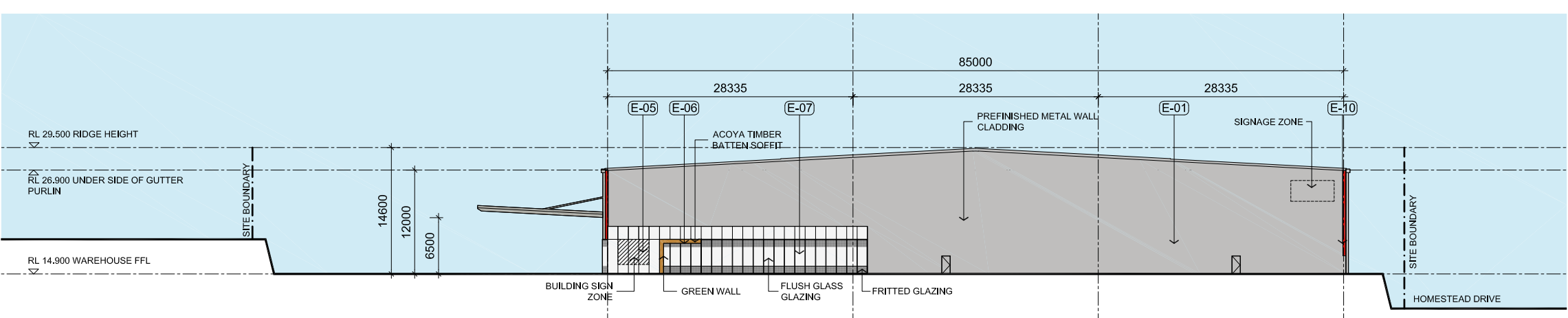
FOR DEVELOPMENT APPLICATION



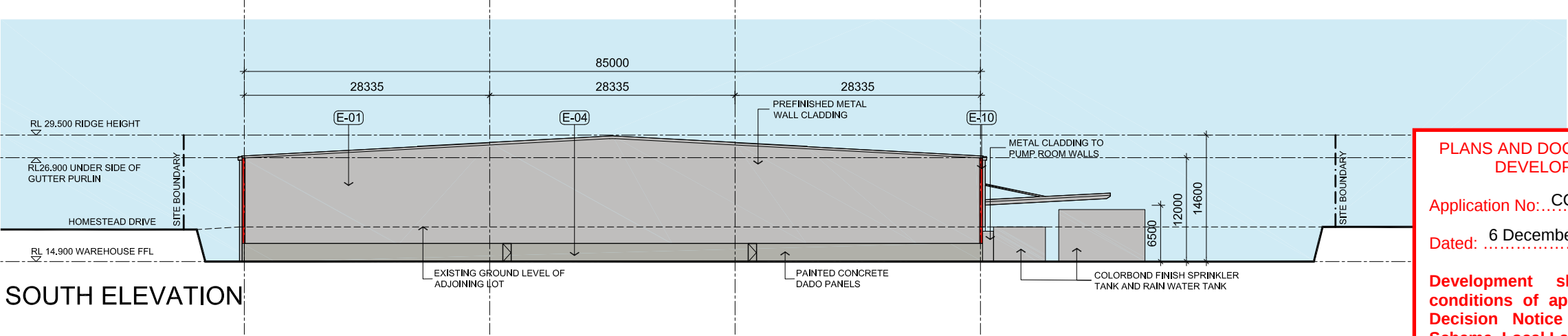
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

REV	DESCRIPTION	DATE
A	ISSUE FOR DA	09.06.23
B	WEST ELEVATION UPDATE	13.07.23

LEGEND

- E-01**
WAREHOUSE WALL, GUTTERS, CAPPING, DOWNPIPES, SPRINKLER AND RAINWATER TANK, AWNING COLUMNS AND BRACING - COLORBOND 'SHALE GREY'
- E-02**
WAREHOUSE WALL AND DOWNPIPES, COLORBOND 'WINDSPRAY'
- E-03**
ROLLER SHUTTER DOORS COLORBOND 'BASALT MATT'
- E-04**
DADO PANELS, WAREHOUSE EXIT DOORS AND DOWNPIPES TO MATCH 'RAL7038'
- E-05**
OFFICE WALL CLADDING MONOCLAD 'SILVER GRAY METALLIC'
- E-06**
ACOYA OR APPROVED EQUIVALENT TIMBER CLADDING
- E-07**
EXTERNAL GLAZING
- E-08**
WAREHOUSE AND OFFICE ROOF ZINCALUME
- E-09**
AC CONDENSOR AREA SCREEN ON OFFICE ROOF TO MATCH COLORBOND 'SHALE GREY'
- E-10**
WAREHOUSE WALL CLADDING MONOCLAD 'RED'

NOTE: COLOUR SWATCHES SHOWN ON THIS DRAWING ARE INDICATIVE ONLY, REFER SAMPLES FROM MANUFACTURERS FOR TRUE COLOUR REFERENCES

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: COM/2023/162

Dated: 6 December 2023

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

ALL LEVELS ARE INDICATIVE AND SHOULD BE READ IN CONJUNCTION WITH CIVIL ENGINEER'S DRAWINGS. ALL LEVELS ARE TO BE +/- 1000mm.

FOR DEVELOPMENT APPLICATION

JOB	DATE	
Q22-002A-DA-500	13.07.23	
SCALE	DRN.	REV.
1:300 @ A1	KL	B



FRASERS PROPERTY INDUSTRIAL
LEVEL 8, 97 BOUNDARY STREET,
WEST END, QLD 4101
P +61 7 3249 7400

© 2023 FRASERS PROPERTY INDUSTRIAL
This document is confidential and is subject to copyright. It may not be copied, used, reproduced or transmitted in any way or in any form without the express permission of Fraser's Property Industrial. Areas written on drawings are approximate only and are subject to confirmation by survey.

PROPOSED INDUSTRIAL DEVELOPMENT
'VANTAGE YATALA' EASTRIDGE STREET,
STAPYLTON, QUEENSLAND

ELEVATIONS
FINISHES

ATTACHMENT C

CURRENT PRELIMINARY APPROVAL PACKAGE MIN/2023/64



gasman
development
perspectives

planning
environment
landscape
engineering
survey

Our reference: MIN/2023/64
Your reference: 5941

Decision notice— change application approval including amended suite of development conditions for MIN/2020/659

(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 24 February 2023 for the development approval dated 8 December 2020.

Date of decision notice: 23 May 2023

Applicant details

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

Application details

Application number: MIN/2023/64
Approval sought: Minor change to a change to a development permit for Preliminary Approval for making a Material Change of Use to override the Planning Scheme for industry uses.
Details of the change:

- Amendments to the Land Use Classification and Staging Plan reflecting changes to amended lot configurations and internal road layout.
- Administrative amendment: removal of reference to 'Stage 4' which has been previously removed from the staged development.
- Administrative amendment: Amended acoustic report correcting reference made to Lot 109 and 110 as being included within Precinct A.

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
Date of most recent change application: 8 December 2020

Location details

Street address: 1 Homestead Drive, Stapylton Qld 4207
Real property description: Lot 101 SP316137, Lot 102 SP316137, Lot 111 SP316137, Lot 103 SP316137, Lot 122 SP316137, Lot 104 SP316137, Lot 105 SP316137, Lot 106 SP316137, Lot 121 SP316137, Lot 107 SP316137, Lot 108 SP316137, Lot 109 SP316137, Lot 110 SP316137, Lot 120 SP316137, Lot 504 SP329485, Lot 112 SP316137, Lot 113 SP316137, Lot 114 SP316137, Lot 115 SP316137, Lot 116 SP316137, Lot 117 SP316137, Lot 118 SP316137, Lot 119 SP316137, Lot 503 SP329485, Lot 4 RP6843

Decision

Date of decision:	16 May 2023
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 <i>Sustainable Planning Act 2009</i>	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;
- 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.

Approved plans and drawings

Approved plans and drawings reflecting the approved change(s) 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.
-----------	---

	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.
--	--

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

AUTHORISED BY



Emily Walsh
A/Supervising Planner (North)
For the Chief Executive Officer
 Council of the City of Gold Coast

enc:

New and/or amended conditions imposed by Council, as the Responsible Entity
 Amended suite of development conditions for development approval MIN/2023/64

Attach:

Stamped approved plans and drawings for development approval MIN/2023/64
 Appeal rights extracts

New and/or amended conditions imposed by Council as the Responsible Entity

Condition 1 currently reads:

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.

Condition 1 is changed to read:

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	23.01.2023	5941 P LU 01	C

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.

Condition 2 currently reads:

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.

Condition 2 is changed to read:

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 C, dated 23.01.2023 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.

Condition 9 currently reads:

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.

Condition 9 is changed to read:

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 C, dated 23/01/2023 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.

Condition 10 currently reads:

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.

Condition 10 is changed to read:

11 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 and proposed new road;
- c the intersection of Christensen Road and the Eastern Service Road;
- d the re-prioritisation of the intersection of Christensen Road and Christensen Road South.

The 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.

Condition 15 currently reads:

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.

Condition 15 is changed to read:

15 Detailed landscape plan to be submitted for approval relating to landscape buffers within Stage 1, 2 and 3.

- 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 3, 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 3 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 19 January 2023 (reference: 2019338 R01C), located wholly within the subject site, for the length of the western

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 C, dated 23/01/2023 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 3 or, if no subdivision plans are required, prior to the commencement of any use within Stage 3 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.

Condition 25 currently reads:

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.

Condition 25 is changed to read:

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 3 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:
 - i 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
 - ii 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:
 - i Detail a rehabilitated sixty (60) metre buffer from the high bank of Sandy Creek.

Condition 26 currently reads:

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.

Condition 26 is changed to read:

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 3.

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

Condition 27 currently reads:

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.

Condition 27 is changed to read:

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 3.

Condition 30 currently reads:

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.

Condition 30 is changed to read:

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 19 January 2023 (reference: 2019338 R01C).
- 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.

Condition 31 currently reads:

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.

Condition 31 is changed to read:

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 19 January 2023 (reference: 2019338 R01C) 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.

Condition 33 currently reads:

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).

Condition 33 is changed to read:

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 19 January 2023 (reference: 2019338 R01C).

Condition 53 currently reads:

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.

Condition 53 is changed to read:

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

Condition 54 currently reads:

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.

Condition 54 is changed to read:

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, and Stage 3):
 - i Demonstrate that balance of Stage 2 gravitates to Stage 3; 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.

Property Notification A currently reads:

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

Property Notification A is changes reads:

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/2023/64. A copy of Council's Decision Notice is available for viewing on Council's website www.goldcoastcity.com.au/pdonline

Amended suite of development conditions for development approval MIN/2023/64

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

NATURE OF DECISION

- A** Under Delegated Authority the Manager of the City Development Branch decides as follows in respect of the applicant's representations:
- B** Under Delegated Authority the Manager of the City Development Branch gives a new decision notice approving the issue of preliminary approval for material change of use to override the Planning Scheme for Industry Uses, subject to the following conditions:
- 1 The issue of a preliminary approval for a material change of use for Industry land uses;**
 - 2 The following variations to the effect of the planning scheme:**
 - a Type of assessment
The following tables of development vary the effect of Section A/B/C/D/E/F/G of the Yatala Enterprise Area Local Area Plan Table of Development for determining the type of assessment for the approved material change of use and operational work relating to the approved material change of use:

A: Material Change of Use

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

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

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

Precinct D (Open Space/Reserve)			
Conservation (natural area management) Low-Impact Telecommunications Facility Minor Change in the scale or intensity of an existing lawful use Park Public Utility	Temporary Use	Telecommunications Facility n.e.i	Agriculture

B: OPERATIONAL WORKS - CHANGE TO GROUND LEVEL

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

C: OPERATIONAL WORKS - ADVERTISING DEVICE

Exempt	Self Assessable	Code Assessable	Impact Assessable
	Advertising Device that is: a) not illuminated, nor animated, and where the total area of signage per street frontage does not exceed the following for each precinct: Precinct A:20 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 (Aquila audax) in the north eastern corner of Precinct C, which is not in accordance with the vegetation removal requirements detailed in the approved relocation plan required by the conditions of this Development Permit.	

F: RECONFIGURATION OF A LOT

Exempt	Self Assessable	Code Assessable	Impact Assessable
Precinct A and B (Low Impact and Service Industry and General Impact Business and Industry)			
		Results in no lots with an area less than 2,000m 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	23/01/2023	5941 P LU 01	C

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 C, dated 23/01/2023 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 C, dated 23/01/2023 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 and proposed new road;
 - c the intersection of Christensen Road and the Eastern Service Road;
 - d the re-prioritisation of the intersection of Christensen Road and Christensen Road South.
- The 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 3.

- 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 3, 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 3 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 19 January 2023 (reference: 2019338 R01C), 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 C, dated 23/01/2023 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 3 or, if no subdivision plans are required, prior to the commencement of any use within Stage 3 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

- c 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.
- d 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 3 of this development. The OSMP is not an approved report until a Council approved letter has been issued in respect of it.
- e The OSMP must be prepared by a suitably qualified professional and must be:
 - i 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
 - ii 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:
 - i 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 3.

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 3.

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 19 January 2023 (reference: 2019338 R01C).
- 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 19 January 2023 (reference: 2019338 R01C) 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 19 January 2023 (reference: 2019338 R01C).

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.
 - b 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.
 - iii 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 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 and Stage 3 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, and Stage 3):
 - i Demonstrate that balance of Stage 2 gravitates to Stage 3; 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. Cancelled

55 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.

56 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.

57 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.

58 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.

59 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

60 Cancelled

61 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.

62 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.

63 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.

64 Cancelled

65 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.

66 Fire loading

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

67 Cancelled

REFERRAL AGENCY CONDITIONS

68 Cancelled

FAUNA MANAGEMENT

69 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 Council's 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.

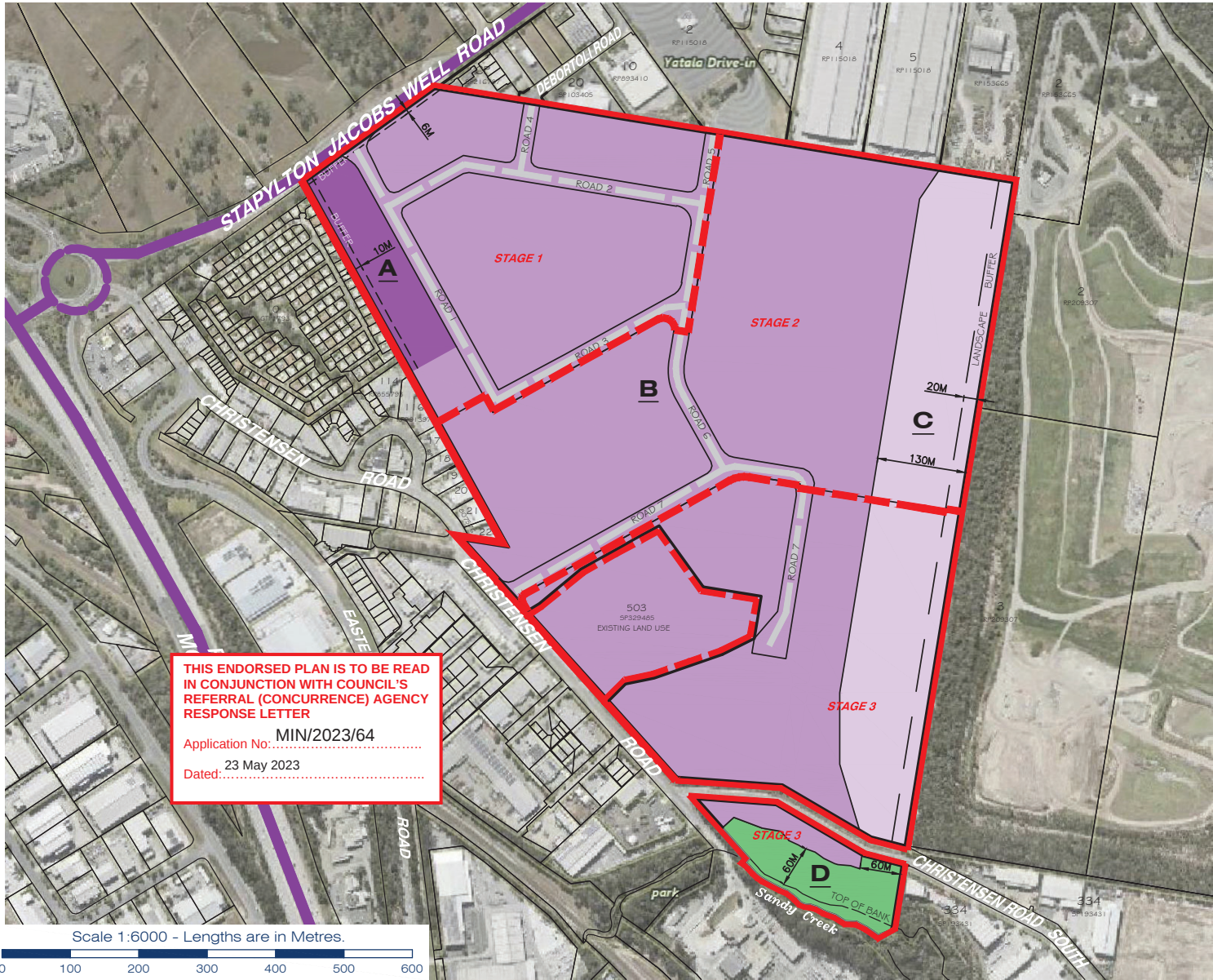
G Infrastructure charges

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/2023/64. A copy of Council's Decision Notice is available for viewing on Council's website www.goldcoastcity.com.au/pdonline



THIS ENDORSED PLAN IS TO BE READ
IN CONJUNCTION WITH COUNCIL'S
REFERRAL (CONCURRENCE) AGENCY
RESPONSE LETTER

Application No: MIN/2023/64
Dated: 23 May 2023

Scale 1:6000 - Lengths are in Metres.

0 100 200 300 400 500 600

LEGEND
Site Area: 73.67Ha

- Limit of Application
- Stage Boundary
- 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	12.19Ha
■	D	OPEN SPACE / RESERVE	1.91Ha

STAGE	AREA
STAGE 1	19.45Ha
STAGE 2	29.76Ha
STAGE 3	24.45Ha

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;

Project:

VantageYatala

Client:



©2012 Gasman Development Perspectives

All rights reserved. No part of this document may be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or otherwise, without the written permission of Gasman Development Perspectives.

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

All dimensions are approximate only and subject to survey.

Gasman Development Perspectives Pty. Ltd. hereby grants permission for the local authority as noted to reproduce all relevant information contained hereon for the purposes stated in the Sustainable Planning Act 2009. It should be noted that granting of this consent by the copyright holder does not sign away copyright approval under the Commonwealth Copyright Act 1968.

Drawing Title:

Land Use Classification
and Staging Plan

Drawing No:
5941 P LU 01

Revision No:
C

ATTACHMENT E

AMENDED CODE ASSESSMENT



M38 INDUSTRIAL ESTATE PLACE CODE RESPONSE TEMPLATE

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.	COMPLIES WITH AS1 The development proposes a maximum building height of 14.6m, thereby achieving compliance with AS1.
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%.	COMPLIES WITH AS3 The proposed development has a site coverage below 70%.
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 metres	COMPLIES WITH AS4.2 The proposed warehouse is setback seven metres from the primary road frontage (Homestead Drive) and 15.5 metres from the site's secondary road frontage (Eastridge Street). AS4.1, 4.3 & 4.4 APPLICABLE The proposed development is not located in Precinct A, does not adjoin Public Open Space Area nor does it adjoin the Stapylton Landfill.

M38 INDUSTRIAL ESTATE PLACE CODE RESPONSE TEMPLATE

	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. 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.	COMPLIES WITH AS5.1 The development proposes palisade fencing along both street frontages. AS5.2 COMPLIES Side boundary fencing is transparent and does not exceed 2m.
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	AS6 NOT APPLICABLE The subject site will not be visible from Stapylton Jacobs Well Road as there will be a number of industrial uses between the lot and Stapylton Jacobs Well Road.

M38 INDUSTRIAL ESTATE PLACE CODE RESPONSE TEMPLATE

	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.	COMPLIES WITH AS7 All driveways which form part of the proposed development are designed, and will be constructed, accordingly.
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	COMPLIES WITH PC8 Based on a Total Use Area of 9,640m², the development is required to provide a minimum of 112 parking spaces. However, the development actually provides 57 spaces. This is consistent with what is already approved for the development. The introduction of the Low impact industry land use does not alter car parking demand in any way.

M38 INDUSTRIAL ESTATE PLACE CODE RESPONSE TEMPLATE

	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 be prepared in accordance with the Planning Scheme Policy 10 – Guidelines for Preparing Management Plans and Plans of Development.	NOT APPLICABLE The subject site is located within Precinct B.
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	COMPLIES WITH AS10.1 The development proposes a waste storage area to the rear of the site. The waste storage area is able to be adequately serviced. COMPLIES WITH AS10.2 The refuse storage area is located in excess of 3m to the front boundary and 1.5m from any side/rear boundary. COMPLIES WITH AS10.3 The refuse storage area is enclosed as required. COMPLIES WITH AS10.4 The refuse storage area is adequately screened from view by its enclosure. The location of the bin storage area to the rear of the site means it is not visible from any street.
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 within Precinct A shall be in accordance with approved Acoustic Report prepared by TTM Group dated 20 April 2011 (reference: 33418 R03).	NOT APPLICABLE The proposed development is located within Precinct B.
HOURS OF OPERATION		
PC12 All activities within Precinct A must be undertaken within appropriate	AS12 The hours of operation and the delivery and collection activities for development	NOT APPLICABLE The proposed development is located within Precinct B.

M38 INDUSTRIAL ESTATE PLACE CODE RESPONSE TEMPLATE

hours, to minimise nuisance to the adjoining and surrounding residential 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 (PROPOSED LOW IMPACT INDUSTRIAL LAND USE ONLY)		
BUILDING HEIGHT		
PC13 The height of buildings is to be consistent with the role of the site as a predominantly industrial use area. Buildings are to be constructed to a height that complements the surrounding built form and the local landscape character.	AS13 The maximum height of buildings does not exceed 15 metres.	COMPLIES WITH AS13 The building height is below 15m.
SITING		
PC14 All buildings must be sited to complement the industrial character and the predominant built form of the surrounding area and to reduce potential conflicts between uses having regard to a site analysis, prepared in accordance with Planning Scheme Policy 17 - Site Analysis .	AS14 No acceptable solution provided.	COMPLIES WITH PC14 No change is proposed to the existing approved siting of the industrial building.
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.	PC15 COMPLIES No changes to the site layout are proposed. Clear separation remains between public access areas and servicing areas.
PC16 Industrial structures, storage or service areas, which are likely to appear visually dominating or unsightly, are located to the rear or sides of sites or are otherwise designed and screened to enhance their appearance, when viewed from the street.	AS16 No acceptable solution provided.	PC16 NOT APPLICABLE No external structures, storage or service areas are proposed as part of this other change.
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.	AS17.1 COMPLIES The approved building shape is not proposed to be altered.
	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).	AS17.2 COMPLIES Internal column spacing and heights will remain unchanged from that already approved.
PC18 Buildings are sited and designed to	AS18.1 Wherever practicable, buildings are	AS18.1 NOT APPLICABLE No change is proposed to the approved building layout and orientation.

M38 INDUSTRIAL ESTATE PLACE CODE RESPONSE TEMPLATE

suit climatic conditions.	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.	AS18.2 NOT APPLICABLE No change is proposed to the approved building openings.
	AS18.3 Windows are minimised and trees are planted along west walls for protection from hot afternoon sun.	AS18.3 NOT APPLICABLE No change is proposed to the existing window and landscaping treatment of the site.
	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.	AS18.4 NOT APPLICABLE No change is proposed to the existing shade device arrangement for the site.
	AS18.5 Semi-enclosed workstations, where relatively strenuous manual labour takes place, are located in the cooler and more ventilated parts of the building.	AS18.5 NOT APPLICABLE semi-enclosed workstations are not 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.	AS19.1 COMPLIES No change is proposed to the approved building's massing and proportions.
	AS19.2 Building materials, patterns, textures and colours used in new buildings are complementary to those of nearby buildings.	AS19.2 NOT APPLICABLE No change is proposed to the existing approved building materials, patterns, textures and colours.
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 NOT APPLICABLE No change is proposed to the external design of the approved building.
	AS20.2 Entrances to premises are clearly visible from the street, and are not obscured or dominated by car parking.	AS20.2 COMPLIES No change is proposed to the existing approved building entrances.
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.	AS21.1 NOT APPLICABLE No change is proposed to the design of the existing carpark areas and associated landscaping.
	AS21.2 Landscaped bays for the planting of shade trees are provided at regular intervals throughout car parking areas, at	AS21.2 NOT APPLICABLE No change is proposed to the design of the existing carpark areas and associated landscaping.

M38 INDUSTRIAL ESTATE PLACE CODE RESPONSE TEMPLATE

	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.	AS21.3 NOT APPLICABLE No change is proposed to the design of the existing carpark areas and associated landscaping.
	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.	AS21.4 NOT APPLICABLE No change is proposed to the design of the existing carpark areas and associated landscaping.
ADVERTISING DEVICES		
NOT APPLICABLE – Advertising devices are not proposed, therefore PC/AS22 – PC/AS23 are not applicable to the assessment of this application.		
OPEN SPACE RESERVE AREA		
NOT APPLICABLE – The subject site is not located within the Open Space Reserve Area, therefore PC/AS24 is not applicable to the assessment of this application.		
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.	AS25.1 NOT APPLICABLE No change to the existing approved landscape arrangement is proposed.
	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.	AS25.2 NOT APPLICABLE No change to the existing approved landscape arrangement is proposed.
	AS25.3 Dwarf walls prevent vehicles breaching landscaped areas along frontages.	AS25.3 NOT APPLICABLE No change to the existing approved landscape arrangement is proposed.
	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.	AS25.4 NOT APPLICABLE No change to the existing approved landscape arrangement is proposed.

M38 INDUSTRIAL ESTATE PLACE CODE RESPONSE TEMPLATE

	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.	AS25.5 NOT APPLICABLE No change to the existing approved landscape arrangement is proposed.
	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.	AS25.6 NOT APPLICABLE The subject site does not adjoin the western boundary of the site adjoining the existing residential uses.
	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).	AS25.7 NOT APPLICABLE The subject site does not adjoin the eastern boundary of the site.
PC26 Potentially obtrusive noise, odour and visual impacts are effectively buffered.	AS26.1.1 Development incorporates landscape buffers, earth mounds and acoustic fencing appropriate to the likely off-site impacts of particular developments. OR	AS26.1.1 NOT APPLICABLE The proposed storage of Dangerous Goods does not require any additional landscape buffers, earth mounds or acoustic fencing.
	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.	AS26.1.2 NOT APPLICABLE The subject site does not adjoin the western boundary of the site adjoining the existing residential uses.
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	A27 NOT APPLICABLE Streetscape enhancement is being delivered as part of the over-arching reconfiguring a lot applications for the wider subdivision.

M38 INDUSTRIAL ESTATE PLACE CODE RESPONSE TEMPLATE

	streetscape strategy.	
PC28 Public open spaces are developed to enhance their recreational amenity for workers and visitors to the Yatala area and the wide 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.	AS28 NOT APPLICABLE Infrastructure such as footpaths, cycleways, seating, picnic facilities etc are being delivered in accordance with other ROL and OPW approvals in place for the wider estate.
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).	AS29.1 NOT APPLICABLE Street design and planting is being delivered in accordance with other ROL and OPW approvals in place for the wider estate.
	AS29.2 Footpath paving treatments and street furniture integrate with adjoining development, and setback areas are integrated with public footpaths.	AS29.2 NOT APPLICABLE Street design and furniture is being delivered in accordance with other ROL and OPW approvals in place for the wider estate.
	AS29.3 Landscape plantings utilise local native species to promote a distinctive site character.	AS29.3 NOT APPLICABLE Street design and planting is being delivered in accordance with other ROL and OPW approvals in place for the wider 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 semipublic spaces, pedestrian and cyclist paths, car parking areas and building entrances.	AS30 COMPLIES The existing approved layout considers casual surveillance and incorporates CPTED principles. No further changes are proposed.
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 COMPLIES No changes are proposed to the approved landscaping arrangement of the site.
LOT DESIGN (FOR SUBDIVISION ONLY)		
NOT APPLICABLE – The development does not involve a subdivision. Therefore PC/AS32 – PC/AS37 are not applicable to the assessment of this application.		
ROAD DESIGN		
NOT APPLICABLE – The development does not involve any new roads. Therefore PC/AS38 – PC/AS42 are not applicable to the assessment of this application.		
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	AS43 COMPLIES No change is proposed to the site's existing approved access point.

M38 INDUSTRIAL ESTATE PLACE CODE RESPONSE TEMPLATE

	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.	
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 COMPLIES No change is proposed to the site's existing approved access point and paving treatment.
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.	AS45.1 COMPLIES No change is proposed to the site's existing approved pedestrian paths between carparking areas and building entrances.
	AS45.2 Pedestrian paths are separated from vehicular driveways.	AS45.2 COMPLIES No change is proposed to the site's existing approved pedestrian paths.
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 COMPLIES The proposed Low impact industry use will not detract from the amenity of the local area. The use involves the storage of Dangerous Goods (DGs), however, these goods are in pre-packaged retail form ready for storage and distribution. The DGs will not be used in any sort of industrial manufacturing and will not have any off-site impacts. The submitted Preliminary Hazard Analysis (Attachment F) demonstrates that the site can safely store these goods without external impacts.
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:	AS47 No acceptable solution provided.	PC47 NOT APPLICABLE The development proposes an industrial activity within an industrial area. Therefore, there is not expected to be any negative aspects of the existing amenity of the surrounding area which are incompatible with and could unduly impact the subject site and proposed development.

M38 INDUSTRIAL ESTATE PLACE CODE RESPONSE TEMPLATE

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.		
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 is not located next to agricultural character land.
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 Extractive industry is not 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.	AS50.1 COMPLIES No change is proposed to the existing approved internal driveway layout.
	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.	AS50.2 COMPLIES No change is proposed to the existing approved internal driveway layout.
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.	AS51.1 COMPLIES No change is proposed to the existing approved parking layout.
	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.	AS51.2 COMPLIES No change is proposed to the existing approved parking layout.
	AS51.3 Short term/high turnover visitor parking and disabled parking spaces are located close to the main building entrance and	AS51.3 COMPLIES No change is proposed to the existing approved parking layout.

M38 INDUSTRIAL ESTATE PLACE CODE RESPONSE TEMPLATE

	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.	AS51.4 COMPLIES No change is proposed to the existing approved parking layout.
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.	AS52 COMPLIES No change is proposed to the existing approved servicing and loading dock layout.
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. Onsite 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.	AS53.1 COMPLIES No change is proposed to the existing approved servicing and loading dock layout.
	AS53.2 It may be acceptable for two or more developments to share service vehicle/s turning areas.	AS53.2 NOT APPLICABLE No change is proposed to the existing approved servicing and loading dock layout.
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).	AS54.1 COMPLIES The subject site is already connected to all relevant 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.	AS54.2 COMPLIES No change is proposed to the existing approved carpark entrance and ramp, servicing and loading dock and other access layout.
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	AS55.1 COMPLIES No change is proposed to the existing approved number of vehicle entry points.

M38 INDUSTRIAL ESTATE PLACE CODE RESPONSE TEMPLATE

	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.	AS55.3 COMPLIES No change is proposed to the existing approved vehicle entry points.
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.)	AS56 COMPLIES
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.	AS57 NOT APPLICABLE



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 affect 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 – NOT APPLICABLE The subject site is not located within a flood affected 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?
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 – NOT APPLICABLE The subject site is not located within a flood affected area. AS10.2 – NOT REQUIRED The subject site is not located within a flood affected area.	
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 The development will be in accordance with the approved SWMP for the wider industrial estate.	
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 – COMPLIES The proposed retaining walls will feature an appropriate finish.	
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 The development complies with the approved SWMP for the wider estate.	



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.	AS15.3- COMPLIES The development complies with the approved SWMP for the wider estate.	

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 within the range of 0.5% to 1.5%. AS16.2 – COMPLIES Please refer to the submitted change to ground level drawings which demonstrate compliance	
--	--	---	--

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.	
--	--	--	--



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 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.	AS1 – NOT APPLICABLE 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.	AS2 - 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.	COMPLIES WITH AS3.1 - AS3.2 The proposed parking spaces are compliant with the listed requirements.	



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: - at least 5% of the area is landscaped; - 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 - one landscaped tree bay is to be provided for every 21 car parking spaces.	COMPLIES WITH AS4 The development does comply with AS4 given that: - at least 5% of the parking area is landscaped; - a landscaping buffer along the site's frontage is provided at a minimum width of six metres; and - and a landscaped tree bay is included (given more than 21 parking bays 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 car park is located at the rear of the site; - access to the car park is not located in the main frontage road; - 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.	COMPLIES WITH AS5.1 – AS5.2 Parking areas will be appropriately marked and signed.	
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: - the development is for residential purposes; - the tandem spaces are to be used by the occupants of the site, in one tenancy; - 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 does not propose tandem bays.	



	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 – NOT APPLICABLE The proposal does not involve residential development. COMPLIES WITH AS7.2 The development has been designed so that all vehicles are able to enter and exit in forward gear. AS7.3 – NOT APPLICABLE The proposal is not for residential dwelling units, nor is a security gate 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.	COMPLIES WITH AS8 A pedestrian footpath is provided adjacent the carpark to the front door of the building.	
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.	COMPLIES WITH AS9.1 The proposed security gates will remain open during all business hours to ensure vehicular access for employees and visitors is not restricted.	
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 – NOT APPLICABLE The development is not for residential development. COMPLIES WITH AS10.2 The development proposes a single crossover. COMPLIES WITH AS10.3 The proposed vehicular crossover is separated from any other vehicular crossover by at least three metres.	
PC11	AS11.1	COMPLIES WITH AS11.1 – AS11.2	



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 proposed crossovers will be designed in accordance with the necessary requirements and provide safe access to the public roads with ample sight lines and unobstructed access. AS11.3 – NOT APPLICABLE Separate entry and exit driveways are not proposed. AS11.4 – NOT APPLICABLE The subject site does not propose access to a dual carriageway road. AS11.5 - AS11.7 – NOT APPLICABLE	
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.	COMPLIES WITH AS12.1 – AS12.7 – The proposed development provides appropriate internal circulation in accordance with the relevant Australian Standards.	



	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.	COMPLIES WITH AS13 – The development provides loading and set down areas in accordance with the required Australian Standards.	
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.	COMPLIES WITH AS14.1 The development provides for an AV service vehicle. COMPLIES WITH AS14.2 The development provides full on-site maneuvering for an AV service vehicle. COMPLIES WITH AS14.3 The development provides for a height clearance in excess of 4.5m for the proposed eastern awning. COMPLIES WITH AS14.4 The driveway will be designed in accordance with the required Australian Standards and Planning Scheme Policy.	
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 AustroadsGuide 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.	COMPLIES WITH AS15.1 – The proposed development provides five bicycle parking spaces in accordance with the relevant Australian Standards. COMPLIES WITH AS15.2 The development provides facilities for bicycle users in accordance with the relevant Australian Standards.	
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.	COMPLIES WITH PC16 – Based on a Total Use Area of 9,640m², the development is required to provide a minimum of 112 parking spaces. However, the development actually provides 57 spaces. This is consistent with what is already approved for the development. The introduction of the Low impact industry land use does not alter car parking demand in any way. AS16.2 NOT APPLICABLE The proposal does not involve an extension to existing development.	
Development that is Code Assessable or Impact Assessable			
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	
Driveways and Crossovers			
PC18 Vehicle crossovers must be	AS18 Access to developments with more than one frontage road is	AS18 – COMPLIES – The development proposes access via Eastridge Street (secondary road frontage).	



constructed to minimise conflict with passing traffic and pedestrians.	via minor roads. Impacts of driveway traffic are concentrated 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.	COMPLIES WITH AS19.1 – AS19.4 – The proposed development provides ample pedestrian access. The landscaping provided in pedestrian areas does not exceed the threshold heights and plenty of shade trees are present. The landscaping also provides opportunity for CPTED.	
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.	COMPLIES WITH AS20 – the development provides appropriate pedestrian and cyclist facilities.	
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).	NOT APPLICABLE – Public transport facilities are not required.	
PC22	AS22.1	NOT APPLICABLE – Public transport facilities are not required.	



Development that attracts a reasonable proportion of people dependent on public transport must assist in supporting facilities for public transport servicing.	Any development that includes activities listed in the Table to 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 AND AS23.1.2 – NOT APPLICABLE Despite the development proposing a reduced parking supply, cash-in-lieu of parking spaces is not 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.	AS24 NOT APPLICABLE As this Other Change application relates to the introduction of a new Low impact industry land use only, and does not otherwise alter any parking, access or maneuvering arrangement that is already approved, a Traffic Impact Report is not required to be submitted with this application.	



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. <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 1 RP 188138), 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 and 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 1 RP 188138), 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 and 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
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 1 RP 188138), 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 and 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																																																		



Material Change of Use	Minimum Number of Car Parking Spaces to be Provided																																																		
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> <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
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																																																		
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> <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
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																

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
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																																																		
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
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																																																		



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 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.	AS3 – NOT APPLICABLE	

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.*