Adopted Report

of the

Economy, Planning & Environment Committee Meeting

held

Tuesday 5 June 2018

at

9am

City of Gold Coast Council Chambers
135 Bundall Road, Surfers Paradise
## Index

**Adopted Report for 756**  
**Economy, Planning & Environment Committee Meeting**  
**Tuesday 5 June 2018 at 9am**

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<td>PN332305/01/DA1</td>
<td>5</td>
<td>Development Permit for a Material Change of Use to establish a telecommunications facility at Baratta Street, Southport. MCU201700984</td>
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<td>EPE</td>
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<td>Entry of nine places in the Gold Coast Local Heritage Register.</td>
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**City Planning Branch**

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Report for 756  
Economy, Planning & Environment Committee Meeting  
Tuesday 5 June 2018 at 9am

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<td>Div 8</td>
<td>PN143683/01/DA4</td>
<td>550</td>
<td>Report on Development Application seeking a Development Permit for a Material Change of Use (Impact Assessment) for multiple dwellings (70 Units) at 73-77 Macadie Way, Merrimac. MCU201701561</td>
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</tr>
</tbody>
</table>

**KEY:**

- OCEO - Office of the Chief Executive Officer  
- OCOO - Office of the Chief Operation Officer  
- EPE - Economy, Planning and Environment  
- OS - Organisational Services  
- LC - Lifestyle and Community  
- TI - Transport and Infrastructure  
- WW - Water and Waste
ADOPTION BY COUNCIL 12 JUNE 2018

RESOLUTION  G18.0612.021  moved Cr Caldwell  seconded Cr O'Neill

That the Report of the Economy, Planning and Environment Committee’s Recommendations of Tuesday, 5 June 2018, numbered EPE18.0605.001 to EPE18.0605.009, be adopted with the exception of:-

Recommendation Numbers  EPE18.0605.001  
EPE18.0605.003  
EPE18.0605.004  
EPE18.0605.005  
EPE18.0605.007  
EPE18.0605.008 and  
EPE18.0605.009 which were specifically resolved.

CARRIED UNANIMOUSLY

ATTENDANCE

Cr C M Caldwell  Chairperson  
Cr G O'Neill  
Cr W M A Owen-Jones  
Cr P J Young  
Cr G Baildon AM  left the room at 9.29am and returned at 9.50am  
Cr P A Taylor  
Cr H Vorster  
Cr G Tozer  
Cr PC Young  visitor  
Cr K Boulton  visitor left room at 9.22am and returned at 9.31am

Ms A Swain  Director Economy, Planning & Environment  
Mr M Moran  Manager City Development  
Ms A Tzannes  Manager City Planning  
Ms Z Meha  Manager Business Support  
Ms M Anderson  Senior Planner  
Mr A Brown  Supervising Town Planner  
Mr P Joy  Supervision Environmental Planner  
Mr B Smith  Senior Town Planner  
Mr J Collofello  Team Leader Policy Preparation

APOLOGY/LEAVE OF ABSENCE

Nil

PRESENTATIONS

Development Activity Report – Alisha Swain
1 APPLICATION SUMMARY

<table>
<thead>
<tr>
<th>Application information</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Address</strong></td>
</tr>
<tr>
<td><strong>Lot and plan</strong></td>
</tr>
<tr>
<td><strong>Site area</strong></td>
</tr>
<tr>
<td><strong>Zone / Precinct</strong></td>
</tr>
</tbody>
</table>
| **Overlays**            | • Acid sulfate soils;  
                          | • Airport environ;   
                          | • Building height;   
                          | • Bushfire hazard;   
                          | • Coastal erosion hazard;  
                          | • Environmental significance – priority species;  
                          | • Environmental significance – wetlands and watercourse; and 
                          | • Flood.               |
| **Proposed use**        | Telecommunications facility. |
| **Level of assessment** | Impact assessment.        |
| **Applicant and Applicant’s consultancy team** | Applicant: Vodafone Hutchinson Australia Pty Ltd Cl- Service Stream;  
|                                                        | Town Planners: Service Stream; and  
|                                                        | Surveyor: Versis.         |
| **Land owner**          | Council of the City of Gold Coast. |
| **Submissions**         | **Objections**            | **Support**               |
|                         | Six (6) Properly made submissions; | Zero (0).                 |
|                         | Eight (8) Not Properly made submissions. |                         |
| **Key matters raised by submitters** | • Health impacts due to the proximity to residential developments and educational establishments;  
|                                                        | • Amenity;                 
|                                                        | • Location of facility; and  
|                                                        | • Impact on the environment.       |
| **Decision due date**   | 29 May 2018.              |
| **Referral agencies**   | Department of State Development, Manufacturing, Infrastructure and Planning - (Formerly Department of Infrastructure, Local Government and Planning). |
| **Officer’s recommendation** | Approval.                  |
ITEM 1 (continued)
MATERIAL CHANGE OF USE TO ESTABLISH A TELECOMMUNICATIONS FACILITY AT BARATTA STREET, SOUTHPORT – DIVISION 6
PN332305/01/DA1

2 PROPOSAL

Council is in receipt of an application for a Development permit for a Material change of use to establish a Telecommunications facility at Baratta Street, Southport.

The key development parameters of the proposal are outlined in the table:

<table>
<thead>
<tr>
<th>Key development parameters</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Setbacks</strong></td>
</tr>
<tr>
<td>• Front (Queen Street): 110 metres;</td>
</tr>
<tr>
<td>• Front (Baratta Street): 185 metres;</td>
</tr>
<tr>
<td>• Front (Wardoo Street): 164 metres; and</td>
</tr>
<tr>
<td>• Side (East): 0m.</td>
</tr>
<tr>
<td><strong>Lease area</strong></td>
</tr>
<tr>
<td>80m²</td>
</tr>
<tr>
<td><strong>Height</strong></td>
</tr>
<tr>
<td>31.5 metres.</td>
</tr>
<tr>
<td><strong>Access and maintenance</strong></td>
</tr>
<tr>
<td>Access and maintenance to the leasehold area will be gained from 267 Queen Street, Southport (Lot 90 on WD810502).</td>
</tr>
</tbody>
</table>

The following drawings show what the proposed development will look like and the proposed location within the site:

![Figure 1: Elevation of proposed Telecommunications facility.](image-url)
The proposal does not meet the following acceptable outcomes:

**Community facilities zone code:**
- Setbacks; and
- Height.

**Telecommunications and broadcasting facilities code:**
- Siting and visual amenity;
- Amenity impacts on sensitive land uses;
- Facility setbacks; and
- Landscape work.

**General development provisions code:**
- Landscaping.

These are discussed within the ‘planning assessment’ section of this report.
The key issues of the proposal include the proposed height of the facility and the health impacts of the proposed facility.

- **Height of the proposed facility:**

The proposed Telecommunications facility will include a standalone tower with a height of 31.5 metres. The intent for development within the Community facilities zone includes promoting facilities of this nature.

In considering the proposed height, the assessment has considered the visual impact of the proposal. The proposed tower has been located centrally on the site to maximise setbacks from residential areas to the north and south.

There is existing dense vegetation between the proposed tower and Baratta Street to the north and Wardoo Street to the west. This vegetation has a canopy of approximately 20 metres. This will limit visual recognition of the proposed facility from areas to the north and west.

Similarly the area between the proposed tower and Queen Street includes dense vegetation immediately around the tower and towards the south-west, with more open nature to the south-east, being the cemetery. The structure is setback approximately 110 metres from Queen Street, 165 metres from Wardoo Street and 184 metres from Baratta Street.

Figure 3: Vegetation along subject site (Baratta Street).

Figure 4: Vegetation along subject site (Wardoo Street).
Figure 5: Setbacks from the north, south, west and Southport State Primary school to the east.

Considering the nature of the proposal, the areas where the tower will be visible are quite limited. The tower would be mainly viewed from the site’s entry point and further east along Queen Street, generally from a distance of between 200 metres and 290 metres.

Figure 6: Photomontage of proposal from approximately 200 metres along Queen Street (south-east of proposed Telecommunications facility).

City officers are satisfied that the proposal does not unreasonably impact the view corridors in this area due to the separation distances and the location within existing dense vegetation.

Officers are satisfied that the development will not unreasonably impact the neighbourhood character or amenity, satisfying City Plan requirements.

- Health impacts of the proposed facility:
A number of submissions were received during and after public notification of the proposed Telecommunication facilities, relating to the impact on sensitive land uses within the vicinity of the subject site. The key consideration in relation to environmental health under the City Plan is whether the proposed Telecommunications facility is designed to meet accepted standards.

For telecommunication facilities, electromagnetic emissions are regulated under Federal legislation. The applicant has demonstrated that emissions will meet legislative standards.

Officers conclude that based on the material submitted the proposal will be located and designed to an acceptable standard, satisfying the City Plan requirements.

4 SITE DESCRIPTION AND SURROUNDING AREA

4.1 Characteristics of site

The site is:

- formally described as Lot 397 SP241238
- 135,100m² in area;
- located in the Community facilities zone (location of proposed Telecommunications facility) and the Open space zone;
- generally flat, other than embankments associated with the traversing of Loders Creek through the site; and
- currently improved by varying active public open space areas to the east approximately 500 metres from the leasehold area to which this facility is proposed.

4.2 Characteristics of surrounding area

The immediate surrounding area of the site includes a subsidiary of the Loders Creek catchment, a Utility installation (sewer pump station), cemetery, a mix of low density and medium density residential developments, an Educational establishment and industrial land uses.

The broader characteristics and context of the surrounding area is described below. Given the sites’ size and irregular shape, reference to ‘the subject site’ is to the site in its entirety, where the ‘lease area’ is to the proposed lease area for the proposed Telecommunications facility within the subject site:

North: Immediately to the north of the proposed lease area and within the subject site is the Southport Pony and Hack Club. The subject site adjoins the Baratta Street road frontage to the north. Baratta Street and the greater northern area is characterised by a pocket of Low density residential development interspersed by Open space and the upper reaches of the Loders Creek catchment. The residential neighbourhood to the north extends to Smith Street which is located approximately 630 metres from the subject site.

East: Immediately to the east of the proposed lease area is an existing access road that is used for the purposes of access to an existing sewer pump station, the Southport Pony and Hack Club and the Southport General Cemetery (located approximately 40 metres to the east of the proposed lease area).

Further to the east is the Southport State Primary School (approximately 325 metres from the proposed lease area).

South: The proposed lease area is located approximately 110 metres from the Queen Street frontage. Queen Street provides movement for pedestrians, vehicles and the Gold
Coast Light rail network.

On the southern side of Queen Street is land zoned within the Medium density residential zone consisting of land used for the purposes of Dwelling houses, Dual occupancies and multiple dwellings. The character to the south is noted to be under a state of transition due to the sites proximity to and inclusion in the light rail overlay. The Queensland Ambulance Southport station is located approximately 515 metres to the south of the subject site.

**West:**

Immediately to the west of the proposed lease area is a subsidiary of the Loders Creek catchment and a stand of existing vegetation identified as environmentally significant. The subject site adjoins the Wardoo Street to the west. The area further west includes an industrial pocket of land, Light rail depot and the continuation of the western link of the Gold Coast light rail network.

![Subject site, surrounding area and proposed leasehold area.](image)

**Figure 7:** Subject site, surrounding area and proposed leasehold area.

### 5 LEVEL OF ASSESSMENT

The application was made under the *Sustainable Planning Act 2009* and *City Plan* (Version 3).

The site is identified within both the Community facilities zone and the Open space zone pursuant to Schedule 2 mapping within the City Plan. The site of the proposed Telecommunications facility is wholly located in the Community facilities zone.

Schedule 1 of the City Plan defines a ‘Telecommunications facility’ as follows:
“Premises used for systems that carry communications and signals by means of radio, including guided or unguided electromagnetic energy, whether such facility is manned or remotely controlled.”

Table 5.5.14: Community facilities zone of the City Plan categorises a ‘Telecommunications facility’ as subject to Impact assessment because the proposal involves a structure located within 200 metres from a sensitive land use.

6 OTHER DEVELOPMENT APPROVALS/EXISTING LAWFUL USES

6.1 Subject site

Not applicable - No approvals are noted to be of relevance to this application on the subject site.

6.2 Neighbouring premises

Not applicable - No approvals are noted to be of relevance to this application on neighbouring premises.

7 PLANNING ASSESSMENT

7.1 Assessment against a variation approval

The proposal does not trigger assessment against any variation approvals.

7.2 Assessment against the Strategic framework

The strategic framework requires careful and balanced reading of the provisions to best achieve the purpose and objectives of the City Plan. The strategic framework sets the policy direction for the City Plan and has a planning horizon of 2031.

This Policy direction is structured in the following way:

a The strategic intent describes the planning vision for the Gold Coast over the coming decades; in particular, what our city will look like and how it will function, potential for major development over the next 10 or 20 years and areas for growth and protection.

b The following six city shaping themes that play an important role in shaping future growth and managing change across the city, and collectively represent the policy intent of the City Plan:

i Creating liveable places;

ii Making modern centres;

iii Strengthening and diversifying the economy;

iv Improving transport outcomes;

v Living with nature; and

vi A safe, well designed city.

c Strategic outcomes for each theme
d Elements that refine and further describe the strategic outcomes
e Specific outcomes sought for each of the elements
Although each theme has its own section, the strategic framework is read in its entirety as the policy direction for the City Plan.

The following is an assessment of the application against the relevant sections of the strategic framework identified in the table below:

<table>
<thead>
<tr>
<th>Theme/s</th>
<th>Related element</th>
<th>Maps</th>
</tr>
</thead>
<tbody>
<tr>
<td>Creating liveable places</td>
<td>• No elements relate to the proposed development.</td>
<td>Strategic framework map 1 – designated urban area</td>
</tr>
<tr>
<td>Making modern centres</td>
<td>• No elements relate to the proposed development.</td>
<td>Urban area</td>
</tr>
<tr>
<td>Strengthening and diversifying the economy</td>
<td>• No elements relate to the proposed development.</td>
<td>Strategic framework map 2 – settlement pattern</td>
</tr>
<tr>
<td>Improving transport outcomes</td>
<td>• No elements relate to the proposed development.</td>
<td>Urban neighbourhoods</td>
</tr>
<tr>
<td>Living with nature</td>
<td>• No elements relate to the proposed development.</td>
<td></td>
</tr>
<tr>
<td>A safe, well designed city</td>
<td>• Safe, healthy and cohesive communities;</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Environmental health and amenity; and</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Sustainable infrastructure provision.</td>
<td></td>
</tr>
</tbody>
</table>

### 7.2.1 Strategic intent

The strategic intent of the City Plan Version 4 is represented throughout the Themes (Strategic outcomes), Elements (Specific outcomes) and applicable codes. The strategic intent is achieved through assessment against these outcomes.

### 7.2.2 Theme/s and Elements

Assessment against the themes and elements identified above has been undertaken as follows:

#### 7.2.2.1 Creating liveable places

The proposal generally meets the intent of the strategic outcomes of the Creating liveable places theme. The urban neighbourhoods elements has been assessed below:

**Element – Urban neighbourhoods**

The site is conceptually mapped within the urban neighbourhood within the Strategic Framework mapping. The provisions within this element relate primarily to residential/commercial development.
within the Medium density residential zone and High density residential zone.

In accordance with note 5 of the Urban neighbourhoods element, the element may apply to sites within the Community facilities zone depending on context.

Officers consider that the context of this site does not lend itself to assessment against the urban neighbourhoods element as the site and neighbouring properties to the east are within the Community facilities zone and are largely disconnected from the Urban neighbourhoods by Queen Street and the light rail network to the south and from the suburban neighbourhood (Baratta Street) to the north.

7.2.2.2 A safe, well designed city

A safe, well designed city identifies one (1) strategic outcome one (1) specific outcome relevant to this proposal as follows:

**Strategic outcome 3.8.1(11)**

“Activities that generate emissions or impacts are adequately separated, designed and managed to avoid environmental harm or nuisance to residential or other sensitive use areas.”

**3.8.6 Element - Environmental health and amenity - Specific outcome 3.8.6.1(1)**

“Activities that could conflict with the health and amenity of existing or planned sensitive uses are adequately separated, designed and managed. These activities include those that generate noise, traffic, air pollution, electromagnetic emissions, dust, light, glare, reflectivity, vibration or odour impacts above accepted standards. Such activities include industry and extractive industry uses.”

**Officer’s comment**

The distance between the Telecommunications facility and sensitive land uses is:

- approximately 350 metres from an existing Educational establishment, being Southport State School, to the east;
- approximately 181 metres from existing residential properties to the north; and
- approximately 130 metres from existing residential properties to the south.

Environmental health officers have reviewed the proposal relating to the perceived health impact from the proposed Telecommunications facility to determine if the proposed facility will be of a nature that causes ‘unacceptable environmental harm’ to nearby sensitive land uses and will be designed to an accepted standard. While the City Plan does not set an acceptable standard for Telecommunication facilities, Officers have undertaken a review of the applicant’s submission of an Electromagnetic Energy report accompanying the development assessment package. The accepted standard is a matter regulated by Federal legislation, not regulated by the City Plan or Local Government.

The City Plan nominates 200 metres as the acceptable separation of a Telecommunication facility from a sensitive land use, this is provisioned within the Telecommunications and broadcasting facilities use code to ensure “new facilities are sufficiently separated from existing, approved and planned sensitive land uses to maintain a high level of amenity” (Performance outcome PO4). The following comments were provided by the Environmental health, Regulatory and Lifesaving Branch of Council.

“The subject proposal is well separated from the State School to the east and remains compliant with Acceptable outcome AO4 of the associated Telecommunications Code, comments are therefore limited to potential amenity impacts on nearby sensitive (residential) land uses being Dwellings to the north and south of the proposed leasehold area.

The facility will be 130 metres from the nearest sensitive land use. The applicant has undertaken and submitted an Electromagnetic Energy (EME) report in accordance with the
Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) prediction methodology and reporting format. The submission of this report is also in line with requirements of the ‘Mobile Base Station Deployments Code’ Communications Alliance Ltd industry Code.

The associated levels are specified in the ARPANSA 2002, ‘Radiation Protection Standard: Maximum Exposure Levels to radiofrequency Fields – 3 khz to 300Ghz’, Radiation Protection Series Publication No.3 ARPANSA (“RPS 3”). The submitted EME report concludes that the estimated maximum cumulative EME level at the subject site is 0.77% of the ‘Australian Communications and Media Authority (ACMA) mandated exposure limit. It is also of note that the Environmental EME report assumes a near worst-case scenario including the following:

- base station transmitters operating at maximum power (no automatic power reduction);
- simultaneous telephone calls on all channels; and
- an unobstructed line of sight view to the antennas.”

Further to the above, the applicant provided a response to submitters’ concerns that related to the proximity of the proposal from the nearby Educational establishment. The response included a further EME report of the cumulative impact of all nearby facilities (inclusive of the proposed) on the Educational establishment.

“the maximum Electromagnetic Emissions (EME) on school or TAFE premises should not exceed that of 1% of the Australian Radiation Protection and Nuclear Safety Agency (ARPNSA) public exposure limit. As per the EME report… Emission levels from the proposed Vodafone mobile facility will have a maximum cumulative EME Level of 0.77%. These levels are further reduced at Southport State School to a maximum cumulative EME level of 0.33%.”

Based on the material submitted, the environmental harm (being a matter regulated by legislation outside the Local Government) will be designed to an accepted standard as sought by the City Plan.

3.8.8 Element – Sustainable infrastructure provision states - Specific outcome 3.8.8.1(4) states:

“Efficient infrastructure delivery and service occurs through co-location with other infrastructure, wherever possible.”

Officer’s comment:

As part of the information request (dated 3 August 2017), the applicant was requested to consider opportunities for co-location. The applicant’s response to this information request stated that:

“Vodafone could not locate an existing facility with adequate loading capacity to install all the proposed equipment in order to meet coverage objectives within the Southport locality. The proposed facility is a collaboration under the Joint Venture (eJV) between Vodafone Hutchinson Australia (VHA) and Optus which enables both carriers to co-locate on one another’s facility. As such, the proposed facility at Lot 397 SP241238: Baratta Street Southport will optimize the use of the site by locating both carrier equipment on the same structure to reducing visual impacts on the neighbouring area uses by not constructing multiple mobile site with the locality.”

Summary of Strategic framework

On balance, the proposal is considered to support and promote the Strategic framework for the following reasons:

- The applicant has demonstrated that the proposed facility’s cumulative impact with other Telecommunication facilities will remain within the ‘Australian Communications and Media
Authority (ACMA) mandated exposure limit, thus the facility will be designed to an accepted standard (being a prescribed measure regulated under separate legislation to the assessment of this proposal by the Local Government); and

- The applicant has demonstrated that co-location is not possible.

### 7.3 Assessment against the codes

The following is an assessment of the application against the applicable codes of the City Plan identified in the table below:

<table>
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<tr>
<th>Zone code</th>
<th>Overlay codes</th>
<th>Development codes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community facilities zone code</td>
<td>Acid sulfate soils overlay code;</td>
<td>Commercial design code;</td>
</tr>
<tr>
<td></td>
<td>Airport environs overlay code;</td>
<td>General development provisions code;</td>
</tr>
<tr>
<td></td>
<td>Bushfire hazard overlay code;</td>
<td>Telecommunications and broadcasting facilities code;</td>
</tr>
<tr>
<td></td>
<td>Coastal erosion hazard overlay code;</td>
<td>and</td>
</tr>
<tr>
<td></td>
<td>Environmental significance overlay code;</td>
<td>Vegetation management code.</td>
</tr>
<tr>
<td></td>
<td>Flood overlay code</td>
<td></td>
</tr>
</tbody>
</table>

**Note:** While the site is included in both the Community facilities zone and Open space zone, the proposed leasehold area is located entirely within the Community facilities zone code. Officers have assessed the application against the Community facilities zone code.

### 7.3.1 Assessment against the zone code

The proposal has been assessed against the Community facilities zone code.

**Community facilities zone code**

The purpose of the Community facilities zone code is to ‘provide for community related activities and facilities whether under public or private ownership’.

**Officer’s comment:**

The proposed use is considered to support the purpose of the zone code as the establishment of this facility will benefit the community through improved mobile phone reception.

Assessment has determined the proposal generally meets the outcomes of the Community facilities zone code with the exception of:

- Setbacks; and
- Height.

These aspects of the proposal are discussed in more detail below.

**Setbacks**

<table>
<thead>
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<th>Performance outcome</th>
<th>Acceptable outcome</th>
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</thead>
<tbody>
<tr>
<td>PO1</td>
<td>AO1</td>
</tr>
<tr>
<td>Setbacks:</td>
<td>Setbacks are as follows:</td>
</tr>
<tr>
<td>(a) assist in the protection of adjacent amenity;</td>
<td>Setback</td>
</tr>
<tr>
<td></td>
<td>Minimum distances measured in</td>
</tr>
</tbody>
</table>
ITEM 1 (continued)
MATERIAL CHANGE OF USE TO ESTABLISH A TELECOMMUNICATIONS FACILITY AT BARATTA STREET, SOUTHPORT – DIVISION 6
PN332305/01/DA1

| (b) allow for access around the building; | metres (m) |
| (c) contribute to the streetscape character; | Front | 6m |
| (d) allow development to align with adjacent buildings; and | Side and rear (where not sharing a boundary with a residential zoned lot) | Building height | Setback |
| (e) allow for on-site car parking. | up to 4.5m | 1.5m |
| | between 4.5m – 7.5m | 2.0m |
| | exceeding 7.5m | an extra 0.5m is added for every 3m in height or part thereof over 7.5m |
| | Side and rear (where sharing a boundary with a residential zoned lot) | Building height | Setback |
| | up to 4.5m | 2m |
| | between 4.5m – 7.5m | 2.5m |
| | exceeding 7.5m | an extra 0.5m is added for every 3m in height or part thereof over 7.5m |

Officer’s comment

The subject site has road frontages to Queen Street, Wardoo Street and Baratta Street, the proposed lease area is significantly setback from each road frontage and therefore maintains compliance with front setback provision within Acceptable outcome AO1.

As the Telecommunications facility proposes a total height of 31.5 metres, Acceptable outcome AO1 requires a side setback (east) of 6 metres, the applicant proposes a zero setback. This side boundary is internal to the Community facility zoned site. This is primarily due to environmental considerations requested by City officers through the information request, where it was sought to setback the proposed facility as far as possible away from the Loders Creek embankment.

Officers note that the neighbouring site to the east remain in the same ownership (being Council owned land), the same zone (being Community facilities zone) and provides for internal access to the subject site, a sewer pump station on the neighbouring site and the cemetery. Furthermore, there is no clear delineation between each property. That is, although there is a property boundary located within the site, it would not be identifiable as a property boundary.

Allowing screening vegetation to be accommodated around the base of the proposed facility is considered important to improve the visual appearance of the proposal by screening the base of the tower and associated cabinets/instruments when viewed at close proximity. From discussion with the applicant, there is an ability to accommodate a 1 metre wide landscaping buffer within the leasehold area. Conditions are recommended for inclusion in the development permit to ensure screening landscaping is a suitable size, type and density to be installed and maintained by the applicant.

Officers are satisfied the development will maintain the reasonable amenity expectations for the neighbouring properties (that are also within the Community facilities zone).
Performance outcome | Acceptable outcome
---|---
PO3 | AO3
Development is of a height that:
(a) promotes the intended character of the zone;
(b) does not impact on the amenity of neighbouring uses; and
(c) accommodates a range of community related uses intended in the zone. | Building height does not exceed 11.5m or that shown on the Building height overlay map. AND Structures do not exceed a height of 11.5m or that shown on the Building height overlay map.

**Officer’s comment**

The site is identified on the Building height overlay map as being afforded with a building height up to 23 metres. It should be noted, however, that the Telecommunications and broadcasting facilities code provides an acceptable outcome which allows freestanding towers up to 30 metres within this zone. The proposal has a total height of 31.5 metres.

The Tables of assessment in this zone do not trigger a higher level of assessment for telecommunication towers that exceeds the mapped building height.

The above Performance outcome (PO3) relates primarily to the impact on the character and amenity of the zone and neighbouring uses. Similarly, Performance outcome PO1 of the Telecommunications and broadcasting facilities code requires an assessment of the developments impact on character and amenity of the area. A full assessment of Performance outcome PO1 of the Telecommunications and broadcasting facilities code is provided within section 6.3.4 of this report.

In response to this alternate outcome sought above, Officers have assessed the proposal against Performance outcome PO3 of the Community facilities zone code as follows:

- The intended character of the zone, as stated in the purpose and overall outcomes for the zone, is to consist of ‘purpose built buildings and structures that vary in scale, access and function based on the nature of the use’. Due to the siting of the proposed facility within the site, the proposal is considered to be in keeping with the described character.

- The proposed Telecommunication facility would be set amongst the landscape and be shielded from existing dense vegetation that is prominent between the proposed tower and Baratta Street and Wardoo Street frontages (see figure 9 and 10 below). The proposed tower is approximately 11.5 metres above the existing tree canopy. The facility will be most visible from within the Community facility zone and from Queen Street from a distance up to approximately 290 metres (see figure 11 and 12 below). Due to the site’s distance from residential properties and the significant setbacks of the facility within the site, the proposed will not result in a visually prominent feature.
ITEM 1 (continued)
MATERIAL CHANGE OF USE TO ESTABLISH A TELECOMMUNICATIONS FACILITY AT BARATTA STREET, SOUTHPORT – DIVISION 6
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Figure 8: Dense vegetation within Subject site and around proposed leasehold area.
The applicant provided photomontages to demonstrate how the proposal will be viewed from surrounding locations to determine if the impacts on the amenity of the neighbouring uses, particularly the Queen Street road frontage, are unreasonably impacted. See figures below:

Figure 9: Vegetation along subject site (Baratta Street).

Figure 10: Vegetation along subject site (Wardoo Street).
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Figure 11: Photomontage of proposal from approximately 200 metres along Queen Street (South east of proposed Telecommunications facility).

Figure 12: Photomontage of proposed Telecommunications facility from within the site.

The tower is consistent with the type of infrastructure common in an urban area of the City. Being situated in an urban area, there are already a number of structures within the immediate surrounding area that encroach above skyline, such as lighting for the cemetery and infrastructure for the light rail network along Queen Street.

The residential areas will not be unreasonably impacted by the proposed development. Officers consider the proposed facility is well screened by existing vegetation on the site while serving the purpose of the zone.

7.3.2 Assessment against design based overlay codes
There are no design based overlay codes relevant to the application.

7.3.3 Assessment against other overlay codes
The proposal has been assessed against the following overlay codes:

- Acid sulfate soils overlay code;
- Airport environs overlay code;
- Bushfire hazard overlay code;
- Coastal erosion hazard overlay code;
- Environmental significance overlay code; and
- Flood overlay code.

Assessment has determined the proposal complies with all the identified overlay codes.

### 7.3.4 Assessment against development codes

Assessment has determined the proposal complies with all the identified development codes.

The proposal has been assessed against the following development codes:

- Commercial design code;
- General development provisions code;
- Telecommunications and broadcasting facilities code; and
- Vegetation management code.

Assessment has determined the proposal complies with all the identified development codes except for the following:

- Siting and visual amenity (Telecommunications and broadcasting facilities code);
- Amenity impacts on sensitive land uses (Telecommunications and broadcasting facilities code);
- Facility setbacks (Telecommunications and broadcasting facilities code);
- Landscape work (Telecommunications and broadcasting facilities code); and
- Landscaping (General development provisions code).

These are discussed in more detail below.

### Telecommunications and broadcasting facilities code

The proposal generally meets the outcomes of the Telecommunications and broadcasting facilities code except as follows:

- Siting and visual amenity;
- Amenity impacts on sensitive land uses;
- Facility setbacks; and
- Landscape work.
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Siting and visual amenity

<table>
<thead>
<tr>
<th>Performance outcome</th>
<th>Acceptable outcome</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>PO1</strong></td>
<td></td>
</tr>
<tr>
<td>Facilities and structures are sited to:</td>
<td>AO1.2</td>
</tr>
<tr>
<td>(a) integrate with the local character of the area, having regard to:</td>
<td>Freestanding tower facilities do not protrude more than 5m above an existing tree line or ridgeline.</td>
</tr>
<tr>
<td>(i) urban heritage and character;</td>
<td>AO1.3</td>
</tr>
<tr>
<td>(ii) natural landscapes and topographical features; and</td>
<td>Freestanding tower facilities do not exceed a height of:</td>
</tr>
<tr>
<td>(iii) significant views and vistas.</td>
<td>(a) 20m in residential zones; or</td>
</tr>
<tr>
<td>(b) reduce protrusion above the city's skyline; and</td>
<td>(b) 30m in all other zones.</td>
</tr>
<tr>
<td>(c) minimise impacts upon neighbouring properties.</td>
<td></td>
</tr>
</tbody>
</table>

Officer's comment

The development proposes an alternative solution to the acceptable outcomes as the proposed height extends approximately 11.5 metres above the existing tree canopy and will be 31.5 metres total in height being 1.5 metres greater than the acceptable outcome height. The performance outcome has been assessed as follows:

PO1(a) – Upon review of the photomontages provided by the applicant (figure 11 and 12), Officers are satisfied the facility integrates with the natural landscape, being located within the existing dense vegetation, and is within character for the typical development expectations that this zone seeks to facilitate.

As mentioned previously, the density of vegetation that lines the sites frontage to both Baratta Street to the north and Wardoo Street to the west is such that the proposed Telecommunications facility will be out of view from these locations. See figures below:

Figure 13: Vegetation along subject site (Baratta Street).

Figure 14: Vegetation along subject site (Wardoo Street).

Similarly the area between the proposed tower and Queen Street includes dense vegetation immediately around the tower and towards the south-west, with more open nature to the south-east, being the cemetery. The structure is setback approximately 110 metres from Queen Street.

Considering the nature of the proposal, the areas where the tower will be visible are quite limited. The
tower would be mainly viewed from the site’s entry point and further east along Queen Street, generally from an approximate distance of between 200 metres and 290 metres. Officers referred the application to the Office of City Architect to determine if this proposal will impact on ‘significant views and vistas’, the following comments were provided:

“\* The proposed telecommunications tower does not adversely impact the view corridors in this area as the structure is well set back (approx. 60m) from Queen Street which is a key scenic east–west view corridor from the Broadwater to the hinterland in Southport.

• The proposed telecommunications tower is appropriately located within a parkland area where there are existing tall trees and landscape buffers which assist to visually screen the structure from both Queen Street and Wardoo Street, and does not diminish the neighbourhood character or amenity.

• The proposed telecommunications tower will be visible from the historic Southport Cemetery (not currently listed in the Gold Coast Local Heritage Register but identified as a place of significance) however it is not located on the cemetery driveway alignment and is well separated by 6m roadway and has a backdrop of landscape and tall trees to mitigate the visual impact.”

PO1(b) – The proposal will have limited impact on the city’s skyline, being only visible above the tree canopy from Queen Street from an approximate distance of between 200 metres and 290 metres. The height does not unreasonably protrude beyond the surveyed tree heights.

PO1(c) – The applicant will be required to implement and maintain a 1 metre landscape strip at the base of the facility so as to buffer the appearance of the base of the facility and related structures when viewed from closer, for example, by visitors to the cometary. Officers are satisfied that the proposed height will not unreasonably impact neighbouring uses.

### Amenity impacts on sensitive land uses

<table>
<thead>
<tr>
<th>Performance outcome</th>
<th>Acceptable outcome</th>
</tr>
</thead>
<tbody>
<tr>
<td>PO4</td>
<td>AO4</td>
</tr>
<tr>
<td>New facilities are sufficiently separated from existing, approved and planned sensitive land uses to maintain a high level of amenity.</td>
<td>New facilities are separated by a minimum distance of 200m from existing, approved and planned sensitive land uses.</td>
</tr>
</tbody>
</table>

### Officer’s comment

The siting of the proposed Telecommunications facility is within 200 metres of existing sensitive land uses being:

- approximately 181 metres from existing residential properties to the north; and
- approximately 130 metres from existing residential properties to the south.

Figure 15 below provides a visual representation of the sensitive land uses within 200 metre from the proposed Telecommunications facility.
Figure 15: 200 metre radius from the siting of the proposed Telecommunications facility.

The Acceptable outcome states that 200 metres is considered a sufficient separation distance from Telecommunications facilities to sensitive land uses. As previously mentioned the existing vegetation will ensure the facility will not be visible from the majority of residential properties within this area.

The common theme throughout Performance outcomes of the City Plan that relate to the proposed height and separation is whether nearby land uses amenity will be impacted. As has already been discussed within this report, Officers are satisfied the proposed Telecommunications facility will not have an unreasonable impact on the amenity of nearby sensitive land uses. This proposal will therefore not compromise the high amenity expectations of the Performance outcome.

**Facility setbacks**

<table>
<thead>
<tr>
<th>Performance outcome</th>
<th>Acceptable outcome</th>
</tr>
</thead>
<tbody>
<tr>
<td>PO6</td>
<td>AO6</td>
</tr>
<tr>
<td>Freestanding facilities are set back from all property boundaries to reduce the dominance of facilities on neighbouring properties and road frontages.</td>
<td>Freestanding tower facilities are set back from all boundaries a minimum of 20m.</td>
</tr>
</tbody>
</table>

**Officer’s comment**

The proposed setbacks from all boundaries are as follows:

- Front (Queen Street): 110 metres;
- Front (Baratta Street): 185 metres;
- Front (Wardoo Street): 164 metres; and
- Side (East): 0m.

Officers have already assessed the proposed setbacks in response to Performance outcome PO1 of the Community facilities zone code provisions. All setbacks comply, with the exception of the setback...
to the eastern internal property boundary. In consideration of this setback:

- the neighbouring site to the east remains in the same ownership (being Council owned land), the same zone (being Community facilities zone), provide for internal access to the subject site, a sewer pump station on the neighbouring site and the cemetery;
- there is no clear delineation between each property;
- conditions recommended to form part of the approval will provide for a 1 metre wide landscape buffer within the leasehold area, with species of a suitable size, type and density to assist with screening the base of the facility when viewed from the ground within immediate area. This will be required to be installed and maintained by the applicant; and
- as noted by the Office of the City Architect, *The proposed telecommunications tower will be visible from the historic Southport Cemetery... however it is not located on the cemetery driveway alignment and is well separated by 6m roadway and has a backdrop of landscape and tall trees to mitigate the visual impact.*

### Landscape work

<table>
<thead>
<tr>
<th>Performance outcome</th>
<th>Acceptable outcome</th>
</tr>
</thead>
<tbody>
<tr>
<td>PO7</td>
<td>AO7</td>
</tr>
<tr>
<td>Tree and shrub planting achieve dense screening to diminish the visual impacts of the facility.</td>
<td>A minimum 1.5m wide landscape buffer strip, with densely planted shrubs and appropriate tree species is maintained or established to provide a visual barrier between facilities, sensitive land uses and/or streets.</td>
</tr>
</tbody>
</table>

### Officer’s comment

The proposal seeks an alternate outcome to Acceptable outcome AO7 of the Telecommunications and broadcasting facilities code as the development is able to provide a 1 metre wide landscape buffer. This has been included in a recommended condition to ensure the installation and maintenance is undertaken by the applicant.

To reduce visual impacts of the facility at ground level, recommended conditions of approval have been included to ensure that the development provides suitable landscaping in relation to size, type and density, within the eastern and southern boundaries of the lease area. Officers are satisfied this will provide sufficient dense planting to achieve screening.

### General development provisions code

The proposal generally meets the outcomes of the General development provisions code except as follows:

- Landscaping

### Landscaping

<table>
<thead>
<tr>
<th>Performance outcome</th>
<th>Acceptable outcome</th>
</tr>
</thead>
<tbody>
<tr>
<td>PO4</td>
<td>AO4.1</td>
</tr>
<tr>
<td>The proposal provides landscape work that protects and enhances the character of the local area.</td>
<td>For all development except dwelling houses, dual occupancies, caretaker’s accommodation and community residences a Statement of Landscape Intent prepared in accordance with SC6.10 City Plan</td>
</tr>
</tbody>
</table>
Officer’s comment

The applicant did not include the submission of a Statement of Landscape Intent as per the requirements of Acceptable outcome AO4.1 to demonstrate that landscaping will provide amenity for site users and will protect and enhance the character of the local area.

Officers recommend conditions requiring a minimum of 1 metre wide landscape buffer to screen the base of the facility. As the neighbouring site provides access to the cemetery and the Pony club, Officers consider a 1 metre landscape screen will ensure the provision of landscaping will maintain the character of the local area when viewed from the ground level.

8 ASSESSMENT AGAINST TEMPORARY LOCAL PLANNING INSTRUMENTS

The proposal does not trigger assessment against any Temporary Local Planning Instruments.

9 ASSESSMENT AGAINST STATE PLANNING POLICY

The City Plan appropriately reflects all aspects of the State Planning Policy apart from aspects relating to natural hazards, risk and resilience (coastal hazards).

The proposal does not trigger assessment against any assessment benchmarks relating to natural hazards, risk and resilience (coastal hazards).

10 ASSESSMENT AGAINST THE STATE PLANNING REGULATORY PROVISIONS

The State Planning Regulatory Provisions – Adopted Charges are applicable to the proposed development. Infrastructure Charges levied for the development are discussed in the Development Infrastructure section below.

The State Planning Regulatory Provisions – South East Queensland Regional Plan are applicable to the proposed development.

The subject site is located within the Urban Footprint of the South East Queensland Regional Plan. The proposal is considered to comply with the objectives of the South East Queensland Regional Plan.

11 DEVELOPMENT INFRASTRUCTURE (TRUNK)

Not applicable.

12 INFRASTRUCTURE CHARGES

Not applicable. Under the current Charging Resolution (No. 1 of 2017) charges are not applicable for the proposed Telecommunications facility at Baratta Street, Southport (Lot 397 SP241238).

13 LOCAL PLANNING INSTRUMENTS THAT MAY BE MATERIALLY AFFECTED BY THE DEVELOPMENT

The proposal does not trigger assessment against any assessment benchmarks for another local
government area materially affected by the development.

### 14 REFERRALS

#### 14.1 Internal referrals

This application has been assessed by internal referral officers who have provided reasonable and relevant conditions. An overview of the recommended conditions is provided in the table below:

<table>
<thead>
<tr>
<th>Internal city expert</th>
<th>Comments and Conditions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Arborist</td>
<td><strong>Comments:</strong>&lt;br&gt;The location of the leasehold area is clear of protected vegetation, however, the proposed works may require the pruning of assessable vegetation. Conditions have been recommended to ensure where pruning is required an operational works application is assessed by Council.&lt;br&gt;&lt;br&gt;<strong>Conditions:</strong>&lt;br&gt;• Vegetation clearing</td>
</tr>
</tbody>
</table>
| Environmental Assessment             | **Comments:**<br>"The application meets the requirement of the environmental significance code as the structure is sited approximately 30 metres form the high bank of the waterway, in addition the applicant is conditioned to pay rehabilitation costs to NAMU to allow for rehabilitation of this area. The waterway is currently degraded with large weed encroachment, the financial contribution to allow weed control and rehabilitation fill provide for a positive ecological outcome."
<br>**Conditions:**<br>• Vegetation clearing<br>• Supervision of works<br>• Certification of works - Environmental and landscaping |
| Office of City Architect             | **Comments:**<br>• The proposed telecommunications tower does not adversely impact the view corridors in this area as the structure is well set back (approx. 60m) from Queen Street which is a key scenic east–west view corridor from the Broadwater to the hinterland in Southport.<br><br>• The proposed telecommunications tower is appropriately located within a parkland area where there are existing tall trees and landscape buffers which assist to visually screen the structure from both Queen Street and Wardoo Street, and does not diminish the neighbourhood character or amenity.<br><br>• The proposed telecommunications tower will be visible from the historic Southport Cemetery (not currently listed in the Gold Coast Local Heritage Register but identified as a place of significance) however it is not located on the cemetery driveway alignment and... |
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<table>
<thead>
<tr>
<th>Category</th>
<th>Details</th>
</tr>
</thead>
</table>
| Water and Waste                 | **Comments:** “The proposal is within close proximity to Council’s 300mm trunk rising main. Conditions can be provided to ensure the facility is a minimum 5m clear of Council’s trunk rising main.”
|                                 | **Conditions:** • Restrictions regarding Council easements and infrastructure |
| Health and Regulatory Services  | **Comments:** “It is considered the proposed development generally complies with associated criteria of the City Plan and will operate with without negative amenity impacts. To reiterate, the submission of a complaint EME report has been accepted in a number of previous applications and is considered the consistent approach currently adopted by Council.”
|                                 | **Conditions:** No conditions provided.                                  |
| Open Space Assessment           | **Conditions:** • Landscaping works within public open spaces; and      |
|                                 | • Ecological restoration works within Council park.                     |

14.2 External referrals
The application was referred to the following external agency(s):

**Concurrence agency(s)**
- Department of State Development, Manufacturing, Infrastructure and Planning - (Formerly Department of Infrastructure, Local Government and Planning).

The development application was referred to the department under the following provisions of the Sustainable Planning Regulation 2009:

- Referral trigger Schedule 7, Table 3, Item 14—Public passenger transport.

The concurrence agency provided conditions of approval to be included in the decision notice. These conditions relate to the limitation of direct access between the public passenger transport corridor (light rail) and the subject site.

15 PUBLIC NOTIFICATION
15.1 Overview
In response to public notification fourteen (14) submissions were received as follows:
Six (6) properly made submissions were received, consisting of (six (6) objections and zero (0) in support; and

Eight (8) submissions were received that were not properly made, consisting of (eight (8) objections and zero (0) in support.

All submissions were considered in the assessment of this application.

15.2 Compliance with public notification requirements

The applicant has submitted a written notice stating that public notification of the application has been completed in accordance with the requirements of the Sustainable Planning Act 2009.

In response to advertising, six (6) properly made and eight (8) not properly made submissions were received. The main points of objection are listed, followed by the officer’s comment.

<table>
<thead>
<tr>
<th>Issue</th>
<th>Officer’s comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Health impacts:</td>
<td>The proposed Telecommunications facility must comply with the Australian Communications and Media Authority mandatory standard for human exposure. This matter is regulated under Federal legislation. The applicant has demonstrated that the proposal is able to meet those requirements.</td>
</tr>
<tr>
<td>Height:</td>
<td>As discussed within the planning assessment section of this report, the proposal achieves compliance against the applicable provisions in relation to built form. Officers are satisfied the proposed Telecommunication facility would be shielded from existing vegetation that is prominent up to the Baratta Street and Wardoo Street frontages, with the facilities impact being most recognisable from the residential properties along Queen Street from a distance of approximately 290 metres from the proposed facility. The residential areas will not be unreasonably impacted by the proposed development.</td>
</tr>
<tr>
<td>Location:</td>
<td>Concerns were raised in relation to the need for this facility within this location. As discussed within the planning assessment of this report, the proposal is consistent with the City Plan, therefore the applicant is not required to identify sufficient grounds for need. City officers did request the applicant co-locate with another facility, if possible. The applicant indicated that co-location was not an option given that the proposal is a joint venture between both Vodafone and Optus, the required infrastructure could not be located on existing facilities to</td>
</tr>
</tbody>
</table>
ITEM 1 (continued)
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<table>
<thead>
<tr>
<th>Environment impact:</th>
<th>achieve the intended coverage for the area.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Submitters opposed the proposal due to the vicinity within close proximity to an area of Environmental sensitivity.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Concerns were raised in relation to the proximity of this facility to environmentally sensitive land.</td>
</tr>
<tr>
<td>Internal correspondence received from environmental assessment confirmed that “The application meets the requirement of the environmental significance code as the structure is sited approximately 30 metres form the high bank of the waterway, in addition the applicant is conditioned to pay rehabilitation costs to NAMU to allow for rehabilitation of this area. The waterway is currently degraded with large weed encroachment, the financial contribution to allow weed control and rehabilitation fill provide for a positive ecological outcome.”</td>
<td></td>
</tr>
</tbody>
</table>

16 CONCLUSION

Council is in receipt of an application for a Development permit for a Material change of use to establish a Telecommunications facility at Baratta Street, Southport.

After a detailed assessment, it has been determined the proposal meets the purpose of the applicable theme’s and element/s of the Strategic framework, the Community facilities zone and applicable overlay and development codes.

It is recommended the application be approved, subject to conditions.

17 NOTIFICATIONS

Not applicable.

18 RECOMMENDATION

It is recommended that Council resolves as follows:

NATURE OF DECISION

Council approves (with conditions) the issue of a Development for a Material change of use for a Telecommunications facility, subject to the following conditions:

General

1 Timing

All conditions of this development approval must be complied with at no cost to Council at all times unless otherwise stated in another condition.

2 Approved drawings

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

<table>
<thead>
<tr>
<th>Plan No.</th>
<th>Rev.</th>
<th>Title</th>
<th>Date</th>
<th>Prepared by</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
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</tbody>
</table>
ITEM 1 (continued)
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<table>
<thead>
<tr>
<th>4934-G1</th>
<th>A</th>
<th>Site and Locality Plans</th>
<th>22.02.1</th>
<th>Service Stream Mobile Communications</th>
</tr>
</thead>
<tbody>
<tr>
<td>4934-G2</td>
<td>A</td>
<td>Site Setout Plan</td>
<td>22.02.1</td>
<td>Service Stream Mobile Communications</td>
</tr>
<tr>
<td>4934-G2A</td>
<td>A</td>
<td>Site Setout Plan</td>
<td>22.02.1</td>
<td>Service Stream Mobile Communications</td>
</tr>
<tr>
<td>4934-G3</td>
<td>A</td>
<td>Site Elevation</td>
<td>22.02.1</td>
<td>Service Stream Mobile Communications</td>
</tr>
<tr>
<td>4934-G6</td>
<td>A</td>
<td>Site Tenure Plan</td>
<td>22.02.1</td>
<td>Service Stream Mobile Communications</td>
</tr>
</tbody>
</table>

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.

Property

3 Restrictions regarding Council easements and infrastructure
   a No building work or deep landscaping is permitted over or within any Council public utility easement.
   b Ensure all proposed building, structures and footings are a minimum distance of 5.0 horizontal metres from the 300 mm rising main.
   c Ensure a minimum 2.4 metres unobstructed vertical clearance from the finished surface level above Council infrastructure.

Amenity

4 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 Service equipment

Environmental and Landscaping

5 Vegetation clearing
   Where pruning works are required for the large eucalypts surrounding the telecommunications facility, the applicant must obtain an operational works approval for vegetation clearing in accordance with the Vegetation management code of the City Plan, prior to commencement of any works at no cost to Council and include in particular:
   a An assessment of works by an AQF level 5 qualified arborist, with details of any safety pruning works if required.

6 No damage to retained vegetation
   Ensure all other existing vegetation is retained and not disturbed or damaged during implementation of the approved works.

7 Landscaping works within public open spaces
   a Obtain an operational works approval to landscape the public open space generally in accordance with the plan titled: Site Set out Plan, drawing no. 4934-G2, Rev. A, dated 22-02-18, prepared by Vodafone prior to commencement of the use and include in particular:
      i Provide a landscape screening bed up to 1m wide to the eastern and southern sides of
the proposed telecommunication facility located within the lease area;

ii Plant density is to be at 1m centres consisting of native plant species;

iii Planting density, species and location are to be detailed on the Public Landscape OPW;

iv Provide annual maintenance costings for all landscape items relevant to the development for the duration of the ‘establishment’ and ‘on maintenance’ periods.

b Construct and maintain the public open space identified above until the asset is accepted “off maintenance” by the City in accordance with the procedures in City Planning Policy SC6.9 – Land development guidelines, section 6.9.6.

8 Ecological restoration works within Council park (specific condition)

a The applicant must undertake ecological restoration works within Ned Twohill Equestrian Park (Lot 397 SP241238) in a location agreed to by Council’s Natural Area Management Unit (NAMU);

i The offset area is to be 800 square metres;

ii 355 native tubestock must be installed in accordance the relevant regional ecosystem at a planting density of 1.5m centres; and

iii Planting detail is to be shown on the Public Landscape OPW application.

b Alternatively, the applicant may provide a monetary contribution in the sum of $2,488 (exclusive of GST) to Council in lieu of undertaking the ecological restoration works within Ned Twohill Equestrian Park.

c The applicant must contact Council’s Open Space Assessment on 5582 8697 to arrange payment prior to the approval of the Public Landscape OPW application.

Engineering

9 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.

Construction Management

10 Supervision of works

During construction of any works the following professionals must be appointed to supervise the below described actions:

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

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## ITEM 1 (continued)

**MATERIAL CHANGE OF USE TO ESTABLISH A TELECOMMUNICATIONS FACILITY AT BARATTA STREET, SOUTHPORT – DIVISION 6**

**PN332305/01/DA1**

### Post construction certification

The certification is to confirm:

Vegetation onsite was not damaged during construction of the telecommunication facility.

### Erosion and sediment control

a. Undertake Erosion and sediment control measures generally in accordance with the Healthy waters code of the City Plan and ensure:
   
i. Sediment control structures e.g.: a sediment fence is placed at the base of all materials imported on site to mitigate sediment run-off.
   
ii. A perimeter bund and/or diversion drain is constructed around the disturbed areas to prevent any outside clean stormwater from mixing with polluted polluted/contaminated stormwater.
   
iii. All polluted/contaminated water from the site, including dewatering discharge, is 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.
   
iv. Inspections for erosion and sediment control measures occurs in accordance with the compliance procedures in City Planning Policy SC6.9 – Land development guidelines, section 6.9.3.6.1.2 – Compliance.

### 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 Overhead cabling works and electrical reticulation generally**

Overhead cabling works and electrical reticulation generally, must be attended to in accordance with the requirements of the authorised electricity supplier (e.g. Energex).

**C 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.


**D 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:

- **Open Space Assessment**
  - Operational works - landscape works

- **Arboriculture**
  - Operational Works Approval for vegetation clearing

A copy of this decision notice and accompanying stamped drawings/plans must be submitted with any subsequent application identified above.
E | 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.

F | Indigenous cultural heritage legislation and duty of care requirement
---|
The *Aboriginal Cultural Heritage Act 2003* (‘ACHA’) is administered by the Department of Aboriginal and Torres Strait Islander and Multicultural Affairs (DATSIMA). 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 DATSIMA’s Cultural Heritage Coordination Unit on (07) 3405 3050 for further information on the responsibilities of developers under the ACHA.

G | 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.

H | 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 *Environment 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 exceed $150,000. 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.
**ITEM 1 (continued)**

**MATERIAL CHANGE OF USE TO ESTABLISH A TELECOMUNICATIONS FACILITY AT BARATTA STREET, SOUTHPORT – DIVISION 6**

PN332305/01/DA1

<table>
<thead>
<tr>
<th>g</th>
<th>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.</th>
</tr>
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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. |
| J | **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. |
| K | **Fire ant control**
Northern suburbs of the Gold Coast are within Fire Ant Biosecurity zone 2 and must remain vigilant for the presence of fire ants. Under the Biosecurity Act 2014 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](http://www.daf.qld.gov.au/plants/weeds-pest-animals-ants/invasive-ants/fire-ants). |
| L | **Notice of works timetable**
| M | **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](http://www.goldcoast.qld.gov.au/environment/recycled-water-for-industry-7900.html) |
| N | **Works/access within public open space**
a. This development approval does not grant the applicant or the land owner of the subject site any rights to conduct the following activities within the adjoining public open space (being Ned Twohill Equestrian Park (Lot 397 SP241238)):
   i. undertake any construction activity;
   ii. gain access for construction purposes; or
   iii. store or place any materials, vehicles, machinery associated with construction activity.
b The applicant/land owner is requested to gain permissions from Gold Coast City Council’s Parks and Recreational Services Branch prior to any incursion into existing public open space.

c The applicant is advised that the application for access or occupations rights will be assessed against the Existing Park Usage Policy – ‘Temporary Park Occupation and Traverse for Construction Purposes’.

Author: Alex Glassington
Authorised by: Alisha Swain
Planner: Director Economy, Planning and Environment
June 2018
ITEM 1 (continued)

MATERIAL CHANGE OF USE TO ESTABLISH A TELECOMMUNICATIONS FACILITY AT BARATTA STREET, SOUTHPORT – DIVISION 6
PN332305/01/DA1

Committee Recommendation Adopted At Council 12 June 2018

COMMITTEE RECOMMENDATION  EPE18.0605.001
moved Cr Owen-Jones  seconded Cr Taylor

NATURE OF DECISION
Council approves (with conditions) the issue of a Development for a Material change of use for a Telecommunications facility, subject to the following conditions:

General

1  Timing
   All conditions of this development approval must be complied with at no cost to Council at all times unless otherwise stated in another condition.

2  Approved drawings
   Undertake and maintain the development generally in accordance with the following drawings:

<table>
<thead>
<tr>
<th>Plan No.</th>
<th>Rev</th>
<th>Title</th>
<th>Date</th>
<th>Prepared by</th>
</tr>
</thead>
<tbody>
<tr>
<td>4934-G1</td>
<td>A</td>
<td>Site and Locality Plans</td>
<td>22.02.18</td>
<td>Service Stream Mobile Communications</td>
</tr>
<tr>
<td>4934-G2</td>
<td>A</td>
<td>Site Setout Plan</td>
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<td>4934-G2A</td>
<td>A</td>
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</tr>
<tr>
<td>4934-G3</td>
<td>A</td>
<td>Site Elevation</td>
<td>22.02.18</td>
<td>Service Stream Mobile Communications</td>
</tr>
<tr>
<td>4934-G6</td>
<td>A</td>
<td>Site Tenure Plan</td>
<td>22.02.18</td>
<td>Service Stream Mobile Communications</td>
</tr>
</tbody>
</table>

   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.

Property

3  Restrictions regarding Council easements and infrastructure
   a  No building work or deep landscaping is permitted over or within any Council public utility easement.
   b  Ensure all proposed building, structures and footings are a minimum distance of 5.0 horizontal metres from the 300 mm rising main.
   c  Ensure a minimum 2.4 metres unobstructed vertical clearance from the finished surface level above Council infrastructure.

Amenity

4  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:
<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
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<td></td>
</tr>
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<td><strong>5 Vegetable clearing</strong></td>
<td>Where pruning works are required for the large eucalypts surrounding the telecommunications facility, the applicant must obtain an operational works approval for vegetation clearing in accordance with the Vegetation management code of the City Plan, prior to commencement of any works at no cost to Council and include in particular:</td>
</tr>
<tr>
<td></td>
<td>a An assessment of works by an AQF level 5 qualified arborist, with details of any safety pruning works if required.</td>
</tr>
<tr>
<td></td>
<td></td>
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<td><strong>6 No damage to retained vegetation</strong></td>
<td>Ensure all other existing vegetation is retained and not disturbed or damaged during implementation of the approved works.</td>
</tr>
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<td></td>
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<td><strong>7 Landscaping works within public open spaces</strong></td>
<td>a Obtain an operational works approval to landscape the public open space generally in accordance with the plan titled: Site Set out Plan, drawing no. 4934-G2, Rev. A, dated 22-02-18, prepared by Vodafone prior to commencement of the use and include in particular:</td>
</tr>
<tr>
<td></td>
<td>i Provide a landscape screening bed up to 1m wide to the eastern and southern sides of the proposed telecommunication facility located within the lease area;</td>
</tr>
<tr>
<td></td>
<td>ii Plant density is to be at 1m centres consisting of native plant species;</td>
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<td>iii Planting density, species and location are to be detailed on the Public Landscape OPW;</td>
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<td>iv Provide annual maintenance costings for all landscape items relevant to the development for the duration of the ‘establishment’ and ‘on maintenance’ periods.</td>
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<td>b Construct and maintain the public open space identified above until the asset is accepted “off maintenance” by the City in accordance with the procedures in City Planning Policy SC6.9 – Land development guidelines, section 6.9.6.</td>
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ITEM 1 (continued)
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PN332305/01/DA1

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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);

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

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J Weeds, pest animals and ants

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The applicant is responsible for providing a Notice of works timetable for Commencement of work/Commencement of use/Retrospective development approval to Council’s Development
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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

N Works/access within public open space
a This development approval does not grant the applicant or the land owner of the subject site any rights to conduct the following activities within the adjoining public open space (being Ned Twohill Equestrian Park (Lot 397 SP241238)):
   i undertake any construction activity;
   ii gain access for construction purposes; or
   iii store or place any materials, vehicles, machinery associated with construction activity.

b The applicant/land owner is requested to gain permissions from Gold Coast City Council’s Parks and Recreational Services Branch prior to any incursion into existing public open space.

c The applicant is advised that the application for access or occupations rights will be assessed against the Existing Park Usage Policy – ‘Temporary Park Occupation and Traverse for Construction Purposes’.

CARRIED

ADOPTED AT COUNCIL 12 JUNE 2018
RESOLUTION G18.0612.017 moved Cr Owen-Jones seconded Cr Caldwell

That Committee Recommendation EPE18.0605.001 be adopted as printed in the Economy Planning and Environment Committee Meeting Report.

CARRIED
31 August 2017

The Chief Executive Officer
Gold Coast City Council
PO Box 5042
GCMC QLD 9729

Sent via email: mail@goldcoast.qld.gov.au

Dear Sir/Madam

**Concurrence agency response—with conditions**
Baratta Street, Southport, QLD 4215 - Lot 397 on SP241238
(Given under section 285 of the *Sustainable Planning Act 2009*)

The referral agency material for the development application described below was received by the Department of Infrastructure, Local Government and Planning (the department) under section 272 of the *Sustainable Planning Act 2009* (the Act) on 3 August 2017.

**Applicant details**

<table>
<thead>
<tr>
<th>Applicant name:</th>
<th>Vodafone Hutchison Australia Pty Ltd c/- Service Stream</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant contact details:</td>
<td><a href="mailto:caitlin.spencer@servicestream.com.au">caitlin.spencer@servicestream.com.au</a></td>
</tr>
<tr>
<td></td>
<td>PO Box 510</td>
</tr>
<tr>
<td></td>
<td>Lutwyche QLD 4030</td>
</tr>
</tbody>
</table>

**Site details**

<table>
<thead>
<tr>
<th>Street address:</th>
<th>Baratta Street, Southport QLD 4215</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot on plan:</td>
<td>Lot 397 on SP241238</td>
</tr>
<tr>
<td>Local government area:</td>
<td>Gold Coast City Council</td>
</tr>
</tbody>
</table>

**Application details**

| Proposed development: | Development Permit for Material Change Use (Impact Assessment) for Telecommunications Facility |
Referral triggers

The development application was referred to the department under the following provisions of the Sustainable Planning Regulation 2009:

Referral trigger Schedule 7, Table 3, Item 14—Public passenger transport

Conditions

Under section 287(1)(a) of the Act, the conditions set out in Attachment 1 must be attached to any development approval.

Reasons for decision to impose conditions

Under section 289(1) of the Act, the department must set out the reasons for the decision to impose conditions. These reasons are set out in Attachment 2.

Further advice

Under section 287(6) of the Act, the department offers advice about the application to the assessment manager—see Attachment 3.

A copy of this response has been sent to the applicant for their information.

For further information, please contact Fraser Gassman, Senior Planning Officer, Planning and Development Services – SEQ South on 5644 3216, or email GCSARA@dilgp.qld.gov.au who will be pleased to assist.

Yours sincerely

Adam Norris
A/Manager – Planning and Development Services – SEQ South

cc: Vodafone Hutchison Australia Pty Ltd c/- Service Stream, caitlin.spencer@servicestream.com.au
enc: Attachment 1—Conditions to be imposed
Attachment 2—Reasons for decision to impose conditions
Attachment 3—Further advice
**Attachment 1—Conditions to be imposed**

<table>
<thead>
<tr>
<th>No.</th>
<th>Conditions</th>
<th>Condition timing</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Material Change Use for Telecommunications Facility</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Schedule 7, Table 3, Item 14 – Public passenger transport—Pursuant to section 255D of the <em>Sustainable Planning Act 2009</em>, the chief executive administering the Act nominates the Director-General of the Department of Transport and Main Roads to be the assessing authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):</td>
<td></td>
</tr>
<tr>
<td>1.</td>
<td>Direct access is not permitted between the public passenger transport corridor (light rail) and the subject site.</td>
<td>At all times.</td>
</tr>
</tbody>
</table>
Our reference: SDA-0817-041223
Your reference: MCU201700984

Attachment 2—Reasons for decision to impose conditions

The reasons for this decision are:
• To ensure access is restricted between the public passenger transport corridor and the subject site.
### Attachment 3—Further advice

#### Public passenger transport

<table>
<thead>
<tr>
<th>Number</th>
<th>Description</th>
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</table>
| 1. | **Works on or near light rail infrastructure**  
In accordance with Section 362 of the *Transport Infrastructure Act 1994*, a person must not interfere with light rail transport infrastructure or operations without the consent of the light rail manager (GoldLinQ).  
Changes proposed to light rail infrastructure must be approved by the light rail manager (GoldLinQ). Please contact GoldLinQ directly on communications@goldlinq.com.au.  
The applicant/contractor/project manager must submit a Work Request Form and obtain authorisation from the light rail manager (GoldLinQ) if any of the following is proposed:  
- Works where any part of the site, tools, material, machinery, suspended load or personnel could come within the light rail ‘hazard zone’;  
- Works which may result in pedestrians or vehicles being diverted into the light rail ‘hazard zone’;  
- Using a crane and/or erecting and dismantling scaffolding or other structures within six metres of the edge of the light rail ‘hazard zone’;  
- Any excavation or piling within the zone of influence of the light rail infrastructure; or  
- Any other works with the potential to impact the integrity of the light rail infrastructure or the safe and efficient operation of the light rail system, including overhead line equipment.  
In the event that the above works unexpectedly arise, KDR Gold Coast’s Operational Control Centre must be immediately contacted on (07) 5588 6800. |
| 2. | **Public utility plant on light rail**  
In accordance with Section 366 of the *Transport Infrastructure Act 1994*, a public utility provider must obtain written approval from the light rail manager (GoldLinQ) and the Department of Transport and Main Roads prior to undertaking any public utility plant works (including building, replacing, removing, altering, repairing or maintaining public utility plant) on light rail land.  
Applications for approval from the light rail manager (GoldLinQ) should be made to communications@goldlinq.com.au and the Department of Transport and Main Roads should be made to SouthCoast@tmr.qld.gov.au. |
ADVERTISED REPORT

NOT TO SCALE

SITE LOCALITY PLAN

RFNSA NUMBER: 4215031

<table>
<thead>
<tr>
<th>CARRIER</th>
<th>SITE NAME</th>
<th>SITE ID</th>
</tr>
</thead>
<tbody>
<tr>
<td>OPTUS VODAFONE</td>
<td>MUSGRAVE HILL WEST-V</td>
<td>JB3152</td>
</tr>
<tr>
<td>VODAFONE</td>
<td>MUSGRAVE HILL WEST</td>
<td>4934</td>
</tr>
</tbody>
</table>

NOTE:
1. CONSTRUCTION CONTRACTOR TO CONFIRM SUITABILITY OF NEW EWP SET-UP / PARKING LOCATION ON SITE PRIOR TO WORK COMMENCING.

SITE AND LOCALITY PLANS

JOINT VENTURE NO: JB3152

VODAFONE SITE 4934 eJV GREENFIELD PROJECT
MUSGRAVE HILL WEST
ELEANOR PARKER PARK
267 QUEEN STREET, SOUTHPORT, QLD 4215

DRAFT
ANTENNA LAYOUT AT EL 30.0m
SCALE 150

NEW VODAFONE HEADFRAME

NEW OPTUS RRU'S (15 OFF)
3 OFF FUTURE), NEW OPTUS
JUNCTION BOXES (4 OFF) AND NEW
OPTUS COMBINERS (9 OFF) TO BE
MOUNTED ON NEW HEADFRAME

NEW VODAFONE RRU'S (18 OFF),
NEW VODAFONE JUNCTION BOXES
(6 OFF) AND NEW VODAFONE
COMBINERS (6 OFF) TO BE MOUNTED
ON NEW HEADFRAME

NEW VODAFONE COMBINERS (2 OFF)
BEHIND ANTENNAS (11-V, 21-V & 31-V)

NEW VODAFONE 30m HIGH MONOPOLE
NEW VODAFONE HEADFRAME
NEW OPTUS COMBINERS (3 OFF) BEHIND
ANTENNAS (12-0, 22-0 & 32-0)

NEW VODAFONE AND OPTUS PANEL ANTENNAS
(6 OFF, CELLS 11-V, 12-0, 21-V, 22-0, 31-V &
32-0) ON MOUNTS ON NEW HEADFRAME

NEW OPTUS GPS ANTENNA
ON HEADFRAME

RRU'S LAYOUT AT EL 30.9m
SCALE 150

LEGEND:
NEW

NOTES:
1. ALL ORIENTATIONS ARE IN DEGREES RELATIVE TO GDA, NORTH.
2. RRU TO BE MOUNTED ON NEW MOUNTS AS PER INGAL DRAWINGS.
3. REFER TO DRG. 4934-G2 FOR ANTENNA AND ANCILLARIES DETAILS.
Mobile Telecommunications Facilities

Version Number
2.0

Implementation Date
9/07/2012

Scope
Department-wide

Purpose
To inform the department’s approach to dealing with requests to install *mobile telecommunication facilities* on state school and TAFE institute sites.

Overview
The department has a risk avoidance position in relation to electromagnetic emissions from mobile telecommunication facilities. This procedure applies to all state schools and TAFE institutes.

This includes mobile phone antennae arrays and other telecommunication ground stations used for the transmission of wireless services. This policy does not address electromagnetic emissions emanating from other sources for example personal mobile phones or school-based wi-fi systems.

The Australian Radiation Protection and Nuclear Safety Agency (ARPANSA), [Radiation Protection Standard](#) specifies restrictions and usage of mobile telecommunication facilities that prevents adverse health effects.

The department requires that a separation buffer be maintained between a mobile telecommunication facility and a school or TAFE campus boundary. New mobile telecommunication facilities are not to be erected or operated on school or TAFE property. This is to ensure that emissions produced by the facility are significantly lower than the ARPANSA Standard.

Required separation distances are:

- a distance of at least 200 metres from a school or TAFE campus boundary
- electromagnetic emissions on school or TAFE’s premises should not be greater than one per cent of the [Australian Radiation and Nuclear Safety Agency’s (ARPANSA) safe public exposure limit](#).

The [Telecommunications Act 1997 (Cwlth)](#), states that in order to comply with the Communications Alliance (ACIF) Industry Code C564:2004 'Deployment of Mobile Phone Network Infrastructure' when establishing mobile telecommunications facilities, the Carrier must identify and consult with ‘community sensitive locations’, such as schools, with regard to the proposed site.

Carriers are required to notify and consult where development applications (DAs) are not
Where carriers are required to submit a DA (for high impact facilities), consultation will happen through the development application process.

Where agreement cannot be reached, or there is a complaint about the Carrier, the matter can be referred to the Australian Communications and Media Authority (ACMA).

**Responsibilities**
Regional Directors, Institute Directors and School Principals are responsible for ensuring a separation buffer between a mobile telecommunication facility and a school or TAFE campus boundary.

**Process**

**Regional and Institute Directors:**
- check with the relevant local government council whether they have been informed of a proposal to establish mobile telecommunication facilities in the proximity of school or TAFE premises
- respond to proposals to establish such mobile telecommunication facilities, and state the department’s separation distances, as part of the consultation process of carriers
- consult with the school community, regarding the proposal.

**School Principals:**
- advise the Regional Director if aware of any proposals to locate telecommunication facilities on or near school grounds

**Online Resources**

**Online materials**
- Radiation Protection Standard
- Australian Radiation and Nuclear Safety Agency’s (ARPANSA) safe public exposure limit

**Review Date**
20/07/2013

**Definitions**

**Carriers**
A carrier is the holder of a carrier licence granted under section 56 of the Telecommunications Act 1997 (Cwlth).

**School community**
School community includes parents of students at the school, teachers and staff, and the Parents and Citizens’ Association (P&C).

**Mobile telecommunication facilities**
Mobile telecommunication facilities include fixed radio communications infrastructure used to provide a public mobile telecommunications service, such as radio communication dishes, mobile phone towers and mobile phone antennas.

**Community Sensitive Locations**
While not specifically defining community sensitive locations, the Communications Alliance
Industry code provides examples of sites that have sometimes been considered sensitive. Examples include child care centres, schools, aged care centres and hospitals.

Authority

- **Telecommunications Act 1997 (Cwlth)**
- **Telecommunications Code of Practice 1997 (Cwlth)**

Related Policy Instruments

- **Telecommunications (Low-impact Facilities) Determination 1997 (Cwlth)**
- **Radiocommunications (Electromagnetic Radiation - Human Exposure) Standard 2003 (Cwlth)**
- **Work Health and Safety Act 2011 (Qld)**
- **Australian Radiation Protection and Nuclear Safety Agency (ARPANSA)**
- **The ARPANSA Radiofrequency Radiation Exposure Standard**

Attachments

Contact

For further information, please contact:

Principal Planning Officer
Infrastructure Services Branch
Phone: (07) 3034 4629

Uncontrolled Copy Disclaimer

*Uncontrolled copy*. Refer to the Department of Education and Training Policy and Procedure Register at [http://ppr.det.qld.gov.au](http://ppr.det.qld.gov.au) to ensure you have the most current version of this document.
Environental EME Report  
267 Queen Street, SOUTHPORT QLD 4215  

This report provides a summary of Calculated RF EME Levels around the wireless base station

Date 23/5/2018 RFNSA Site No. 4215031

Introduction

The purpose of this report is to provide calculations of EME levels from the existing facilities at the site and any proposed additional facilities.

This report provides a summary of levels of radiofrequency (RF) electromagnetic energy (EME) around the wireless base station at 267 Queen Street SOUTHPORT QLD 4215. These levels have been calculated by Radhaz Consulting using methodology developed by the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA).

The maximum EME level calculated for the proposed systems at this site is 0.77% of the public exposure limit.

The ARPANSA Standard

ARPANSA, an Australian Government agency in the Health and Ageing portfolio, has established a Radiation Protection Standard specifying limits for general public exposure to RF transmissions at frequencies used by wireless base stations. The Australian Communications and Media Authority (ACMA) mandates the exposure limits of the ARPANSA Standard.

How the EME is calculated in this report

The procedure used for these calculations is documented in the ARPANSA Technical Report “Radio Frequency EME Exposure Levels - Prediction Methodologies” which is available at http://www.arpansa.gov.au.

RF EME values are calculated at 1.5m above ground at various distances from the base station, assuming level ground.

The estimate is based on worst-case scenario, including:

- wireless base station transmitters for mobile and broadband data operating at maximum power
- simultaneous telephone calls and data transmission
- an unobstructed line of sight view to the antennas.

In practice, exposures are usually lower because:

- the presence of buildings, trees and other features of the environment reduces signal strength
- the base station automatically adjusts transmit power to the minimum required.

Maximum EME levels are estimated in 360° circular bands out to 500m from the base station.

These levels are cumulative and take into account emissions from all wireless base station antennas at this site. The EME levels are presented in three different units:

- volts per metre (V/m) – the electric field component of the RF wave
- milliwatts per square metre (mW/m²) – the power density (or rate of flow of RF energy per unit area)
- percentage (%) of the ARPANSA Standard public exposure limit (the public exposure limit = 100%).

Results

The maximum EME level calculated for the proposed systems at this site is 4.21 V/m; equivalent to 47.046 mW/m² or 0.77% of the public exposure limit.
Radio Systems at the Site

There are currently no existing radio systems for this site.

It is proposed that this base station will have equipment for transmitting the following services:

<table>
<thead>
<tr>
<th>Carrier</th>
<th>Radio Systems</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vodafone</td>
<td>WCDMA900 (proposed), LTE850 (proposed), LTE1800 (proposed), WCDMA2100 (proposed), LTE2100 (proposed)</td>
</tr>
<tr>
<td>Optus</td>
<td>LTE700 (proposed), WCDMA900 (proposed), LTE1800 (proposed), WCDMA2100 (proposed), LTE2300 (proposed), LTE2600 (proposed)</td>
</tr>
</tbody>
</table>

Calculated EME Levels

This table provides calculations of RF EME at different distances from the base station for emissions from existing equipment alone and for emissions from existing equipment and proposed equipment combined.

### Distance from the antennas at 267 Queen Street in 360° circular bands

<table>
<thead>
<tr>
<th>Distance from the antennas at 267 Queen Street in 360° circular bands</th>
<th>Maximum Cumulative EME Level at 1.5m above ground – all carriers at this site</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Existing Equipment</td>
</tr>
<tr>
<td></td>
<td>Electric Field V/m</td>
</tr>
<tr>
<td>0m to 50m</td>
<td>3.96</td>
</tr>
<tr>
<td>50m to 100m</td>
<td>3.21</td>
</tr>
<tr>
<td>100m to 200m</td>
<td>3.75</td>
</tr>
<tr>
<td>200m to 300m</td>
<td>3.77</td>
</tr>
<tr>
<td>300m to 400m</td>
<td>2.89</td>
</tr>
<tr>
<td>400m to 500m</td>
<td>4.21</td>
</tr>
<tr>
<td>Maximum EME level</td>
<td>238.28 m from the antennas at 267 Queen Street</td>
</tr>
</tbody>
</table>

Calculated EME levels at other areas of interest

This table contains calculations of the maximum EME levels at selected areas of interest that have been identified through the consultation requirements of the Communications Alliance Ltd Deployment Code C564:2011 or via any other means. The calculations are performed over the indicated height range and include all existing and any proposed radio systems for this site.

<table>
<thead>
<tr>
<th>Additional Locations</th>
<th>Height / Scan relative to location ground level</th>
<th>Maximum Cumulative EME Level All Carriers at this site Existing and Proposed Equipment</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Southport State School</td>
<td>0m to 4m</td>
<td>2.76</td>
</tr>
</tbody>
</table>
RF EME Exposure Standard

The calculated EME levels in this report have been expressed as percentages of the ARPANSA RF Standard and this table shows the actual RF EME limits used for the frequency bands available. At frequencies below 2000 MHz the limits vary across the band and the limit has been determined at the Assessment Frequency indicated. The four exposure limit figures quoted are equivalent values expressed in different units – volts per metre (V/m), watts per square metre (W/m²), microwatts per square centimetre (µW/cm²) and milliwatts per square metre (mW/m²). Note: 1 W/m² = 100 µW/cm² = 1000 mW/m².

<table>
<thead>
<tr>
<th>Radio Systems</th>
<th>Frequency Band</th>
<th>Assessment Frequency</th>
<th>ARPANSA Exposure Limit (100% of Standard)</th>
</tr>
</thead>
<tbody>
<tr>
<td>LTE 700</td>
<td>758 – 803 MHz</td>
<td>750 MHz</td>
<td>37.6 V/m = 3.75 W/m² = 375 µW/cm² = 3750 mW/m²</td>
</tr>
<tr>
<td>WCDMA850</td>
<td>870 – 890 MHz</td>
<td>900 MHz</td>
<td>41.1 V/m = 4.50 W/m² = 450 µW/cm² = 4500 mW/m²</td>
</tr>
<tr>
<td>GSM900, LTE900, WCDMA900</td>
<td>935 – 960 MHz</td>
<td>900 MHz</td>
<td>41.1 V/m = 4.50 W/m² = 450 µW/cm² = 4500 mW/m²</td>
</tr>
<tr>
<td>GSM1800, LTE1800</td>
<td>1805 – 1880 MHz</td>
<td>1800 MHz</td>
<td>58.1 V/m = 9.00 W/m² = 900 µW/cm² = 9000 mW/m²</td>
</tr>
<tr>
<td>LTE2100, WCDMA2100</td>
<td>2110 – 2170 MHz</td>
<td>2100 MHz</td>
<td>61.4 V/m = 10.00 W/m² = 1000 µW/cm² = 10000 mW/m²</td>
</tr>
<tr>
<td>LTE2300</td>
<td>2302 – 2400 MHz</td>
<td>2300 MHz</td>
<td>61.4 V/m = 10.00 W/m² = 1000 µW/cm² = 10000 mW/m²</td>
</tr>
<tr>
<td>LTE2600</td>
<td>2620 – 2690 MHz</td>
<td>2600 MHz</td>
<td>61.4 V/m = 10.00 W/m² = 1000 µW/cm² = 10000 mW/m²</td>
</tr>
<tr>
<td>LTE3500</td>
<td>3425 – 3575 MHz</td>
<td>3500 MHz</td>
<td>61.4 V/m = 10.00 W/m² = 1000 µW/cm² = 10000 mW/m²</td>
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</table>

Further Information

The Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) is a Federal Government agency incorporated under the Health and Ageing portfolio. ARPANSA is charged with responsibility for protecting the health and safety of people, and the environment, from the harmful effects of radiation (ionising and non-ionising).

Information about RF EME can be accessed at the ARPANSA website, [http://www.arpansa.gov.au](http://www.arpansa.gov.au), including:

- Further explanation of this report in the document “Understanding the ARPANSA Environmental EME Report”
- The procedure used for the calculations in this report is documented in the ARPANSA Technical Report; “Radio Frequency EME Exposure Levels - Prediction Methodologies”
- the current RF EME exposure standard

The Australian Communications and Media Authority (ACMA) is responsible for the regulation of broadcasting, radiocommunications, telecommunications and online content. Information on EME is available at [http://emr.acma.gov.au](http://emr.acma.gov.au)


Contact details for the Carriers (mobile phone companies) present at this site and the most recent version of this document are available online at the Radio Frequency National Site Archive, [http://www.rfnsa.com.au](http://www.rfnsa.com.au).
## APPLICATION SUMMARY

<table>
<thead>
<tr>
<th>Application information</th>
</tr>
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<tbody>
<tr>
<td><strong>Address</strong></td>
</tr>
<tr>
<td><strong>Lot and plan</strong></td>
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<td></td>
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<tr>
<td><strong>Site area</strong></td>
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<tr>
<td><strong>Zone / Precinct</strong></td>
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<td><strong>Overlays</strong></td>
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<tr>
<td><strong>Proposed use</strong></td>
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<tr>
<td><strong>Level of assessment</strong></td>
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<tr>
<td><strong>Applicant and Applicant's consultancy team</strong></td>
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</table>
# 2 PROPOSAL

The subject site has historically been used for extractive resource activities and currently has a large quarry pit at the centre. The existing quarry pit presents an opportunity to utilise the site as a landfill operation, with associated industrial activities to operate an integrated resource recovery facility. See figure 1 below for existing site condition plan.
The applicant intends to continue the quarrying of the site in accordance with existing use rights in conjunction with the proposed landfill activities. The quarrying activities will expand the width and depth of the quarry in line with their existing approvals which in turn will maximise the capacity of the landfill.

The landfill will be lined and progressively filled on a staged basis, through the creation of landfill cells. As stages are complete, the ultimate landform of the site will be created and progressively rehabilitated. The long-term rehabilitation of the site is intended to be generally reflective of the site’s historic landforms. Relevantly, the long term restoration and stabilisation of the site is a requirement the environmental authority which governs the existing quarry operations.

Environmentally Relevant Activities
The development involves the following Environmentally Relevant Activities:

- ERA60(2)(h) – Waste disposal where operating a facility for disposing of general waste and a quantity of limited regulated waste (that is no more than 10% of the total amount of waste received at the facility in a year) where the quantity of waste is more than 200,000 tonnes per year.
- ERA55(2) – Regulated waste recycling or reproducing consisting of operating a facility for receiving and recycling or reproducing regulated waste to produce saleable products.

The development will also involve activities on the site that will be undertaken in accordance with the following existing approved Environmentally Relevant Activities:
- ERA16(2)(c) and ERA16(3)(c) - Extractive and screening activities – Extracting, other than by dredging, a total of 5000t or more of material in a year from an area.
ITEM 2 (Continued)
MCU FOR HIGH IMPACT INDUSTRY, BULK LANDSCAPE SUPPLIES, TRANSPORT DEPOT, CARETAKER’S ACCOMMODATION AND ASSOCIATED ENVIRONMENTALLY RELEVANT ACTIVITIES (ERAs) AT ROSSMANNS ROAD, STAPYLTON - DIVISION 1
PN344518/01/DA2

- ERA33 – Crushing, milling, grinding or screening.
- ERA62 – Waste transfer station operation.

<table>
<thead>
<tr>
<th>Overview of proposed land uses</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>High impact industry</strong></td>
</tr>
<tr>
<td><strong>Landfill operations</strong></td>
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<tr>
<td><strong>Recycling or reprocessing of regulated waste</strong></td>
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</tbody>
</table>
Overview of proposed land uses

**Waste transfer station**

The site has the benefit of an existing development permit for material change of use to allow for the establishment of a waste transfer station on Lot 2 (Council Reference: MCU201600947). Notwithstanding the existing approval, a waste transfer station involving crushing, grinding, milling or screening aspect is included as part of the high impact industry activity sought for approval, given it is intended to function as an integrated business operation on the site.

Furthermore, the inclusion of the waste transfer station within this application will ensure conditions and other operational matters, such as hours of operations, are aligned to support the integrated and efficient operation of site activities. In this manner, the inclusion of the waste transfer station and associated waste processing will ensure the integrated operation is well placed to respond to greater demands for the recycling of waste driven either from legislation change or industry demand.

**Soil conditioner manufacturing**

An aspect of the high impact industry activity will be the composting and soil conditioner manufacturing from organic material or organic waste. This aspect will support the development of an integrated resource recovery facility, which seeks to provide sustainable practices to support the re-use of waste products, where possible, to avoid unnecessary landflling.

**Resource recovery**

The Applicant is a market leader in the operation and management of waste facilities which adopts sustainable practices, revolutionary solutions and consistent improvement in recycling, resource re-use and resource recovery.

It is noted that resource recovery practices, particularly for non-putrescible wastes, would occur proactively as part of the sites integrated operation.

The inclusion of resource recovery as a specific aspect of the proposed high impact industry activity seeks to ensure the integrated operation is well placed to respond to greater demands for the recycling of waste driven either from legislation change or industry demand, in the future.

**Ancillary activities**

To support the efficient operation of the proposed integrated resource recovery facility, we note that as part of the proposed high impact industry land use, the following ancillary activities will be undertaken on the site:

- Office for site operations and administrative support;
- Storage and stockpiling of materials and articles;
- Repairs and maintenance to vehicles and equipment; and
- Storage of skip bins.
Overview of proposed land uses

Bulk landscape supplies
The proposed development will offer a range of recycled materials for sale, both commercially and in limited quantities to the public. Accordingly, approval is sought for Bulk Landscape Supplies, to appropriately capture the range of activities that will operate on the site as part of the integrated resource recovery facility.

The facility will provide a broad range of recycled concrete products for use in building, landscaping and civil construction industries, which will be available on site for inspection and pick up by the public. The product range will include, but not be limited to, recycled concrete aggregates, road base and natural aggregates.

It is anticipated that commercial quantities and orders will be the primary customer base for the facility, with only a small number of sales expected to actual onsite customers or the general public.

Caretaker's accommodation
A Caretaker’s Accommodation is sought for approval and is to be located adjacent to the staff car parking area, as shown on the submitted site plans. The Caretaker’s Accommodation will be used to provide accommodation for a caretaker of the site, on an as needs basis.

The Caretaker’s accommodation will comprise 3 bedrooms and a total GFA of 92m².

Transport depot
The development application also seeks approval for a transport depot intended to operate on the site as part of the integrated resource recovery facility.

The integrated resource recovery facility will be accessed by a range of localised waste and skip bin collection operators. Some of these local businesses are small owner operators, with one or two trucks, who often park their vehicles on their residential property.

Based on the operation of the Applicant’s similar facilities in South East Queensland, it has been identified that there is a need to provide overnight parking facilities for these vehicles, with significant operational efficiencies gained for the local operators by being able to locate and store their vehicles in proximity to the end facility as well as reducing amenity impacts within residential areas in the Gold Coast.

The transport depot is expected to accommodate a small number of vehicles. The Applicant estimates the maximum number of vehicles likely to be parked on the site overnight would be approximately eight.

Site operations
Through the continued quarry operations, the quarry void will ultimately comprise a landfill air-space area of approximately 10 million cubic metres or the equivalent of approximately 15 million tonnes. Given the available landfill air-space, the facility is estimated to have an operational life in the vicinity of 21 years, with operating hours of between 6am and 6pm, 7 days per week.

The development is a facility that both receives and disposes of various forms of waste. To assist in the assessment of the proposed development, the Applicant has estimated waste volumes for disposal at the site to be:
• Construction and demolition waste in the order of 185,000 tonnes per year, increasing to 368,000 tonnes per year over the life of the facility. This waste will be processed to remove recyclables, with recyclables sent off site or further processed into a saleable product.

• Loads are likely to arrive to the site in a variety of vehicles ranging from bulk bins to skip trucks and tandem tippers.

• Commercial & industrial waste in the order of 60,000 tonnes per year, increasing to 120,000 tonnes per year over the life of the facility. Most of this waste is transported in vehicles with an eight-wheeler configuration typical of a bulk bin front-lift vehicle. Little recovery is expected from this waste stream.

• Municipal solid waste in the order of 200,000 tonnes per year, increasing to 400,000 tonnes per year over the life of the facility. Trucks transporting this waste are generally semi-trailers and b-doubles as well as heavy rigid and eight-wheeler configuration.

• Contaminated soil which will be received at the facility is project dependent and are often received in campaign lots of more than 1,000 tonnes. Estimated tonnages are in the order of 40,000 tonnes per year, increasing to 80,000 tonnes per year over the life of the facility. This material is transported in the largest configuration possible which in most cases is truck and quad trucks.

• Site operations process

The proposed site operations are to occur within four distinct processes as follows:

1) Materials extraction and processing involving excavators, hard rock crushers and screens for quarried material. As well as screens, magnets, picking stations, crushers and grinders to initially separate and then further process recovered materials at the waste transfer station into a saleable product.

2) Site development of the current landform will be shaped to accommodate the landfill footprint. Material will be pushed into place and then compacted when the final contours are reached.

3) Landfilling development will occur progressively to rehabilitate the quarry void, comprising the following key development features:
   o Excavation from internal void batters to generate fill material for pit backfilling to raise the floor level. This excavation also contributes to maximising potential air-space because of pit widening.
   o Engineered lining of the floor and batters using a combination of low permeability soil materials and geosynthetics, providing a barrier to minimise the outward migration of contaminants in solution and in landfill gas (LFG).
   o Staged landfill development extending from east to west across the void in advance of landfill airspace needs.
   o Landfilling of a range of solid waste materials including putrescible waste (sourced from kerbside collections), putrescible and non-putrescible commercial and industrial (C&I) waste, non-putrescible construction and demolition (C&D) waste and limited regulated waste. Resource recovery practices, particularly for non-putrescible wastes, will occur proactively as part of the operations, thereby anticipating landfilling of residual waste materials.
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- Landform development through landfilling that would extend above the pit rim, with a view to maximising landfill volume. This landform comprises nominal batter slopes of 4(H) to 1(V), and rises to a final level of RL55m.

4) Landfill infrastructure including gas management, leachate management and stormwater management.

The following drawings show what the proposed development will look like:

Figure 2: Proposed layout (final landform over existing quarry void)
ITEM 2 (Continued)
MCU FOR HIGH IMPACT INDUSTRY, BULK LANDSCAPE SUPPLIES, TRANSPORT DEPOT, CARETAKER'S ACCOMMODATION AND ASSOCIATED ENVIRONMENTALLY RELEVANT ACTIVITIES (ERAs) AT ROSSMANNS ROAD, STAPYLTON - DIVISION 1
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Figure 3: Cross sections (north-south) of proposed interface with Rossmanns Road

Figure 4: Site infrastructure areas (location of caretaker’s accommodation, maintenance workshop and fuel storage)
The following table provides a summary of the applicant’s submitted specialist information to assist in the assessment of the proposal.

<table>
<thead>
<tr>
<th>Specialist information provided by the Applicant</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Key findings/information</strong></td>
</tr>
<tr>
<td><strong>Traffic Impact Assessment</strong></td>
</tr>
<tr>
<td>• The proposed development will generate between 104 and 188 trips per day to and from the external road network from now and 2026 respectively.</td>
</tr>
<tr>
<td>• The traffic analysis has determined that the proposed development will result in an increase of traffic on the Quarry Road approach to the Quarry Road and Stapylton-Jacobs Well Road intersection by a maximum of 4.8% in 2026. This increase is under the 5% threshold stipulated by the Department Transport and Main Roads’ Guidelines for Assessment of Road Impacts of Development GARID.</td>
</tr>
<tr>
<td>• The increase in traffic at the Quarry Road and Stapylton-Jacobs Well Road intersection equates to seven (7) vehicles in the PM peak hour. This is considered to be insignificant and is not expected to result in any adverse impacts to the intersection operation.</td>
</tr>
<tr>
<td>• The development will provide sufficient car parking spaces for staff and customers. The design of parking spaces will comply with relevant Australian Standards.</td>
</tr>
<tr>
<td>• The queuing potential onto Rossmanns Road due to the proposed development is considered unlikely based on expected hourly site vehicle activity.</td>
</tr>
<tr>
<td><strong>Pavement Impact Assessment</strong></td>
</tr>
<tr>
<td>• The pavement impact assessment has been prepared following a request from the Department of Transport and Main Roads to consider the potential pavement impacts of the development on Stapylton Jacobs Well Road and Exit 38 and 41 of the Pacific Motorway.</td>
</tr>
<tr>
<td><strong>Air Quality Assessment</strong></td>
</tr>
<tr>
<td>The air quality assessment considers the potential impact of odour, dust, oxides of nitrogen, carbon monoxide and volatile organic compounds emitted from the proposed facility. The key findings of the air quality assessment are:</td>
</tr>
<tr>
<td><strong>Odour</strong></td>
</tr>
<tr>
<td>• Predicted ground level concentrations of odour associated with the landfill comply with the Department of Environment and Heritage Protection (DEHP) odour guideline of 2.5 ou at all residential and industrial receptors in isolation and including the existing City of Gold Coast Stapylton Landfill.</td>
</tr>
<tr>
<td>• Predicted ground level concentrations of odour associated with the composting activity comply with the DEHP guideline of 2.5 ou at all residential and industrial receptors in isolation.</td>
</tr>
<tr>
<td><strong>Dust - Stage 2 and 3</strong></td>
</tr>
<tr>
<td>• Predicted ground level concentrations of TSP, PM10 and PM2.5 comply with the Environmental Protection (Air) Policy objectives at all</td>
</tr>
</tbody>
</table>
ITEM 2 (Continued)

MCU FOR HIGH IMPACT INDUSTRY, BULK LANDSCAPE SUPPLIES, TRANSPORT DEPOT, CARETAKER’S ACCOMMODATION AND ASSOCIATED ENVIRONMENTALLY RELEVANT ACTIVITIES (ERAs) AT ROSSMANNS ROAD, STAPYLTON - DIVISION 1
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**Specialist information provided by the Applicant**

- Predicted maximum monthly dust deposition rates complies with the recommended guideline of 120mg/m2/day at all sensitive receptors.

**Nitrogen and carbon monoxide – Stage 2 & 3**
- Predicted maximum 1-hour average and annual average ground level concentrations of nitrogen dioxide are significantly less than the Environmental Protection (Air) Policy objectives, due to flare and gas engine operating at a maximum load and including an ambient background.
- Predicted maximum 8 hour average ground level concentration of carbon monoxide are less than 1% of the Environmental Protection (Air) Policy objectives due to flare and gas engine operating at a maximum load in isolation.

**Volatile organic compounds – Stages 2 and 3**
- Predicted ground level concentrations of volatile organic compounds and H2S and comply with the relevant air quality objectives relating to human health.
- No further health risk assessment is required.

**Noise Impact Assessment**

The assessment concluded that noise levels from the bulk of the proposed activities are predicted to comply with the applicable criteria. To reduce the noise impacts, the following is a range of acoustic treatments and management controls are recommended, including:

**Landfill Operations**
- The hours of operation should be restricted to between 6am and 6pm, 7 days.
- Mobile plant and equipment should be fitted with broadband reverse alarms.
- Plant and equipment should not exceed the Sound Power Levels nominated within the Acoustic Report.
- A 2 metre high earth mound should be constructed at the perimeter of the northern hardstand area.
- Once landfill mounding at the eastern extent of the pit exceeds the RL of northern pit perimeter, the mounding should be conducted in manner conducive to using a landfill mound as a barrier. By commencing the mound at the northern perimeter of the landfill and mounding in a southerly direction, a barrier will be created for residents on Rossmanns Road.

**Concrete Crushing**
- Concrete crushing activity should be restricted to between 6am and 6pm, 7 days.
- Concrete crushing plant and equipment should be located within the landfill pit from Stage 1 through to Stage 2.
### Specialist information provided by the Applicant

- Plant and equipment should not exceed the Sound Power Levels nominated within the Acoustic Report.
- If the concrete crushing plant is located approximately 190 metres to the south of the main entry as per the assessment for Stage 3, a minimum 7 metre high earth mound should be constructed to the extent shown within the Acoustic Report.
- Should alternative locations for the concrete crushing plant be sought, a further noise assessment should be conducted.

### Maintenance Workshop

- Orientate workshop roller doors and openings in the general direction of south-southwest and minimise openings on the northern façade.
- The hours of operation should be restricted to between 6am and 6pm, 7 days per week.
- Where possible, works should be conducted within the workshop structure.
- Air compressors should be fitted with mufflers.

### Ecological Assessment

The Ecological Site Assessment identifies the ecological features and functions of the site and assesses the impacts of the proposed development. The key findings of the Ecological Site Assessment are:

- The property has been substantially and historically cleared of vegetation. Remaining vegetation includes a distinctive buffer to historical quarrying activities consisting largely of exotic species with some native regrowth, and retained vegetation on hillsides.

- A tributary of Sandy Creek flows along the southern boundary of Lot 2 and is largely unmodified and contains relatively good vegetation structure but with some impacts from historical activities e.g. clearing, occasional weed dominance, patches of dead trees etc.

- The subject site was found to have reasonably high habitat values for Koala species including a range of preferred species for shelter and fodder activities i.e. E. microcorys, E. tereticornis, E. propinqua and E. siderophloia and C. intermedia. However following extensive surveys including day-light searches, nocturnal call playback and spotlighting, general faecal pellet searches and SAT searches that there is no evidence of koalas recorded during the current survey.

- The proposed development requires the clearing of 4.6 hectares general priority vegetation and 1.21 hectares mapped as medium priority vegetation.

- The proposed development site contains Category B areas of Remnant Vegetation. As the site is within the extractive industry zone of the City Plan, in accordance with Schedule 24 Part 2 (e) of the Sustainable Planning Regulation 2009, the clearing of native vegetation for urban purposes in an urban area is not assessable.
### Economic Needs Assessment

- The proposed landfill is an economically efficient method of rehabilitating the former quarry.
- The proposed landfill has the potential to provide a significant transport cost saving to Gold Coast businesses, in the order of $3m per annum.
- The proposed landfill has the potential to extend the life of Council’s Stapylton Landfill.
- There are no economically feasible alternatives to landfills in Queensland at the present time.
- The proposed landfill would add choice in landfill in a market with very limited competition.
- The Gold Coast is experiencing high levels of population growth, which will increase waste generation and the volumes required to be landfilled.
- Transport cost savings will also result in improved safety on the roads due to an estimated 800,000km less travel by trucks per annum.
- Transport cost savings will also result in lower greenhouse gas emissions, estimated at 800tCO₂eq per annum.
- The development Improves the sustainability of the Gold Coast by improving the ability of Australia’s second most populous local authority to be responsible for its own waste generated.

Overall, the Economic Needs Assessment suggests that there is an increasing demand for landfill facilities on the Gold Coast. The proposed development represents a strategic and logical development of the site, upon which there is a strong economic and planning need.

### Engineering Assessment Report

The Engineering Assessment Report addresses the following technical matters in relation to the design, operation and rehabilitation of the landfill:

- Overall landfill development framework, including:
  - Quarry development profile, indicating backfilling extent to facilitate landfill development;
  - Final landform configuration, providing capacity for landfilling over the life of the development; and
  - Concept for effective development staging within the limits of the landform.
- Preliminary engineering in relation to the following:
  - Landfill containment (liner and surface capping) systems;
  - Landfill Gas (LFG) management system (to the point of delivery to a LFG destruction facility or engine(s) for electricity generation);
Specialist information provided by the Applicant

- Leachate management system, including an appropriate concept for leachate treatment and handling/disposal.
- Stormwater management systems, making provision for recovery, treatment and off-site release subject to acceptable discharge conditions.
- Preliminary layouts for site infrastructure, including access roads, working hardstand areas and the resource recovery facility.
- Concepts for completion of the final landform achieved by landfilling within the quarry void footprint area as part of site rehabilitation.

A concept for landfill development has been prepared to facilitate compliance with constraints and related engineering design criteria. In broad terms, the landfill will be developed in stages progressing generally from east to west within the quarry pit.

With the base of the quarry void being as low as RL-40m and to achieve the adopted minimum landfill base level of approximately RL0m, substantial backfilling will be undertaken. The optimum approach for backfilling is to source fill materials from batter excavation, thereby enhancing geotechnical stability of these batters.

Furthermore, batter excavation will widen the footprint of the void itself, which will maximise air-space capacity by virtue of the landform elevation that can be achieved above the surrounding natural ground level.

Staging of the development across the footprint of the void enables focused development effort in discrete areas, allowing substantial completion of landform sections prior to advancing into subsequent stages. This approach provides advantages from the perspective of capital resources as well as pit water and stormwater management and progressive landform rehabilitation.

### Hydrological Assessment
The Hydrological Assessment Report addresses the following matters:

- To describe the geological setting of the site and characterise principle geological units that are exposed within the void and in which the void is hosted.
- To identify groundwater occurrence within the vicinity of the void as a means of characterising current hydrogeological conditions, including groundwater flow direction.
- To characterise likely groundwater recovery conditions subject to void backfilling (as part of landfill development).
- To assess the potential development constraints as related to groundwater recovery conditions, as well as an appropriate management approach to address these constraints.
- To outline a permanent groundwater monitoring program relevant to the operational phase of the development.

### Site Based Management
The management plan provides a conceptual operational and management framework for the development, to maintain necessary...
Specialist information provided by the Applicant

| Plan | environmental performance targets and monitoring requirements. This report also supports the ERA application requirements under Schedule 5, table 2 of the Sustainable Planning Regulation 2009. |

3 SITE DESCRIPTION AND SURROUNDING AREA

3.1 Characteristics of site

The site is bound by Rossmanns Road and Burnside Road, with a portion of the site at the southern extremity adjoining Sandy Creek.

The majority of the subject sites are located within the Extractive Industry Zone, with a small portion of Lot 2 being included within the Open Space Zone, along Sandy Creek (southern property boundary).

The site is disturbed by historic and ongoing quarry activities. The footprint of the void/pit at the centre of the site is approximately 23 hectares, with infrastructure hardstand bordering the northern edge of the quarry pit and material stockpiles in the north eastern corner of the site. Disturbed areas also include stormwater pond areas and overburdened stockpiles where vegetation has re-established over time.

Figure 5: City Plan zoning
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MCU FOR HIGH IMPACT INDUSTRY, BULK LANDSCAPE SUPPLIES, TRANSPORT DEPOT, CARETAKER’S ACCOMMODATION AND ASSOCIATED ENVIRONMENTALLY RELEVANT ACTIVITIES (ERAs) AT ROSSMANN’S ROAD, STAPYLTON - DIVISION 1
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Figure 6: Aerial image of subject site (Source: Nearmap, 2016)

Figure 7: View of existing onsite quarry void (Source: ATC Williams, 2016)
Encumbrances
Lot 2 is burdened by Easement A on SP279441, for the purposes of providing access to Lot 3 on SP279441 as established by previous Reconfiguring of a Lot application (ROL201600064). The proposed development does not impact on the provision of access to Lot 3 as per the established easement (see Section 5 of this report for further information).
- At the time of lodgement Lot 2 had a floating reservation of 0.8094ha, under section 23A of the Land Act 1994, for the purpose of road.
  - During the course of the assessment process, on 12 May 2017, the Intra-Regional Transport Corridor (IRTC) (Nerang – Stapylton) was gazetted. The IRTC now traverses through the subject site. This matter is discussed in more detail in Section 17 of this report.
Figure 9: Extract of Gazettal notice from Department of Transport and Main Roads dated 12th May 2017.

**Topography**

The topography of the site has been heavily altered based on ongoing extractive industries which have occurred. A large quarry void dominates the site. The upper perimeter of the quarry void varies between RL25m and RL28m. The highest part of the site (Lot 3) reaches an elevation of RL42m, whilst the site entry and processing area varies between RL10m and RL16m. The water level within the quarry void is approximately RL-6.74m, with the base of the void formed by a series of deep cuts ranging from RL-30m to RL-40m. See figures below for historic aerial image of the site.
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Figure 10: 1955 aerial image of the site (Source: State of Queensland, 2017)

Figure 11: 1965 aerial image of the site (Source: State of Queensland, 2017)
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Figure 12: 1978 aerial image of the site (Source: State of Queensland, 2017)

Figure 13: 1993 aerial image of the site (Source: State of Queensland, 2017)
Vegetation

The site is mapped as containing a range of both State and Council regulated vegetation. The site is mapped as containing Category B regulated vegetation and is identified as being of least concern regional ecosystem (see figure 15). At Council level, the site is mapped within the City Plan overlays as containing medium and general priority vegetation (see figure 16).

Much of the onsite vegetation is regrowth, which has grown in overburden from quarry operations.
3.2 Characteristics of surrounding area

The immediate surrounding area of the site is characterised by a mix of historic agricultural land (predominantly used for cane farming) and scattered residential dwellings associated with existing agricultural uses, and industrial uses consistent with the future intended use of the land as future industrial zoned land, land within the Special Purpose Zone containing Council owned recycling centre and landfill and land intended for future sewerage treatment plant, land generally characterised by industrial uses, and an environmental corridor generally following a tributary of Sandy Creek.
The broader characteristics and context of the surrounding area is described below:

**North:**
To the immediate north of the subject site is Rossmanns Road. On the opposite side of Rossmanns Road is land situated within the Low, Medium and High impact industry (future industry precinct) zones and Special purpose zones.

Land to the immediate north of the subject site is improved by development approvals for industrial activity consistent with the future industry zoning designation pursuant to the City Plan; specifically ABI Abrasive Blasting and Industrial Coating Specialists Pty Ltd established in accordance with previous development approvals over the site.

A number of historic residential dwellings/farmhouses with ancillary sheds housing agricultural equipment for the ongoing agricultural operation of the land fronting Rossmanns Road (see figure 18 and site photographs below).

Land further north is predominantly within the Rural zone.

**East:**
To the immediate east of the subject site is Burnside Road. The subject site abuts a single allotment which also fronts Burnside Road (279 Burnside Road) currently occupied by BCP Precast which is a manufacturer of precast concrete products.

Further east is land predominantly within the Rural zone.

**South:**
To the immediate south of the subject site is Sandy Creek which traverses roughly east-west. Sandy Creek is buffered by Open space zone. Further
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MCU FOR HIGH IMPACT INDUSTRY, BULK LANDSCAPE SUPPLIES, TRANSPORT DEPOT, CARETAKER’S ACCOMMODATION AND ASSOCIATED ENVIRONMENTALLY RELEVANT ACTIVITIES (ERAs) AT ROSSMANNS ROAD, STAPYLTON - DIVISION 1
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south is land contained within the Special purpose zone and Low-Medium impact industry land which fronts Burnside Road. Land within the Special purpose zone south of the subject site is the future location of Council’s sewerage treatment plant.

West: To the immediate west of the subject site is land predominantly contained within the Special purpose zone, improved by Council’s Stapylton Waste and Recycling Centre and Stapylton City Pound. The subject site also abuts the existing Boral Concrete Beenleigh site, which is also located within the Extractive industry zone.

Site photographs

| View of site entrance from Rossmanns Road | View from subject site entrance facing Rossmanns Road (facing north-east) |
| Industry (abrasive blasting) use fronting Rossmanns Road (north of subject site) | View of adjoining Boral Concrete site entry (west of subject site) |
| View from Boral Concrete site entrance facing Rossmanns Road (facing north-west) | View of City of Gold Coast Stapylton Waste and Recycling Centre entrance from Rossmanns Road |
| 219 Rossmanns Road (dwelling house) | 213 Rossmanns Road (dwelling house) |
| 197 Rossmanns Road (dwelling house) (Source: Google Maps) | View of subject site from Rossmanns Road facing south east (approximately adjacent to 213 Rossmanns Road (Source: Google Maps)) |
4 LEVEL OF ASSESSMENT
Table 5.5.16: Extractive industry zone of the City Plan categorises the proposed development as subject to impact assessment as a whole. The following level of assessment applies to the proposed land uses:

- High impact industry – Impact assessment
- Bulk landscape supplies – Code assessment
- Caretaker’s accommodation – Code assessment
- Transport depot – Impact assessment

5 OTHER DEVELOPMENT APPROVALS/EXISTING LAWFUL USES
5.1 Subject site
Historic approvals
On 30 October 1975, the Albert Shire Council issued a rezoning approval for the subject site from rural to extractive industry.

Recent approvals

On 13 May 2016, Under Delegated Authority the Manager of the City Development Branch approved the issue of a development permit for reconfiguring a lot for 2 into 3 lot subdivision and access easement (Council reference: ROL201600064)

On 28 December 2016, Under Delegated Authority the Manager of the City Development Branch approved the issue of a development permit for material change of use for High impact industry (Waste transfer station) (Council reference: MCU201600947).

- The approved Environmental Relevant Activities obtained in association with the approved uses above are also relevant in the assessment of the proposed development the subject of this application.

5.2 Neighbouring premises

Council’s Stapylton Commercial and Domestic Waste and Recycling Centre (west)
Operating Hours 7am – 4:45pm Monday to Sunday.

163 Rossmanns Road, Stapylton – Opposite Rossmanns Road (north)
On 14 December 2012, under delegated authority, the Manager of the Implementation and Assessment Branch approved the issue of a preliminary approval for material change of use to override the Planning Scheme for development in accordance with the Rossmanns Road Industrial Place Code; and development permit for material change of use for Industry and Environmentally Relevant Activity 17 (Abrasive Blasting) (Council reference: MCU2900292)

- The Rossmanns Road Industrial Place Code overrode the Rural Domain Place Code for determining future development over the site.
• ABI Abrasive Blasting and Industrial Coating Specialists Pty Ltd, are currently operating from the subject site in accordance with the above approval.

Figure 20: Approved preliminary approval staging plan

• On 20 March 2018 an Originating Application was filed within the Planning and Environment Court to re-enliven and extend the currency period of the Preliminary Approval to 18 February 2020. P&E Court Application No. 1044 of 2018.

Existing residential uses fronting Rossmanns Road (northern side)

• 197 Rossmanns Road, Stapylton
• 213 Rossmanns Road, Stapylton
• 219 Rossmanns Road, Stapylton

6 PLANNING ASSESSMENT
6.1 Assessment against a variation approval
The proposal does not trigger assessment against any variation approvals.

6.2 Assessment against the Strategic framework
The following is an assessment of the application against the relevant sections of the strategic framework identified in the table below:
6.2.1 Strategic intent

The strategic intent flows through to the Themes (Strategic outcomes), Elements (Specific outcomes) and applicable codes. The strategic intent is achieved through assessment against these outcomes.

6.2.2 Theme/s and Elements

Assessment against the themes and elements identified above has been undertaken as follows:

6.2.2.3 Strengthening and diversifying the economy

Strengthening and diversifying the economy Theme identifies two (2) relevant Elements relevant to this proposal as follows:
Element – Industry and business areas

The Industry and business areas Element identifies six (6) specific outcomes relevant to this proposal. Where the outcomes within the Element are similar, they have been grouped together to provide a consolidated discussion. These outcomes are identified as follows:

Specific outcome 3.5.2.1(1)

Specific outcome 3.5.2.1(1) states:

*Industry and business areas support single use or concentrations of related economic activities and are locations for major employment, investment and production activity. The orderly, sequenced, consolidated and attractive growth of these locations maximises economic advantage and public and private investment. Industry and business areas are categorised as:*

(a) business areas;
(b) general industry areas, including the regionally significant Yatala/Stapylton enterprise area; and
(c) marine industry areas.

Specific outcome 3.5.2.1(2)

Specific outcome 3.5.2.1(2) states:

*Industry and business areas that front or are visible from the city’s major roads or residential areas provide a high standard of appearance and landscaping, are visually attractive and achieve a reasonable level of amenity to promote a positive city image.*

Specific outcome 3.5.2.1(8)

Specific outcome 3.5.2.1(8) states:

*General industry areas support a range of industrial activities, including manufacturing, processing, repair and storage. They are categorised as low impact industry areas, medium impact industry areas and high impact industry areas. They are visually attractive and provide an acceptable level of amenity. Low impact industry areas can be adjacent to residential neighbourhoods to act as a buffer to medium impact industry areas and high impact industry areas.*

Specific outcome 3.5.2.1(9)

Specific outcome 3.5.2.1(9) states:

*While land in general industry areas is protected from encroachment, these areas accommodate a limited range of complementary uses that support the immediate industrial area. Other uses not readily catered for within other areas due to their scale or nature may also be established if these activities do not compromise the long-term use of general industry land for its intended purpose.*

Specific outcome 3.5.2.1(11)

Specific outcome 3.5.2.1(11) states:

*Parts of the Yatala/Stapylton enterprise area and Reedy Creek industrial area are suitable for major manufacturing and processing operations. These areas are protected from incompatible activities (including encroachment of sensitive uses) so that high impact industry uses may continue to be accommodated within the city.*
Specific outcome 3.5.2.1(12)

Specific outcome 3.5.2.1(12) states:

Identified future general industry areas within the Yatala/Stapylton enterprise area allow for the structured expansion of industry uses, as demand increases and adequate infrastructure is delivered. Planning for these areas facilitates a range of industry uses, including transition areas of low impact industry or other buffering arrangements close to sensitive uses or values in the surrounding area. Interim uses within the identified future industry areas do not compromise the capacity of these areas to develop intensively for industry in the future.

Officer's comment

The subject site is conceptually shown in both Industry and business areas and Natural resource areas pursuant to Strategic framework map 2 – Settlement pattern. The subject site, located within an Extractive industry zone, is not strictly a zoning which is identified as a General industry area; however as land adjacent the subject site is located within the High impact industry zone (future high impact industry precinct) and Medium impact industry zone (future medium impact industry precinct), assessment has been completed against specific outcomes for General industry areas.

Specific outcomes of the Industry and business areas Element identifies the intent to establish concentrations of related economic activities to facilitate orderly, sequenced and consolidated growth in appropriate General industry areas which will have minimal negative external impacts to the City’s image. Specific outcomes further seek to protect identified General industry areas from encroachment of incompatible uses which may otherwise compromise the long term use of the general industry land for its intended future use.

The proposed development involves High impact industry uses which encompass a number of specific activities associated with the intended landfill and resource recovery activities (not excluding others). The proposed activities are not considered to compromise the long term intent for land north of the subject site currently zoned for future industry to be established in the future. Council officers consider the proposed development to provide a consolidation of associated land uses which facilitate the long term use of the site for industrial activity pursuits while achieving the required long term rehabilitation requirements for the site.

Overall, the proposed development is considered to comply with the Specific outcomes of the Industry and business areas Element of the Strengthening and diversifying the economy Theme of the Strategic Framework.

Element – Natural resources

Natural resources Element identifies five (5) specific outcomes relevant to this proposal. Where the outcomes within the Element are similar, they have been grouped together to provide a consolidated discussion. These outcomes are identified as follows:

Specific outcome 3.5.5.1(1)

Specific outcome 3.5.5.1(1) states:

The prudent use of renewable and non-renewable natural resources supports long-term community needs and only occurs where any immediate or long-term environmental and social impacts can be managed to an acceptable level.
Specific outcome 3.5.5.1(2)

Specific outcome 3.5.5.1(2) states:

Natural resource areas of economic value and associated haulage routes are protected from encroachment by activity that would compromise the ability to utilise the resource efficiently and sustainably. Natural resource areas of economic value, include:

(a) rural production areas (encompassing agriculture land); and
(b) extractive resource areas (committed and non-committed).

Specific outcome 3.5.5.1(7)

Specific outcome 3.5.5.1(7) states:

Committed and non-committed extractive resource areas and their associated haulage routes are protected from encroachment from incompatible development. Surrounding development minimises views into resource areas.

Specific outcome 3.5.5.1(8)

Specific outcome 3.5.5.1(8) states:

In committed areas, the extraction and haulage of the resource protects environmental values on the land as far as practicable; prevents significant impacts on nearby sensitive uses, including the use of appropriate separation areas/buffering; and does not scar vegetated ridgelines and elevated land when viewed from outside the resource area.

The width and nature of separation areas/buffering vary from site to site, and depend on factors such as topography, vegetation and proximity to sensitive land uses.

Specific outcome 3.5.5.1(11)

Specific outcome 3.5.5.1(11) states:

Rehabilitation of land following extraction of the resource enhances ecological functions and visual amenity of the resource areas and facilitates reuse of the land for a range of appropriate activities.

Officer’s comment

Specific outcomes of the Natural resources Element identifies the intent to sustainably manage the use of renewable and non-renewable resources to support long term community needs where immediate and long term environmental and social impacts can be managed to an acceptable level. The specific outcomes seek to protect areas of natural resource areas as well as the associated haulage routes by restricting encroachment of incompatible land uses which may otherwise compromise the long term ability to utilise resources efficiently and sustainably. The Specific outcomes further seek to maintain the visual amenity aspect and environmental values of Natural resource areas where there are nearby sensitive land uses or where visible external to the site. They further seek rehabilitation of the land following extraction activities and reuse of the land for a range of appropriate activities.

The subject site benefits from an existing Environmental Authority for the quarrying of material, and the subject site is substantially disturbed from the activity. The quarrying of material from the site is to continue albeit at a much reduced rate dependent on market
demands and resource quality. The proposed development is intended to facilitate the long term rehabilitation of the quarry through landfill operations. The proposal seeks to utilise the site for a range activities which are considered to be appropriate in facilitating the long term rehabilitation of the site. The subject site in its current state presents an opportunity to utilise the existing void to be used as landfill while also operating associated industrial activities surrounding resource recovery and waste management to entirely fill the void to create a new rehabilitated landform.

The proposed landfill and resource recovery activity, inclusive of associated land uses such as Transport depot and Bulk landscape supplies are considered to be a consolidation of land uses appropriate in achieving the long term rehabilitation of the site and presents an opportunity to support long term community need.

The proposal involves the progressive lining of the void on a staged basis through the creation of landfill cells. The proposal does involve earthworks (1:3 batters for new processing and product stockpile areas) which will front portions of Rossmanns Road, however the ultimate land form for the site will be progressively rehabilitated. To ensure an appropriate buffer to existing sensitive land uses fronting Rossmanns Road are maintained, the requirement for a 50 metre wide vegetated buffer has been included in the Officer’s recommendation.

Following a ground-truthing exercise, Council officers (through negotiations with the applicant), have significantly amended the proposed clearing areas to minimise damage to identified medium priority vegetation areas, while also maintaining a greater vegetated buffer distance to Rossmanns Road (see figures 21 and 22). Officers have recommended conditions of approval which ensures that future clearing on site to be undertaken in accordance with the amended clearing plans identified in figure 22 below.

Figure 21: Originally proposed areas of additional vegetation clearing
Land along the western and southern boundaries of the subject site are to be transferred to Council upon completion of landfill activities on the subject site. The portions of land to be transferred captures several matters of state and local environmental significance; including vegetation, priority species, wetlands and watercourses. The transfer of land as open space will provide a connection to adjacent existing and proposed public open space areas. The rehabilitation of proposed public open space areas shall be conditioned to be included in future open space management plans.

The proposed vegetation clearing and rehabilitation measures are considered to protect the environmental values of the land as far as practical in preventing significant impacts on the nearby sensitive receivers while minimising the visual impact on the existing landscape when viewed from outside of the subject site. The intent of the land opposite Rossmanns Road to the north, where existing sensitive receivers are located, are in a future industry zoning pursuant to the City Plan and the long term use of the land is not intended for sensitive receivers. It is noted that stockpile locations on the northern portion of the site will also provide acoustic mitigation to residential receivers.

On balance, taking into consideration the long term strategic use of the immediate surrounding area for future industrial pursuits and the need to rehabilitate the existing quarry void, the proposed development is considered to comply with the Specific outcomes of the Natural resources Element of the Strengthening and diversifying the economy Theme of the Strategic Framework.

6.2.2.4 Improving transport outcomes

Improving transport outcomes identifies one (1) strategic outcome, and three (3) specific outcomes of the Transport system efficiency Element relevant to this proposal as follows:

Strategic outcome 3.6.1(8)
Strategic outcome 3.6.1(8) states:

*Existing and future transport corridors are protected.*

**Specific outcome 3.6.4.1(4)**

Specific outcome 3.6.4.1(4) states:

*Development does not compromise the function of existing and future transport corridors, including roads, public transport and active transport corridors.*

**Officer’s comment**

As identified above, on 12 May 2017, the Department of Transport and Main Roads gazetted the Intra Regional Transport Corridor which traverses through the subject site. As the development application for the proposal was lodged with Council prior to the gazettal occurring, the Department of Transport and Main Roads were not identified as a Concurrence Agency for State controlled road matters. In order for Council officers to make a definitive determination on the proposal and the potential impacts on the future delivery of the IRTC, a request for third party advice was sent on 31 October 2017 and 24 April 2018.

In response to Council officers’ request for third party advice, the Department of State Development, Manufacturing, Infrastructure and Planning and the Department of Transport and Main Roads have provided a formal response which confirms that the proposed development does not compromise the ability to provide the future transport corridor.

Excerpts from Department responses dated 24th April 2018 and 26th April 2018 are identified below:

**Department of State Development, Manufacturing, Infrastructure and Planning** –

“DTMR have considered the developments impacts on the constructability of the IRTC and advised that the development can proceed subject to a deed between the applicant and DTMR.”

**Department of Transport and Main Roads** –

“This letter is to confirm that the Department of Transport and Main Roads (the department) has entered into a deed of occupancy with the applicant in relation to the above mentioned application. The deed was executed on 8 March 2018, with the applicant providing the City of Gold Coast with a copy of the agreement.

The deed of occupancy ensures that the proposed development does not compromise the department’s ability to provide the Coomera Connector (formally known as the Intra Regional Transport Corridor) in the future.”

The deed of occupancy between the State of Queensland (represented by Department of Transport and Main Roads) and the applicant ensures that activities associated with the existing and future land uses within the IRTC area on the subject site are not conducted. The deed restricts the placement of any waste or other materials or use of the IRTC area which may otherwise adversely affect the Departments future ability to construct the IRTC.

Based on the information provided by the respective State entities regarding the IRTC, Council officers are confident that the proposed development will not compromise the ability to deliver the future transport corridor. Conditions of approval included in the officer’s
recommendation will ensure that the approved staging of the development reflects the requirements of the deed between State and the applicant.

**Specific outcome 3.6.4.1(11)**

Specific outcome 3.6.4.1(11) states:

> Existing and future haulage routes from extractive industry uses to the Pacific Motorway are identified and protected from incompatible uses and managed to provide safe and efficient operation.

**Specific outcome 3.6.4.1(12)**

Specific outcome 3.6.4.1(12) states:

> Strategic freight routes and associated freight generating land uses are protected from encroachment by incompatible land uses.

**Officer’s comment**

The proposed development is not considered to be an incompatible use which would have an adverse impact on the existing haulage route which is currently utilised by the existing extractive industry use of the subject site.

Stapylton Jacobs Well Road, Quarry Road and Rossmanns Road are approved B-double routes and therefore the roads and intersections have the geometric requirements to accommodate very long articulated vehicles. The proposed development will maintain use of existing strategic freight routes associated with the current extractive resource activities and proposed haulage activities associated with the proposed development.

Council officers have reviewed the traffic impact assessment submitted in support of the proposed development and have identified that increase in traffic activity will not have any adverse impact on surrounding roads and intersections with respect to capacity and will not warrant any mitigation works to be undertaken.

Overall, the proposed development is considered to comply with the Strategic outcomes and Specific outcomes of the Improving transport outcomes Theme and Transport system efficiency Element of the Strategic Framework.

### 6.2.2.5 Living with nature

Living with nature identifies three (3) strategic outcome, and three (3) Specific outcomes for the Green space network Element and four (4) Specific outcomes for the Nature conservation Element as follows:

**Strategic outcome 3.7.1(1)**

Strategic outcome 3.7.1(1) states:

> A comprehensive green space network of natural landscape areas is enhanced, maintained and protected for the nature conservation and recreation needs of the city and enhances the city’s powerful image of green, gold and blue.

**Strategic outcome 3.7.1(2)**

Strategic outcome 3.7.1(2) states:

> Land, freshwater, estuarine and marine ecological processes and other matters of
ITEM 2 (Continued)
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environmental significance are protected and supported through a connected green space network.

Strategic outcome 3.7.1(5)

Strategic outcome 3.7.1(5) states:

Outside of biodiversity areas high priority vegetation is protected in situ. Regulated, medium and general priority vegetation is maintained and disturbance is minimised.

Officer’s comment

Council officers have provided the following comments with respect to the proposals compliance with relevant Strategic outcomes of the Living with nature Theme of the Strategic Framework:

The subject site benefits from an existing Environmental Authority (ERA) which governs the existing quarry operations. As such the subject site is significantly disturbed; however, areas of ecological significance exist fringing the disturbance area including a vegetated buffer to Sandy Creek located along the sites southern boundary. The ERA includes conditional requirements for the progressive filling, capping and rehabilitation of the quarry area at the cessation of quarrying operations. The long-term rehabilitation of the site is intended to be generally reflective of the site’s historic landforms. The ERA also includes conditional requirements for the ongoing monitoring of surface water, ground water and leachates to ensure protection and mitigation to adjoining sensitive areas and downstream receiving environments.

The subject site is not identified within a biodiversity area or critical corridor in accordance with Strategic framework map 4 – greenspace network. The subject site adjoins Bandicoot Environmental Reserve to the south and further council land to south-west and west. Natural landscape greenspace within the surrounding area is generally confined to the alignment of Sandy Creek limited by rural production land to the east and high impact industry existing to the south, west and north. Connectivity west is further compromised by councils exiting land fill site adjoining the sites western boundary.

The development is proposing to retain all ecologically significant areas identified through the ecological site assessment report and further investigations undertaken by Environmental Planning. Amendments to the development ensured the retention of medium priority vegetation and regulated vegetation fringing the current disturbance footprint. The expansion of the quarry will result in disturbance to general priority vegetation predominantly within the northern portion of the site close to Rossmanns Road. The development layout retains the vegetated corridor associated with Sandy Creek subsequently achieving a habitat movement corridor for fauna species to the east and west of the site.

The existing buffer to Sandy Creek will be maintained with ongoing operational requirements to be mitigated through conditional requirements of the Environmental Authority.

Conditional requirements include the dedication of public open space incorporating the mapped areas of medium priority vegetation, regulated vegetation and the riparian buffer area associated with Sandy Creek. Therefore, the core greenspace network through the site is to be maintained and eventually protected in perpetuity at cessation of quarrying operations.
Element – Green space network

Specific outcome 3.7.3.1(1)

Specific outcome 3.7.3.1(1) states:

The diverse green space network provides for recreation, community wellbeing, biodiversity, scenic amenity, water catchment management, cultural heritage, tourism, education and research. It includes:

(a) hinterland areas including rural production areas, rural residential areas and natural landscape areas;
(b) water supply catchment areas;
(c) biodiversity areas and other matters of environmental significance;
(d) the Merrimac/Carrara floodplain special management area;
(e) the inter-urban break; and
(f) open space and recreation areas, including sports grounds, bushland and paths.

The city’s green space network also contains smaller open spaces and corridors not shown on the strategic framework maps that provide important green space values within the city’s urban form and character.

Specific outcome 3.7.3.1(2)

Specific outcome 3.7.3.1(2) states:

The green space network links local and regional green space, including linking matters of environmental significance and extending hinterland to coast critical corridors.

Specific outcome 3.7.3.1(9)

Specific outcome 3.7.3.1(9) states:

Development does not erode, and, wherever practicable, contributes to, the expansion of the extent, function and values of the green space network.

Element – Nature conservation

Specific outcome 3.7.4.1(1)

Specific outcome 3.7.4.1(1) states:

The Gold Coast’s biodiversity areas and other matters of environmental significance are conserved, protected, enhanced and managed to maintain a diversity of terrestrial, aquatic and marine species, ecosystems and ecological processes. Poorly protected regional ecosystems and habitat for threatened species, such as koalas, are enhanced.

Specific outcome 3.7.4.1(2)

Specific outcome 3.7.4.1(2) states:

…Biodiversity areas are fundamental elements of the city’s green space network. These areas are conserved to maintain the diversity of terrestrial, aquatic and marine species, ecosystems and ecological processes.
Specific outcome 3.7.4.1(5)

Specific outcome 3.7.4.1(5) states:

Outside biodiversity areas: high priority vegetation is protected in situ; buffers are provided to wetlands and watercourses; degraded areas are restored where this improves habitat or connectivity; and development includes the consideration of alternative designs and the separation of incompatible activities to minimise the impacts on matters of environmental significance.

Officer's comment

Council officers have provided the following comments with respect to the proposals compliance with relevant Specific outcomes of the Green space network Element and the Nature conservation Element:

The subject site is not identified within a biodiversity area or critical corridor in accordance with Strategic framework map 4 – greenspace network. The development does not erode the ecologically significant areas of the site. The development maintains areas of medium priority vegetation, regulated vegetation and preferred koala habitat. The development utilises disturbed areas fringing the existing disturbance footprint. Tree clearing is limited to areas of general priority vegetation outside the core connectivity corridor associated with Sandy Creek.

Conditional requirements include the dedication of open space incorporating environmentally significant areas including the riparian buffer associated with Sandy Creek. These areas will be further promoted through rehabilitation at cessation of quarrying operations. These areas will also be further promoted and expanded through conditional requirements of the ERA including the progressive filling, capping and rehabilitation of the quarry to be generally reflective of the site’s historic landforms.

The retention and future protection of the ecologically significant areas of the site facilitates expansion of the greenspace network through adjoining properties particularly those associated with Sandy Creek and its fringing wetland areas.

6.2.2.6 A safe, well designed city

A safe, well designed city identifies two (2) Strategic outcomes, and five (5) Specific outcomes of the Environmental health and amenity Element, and two (2) Specific outcomes of the Sustainable infrastructure provision Element relevant to this proposal as follows:

Strategic outcome 3.8.1(10)

Strategic outcome 3.8.1(10) states:

Existing and planned community infrastructure and corridors are protected to provide safe and optimal essential services to the community.

Strategic outcome 3.8.1(11)

Strategic outcome 3.8.1(11) states:

Activities that generate emissions or impacts are adequately separated, designed and managed to avoid environmental harm or nuisance to residential or other sensitive use areas.
Strategic outcome 3.8.1(13)

Strategic outcome 3.8.1(13) states:

Residential and other sensitive uses are located away from areas that could cause environmental harm or nuisance from emissions or other impacts.

Element - Environmental health and amenity

Specific outcome 3.8.6.1(1)

Specific outcome 3.8.6.1(1) states:

Activities that could conflict with the health and amenity of existing or planned sensitive uses are adequately separated, designed and managed. These activities include those that generate noise, traffic, air pollution, electromagnetic emissions, dust, light, glare, reflectivity, vibration or odour impacts above accepted standards. Such activities include industry and extractive industry uses.

Specific outcome 3.8.6.1(2)

Specific outcome 3.8.6.1(2) states:

The impact of traffic and transport noise on existing or planned sensitive uses is minimised through appropriate site and building design and, where necessary, the provision of noise mitigation measures.

Specific outcome 3.8.6.1(3)

Specific outcome 3.8.6.1(3) states:

Noise mitigation occurs at the source. Where this is not practicable, measures at the receiving environment maintain acceptable standards of amenity for sensitive uses without detracting from streetscape quality.

Specific outcome 3.8.6.1(5)

Specific outcome 3.8.6.1(5) states:

...Existing or planned sensitive uses do not unreasonably constrain or adversely impact on the safe and optimal operation of existing and planned strategic infrastructure sites and corridors that are important to the efficient functioning of the city or region. Strategic infrastructure sites and corridors include:

(a) essential public services and facilities, such as water and wastewater treatment plants, major electricity infrastructure, landfill sites, emergency facilities and hospitals;

(b) general and marine industry areas;

(c) strategic freight corridors;

(d) resource areas, including committed and non-committed extractive resource sites and their haulage routes;

(e) rural production areas, including strategic cropping and agriculture land;

Specific outcome 3.8.6.1(11)

Specific outcome 3.8.6.1(11) states:

Waste collection, storage and disposal facilities are located, designed and managed to
minimise environmental harm and protect the amenity of existing or planned sensitive uses. These facilities are avoided on land not capable of rehabilitation and long-term environmentally sustainable management practices adopted.

Element – Sustainable infrastructure provision

Specific outcome 3.8.8.1(1)

Specific outcome 3.8.8.1(1) states:

Development infrastructure and service networks are provided in a coordinated, environmentally responsibly and cost effective sequence, including:

(a) water supply;
(b) wastewater;
(c) transport;
(d) stormwater;
(e) communications;
(f) recreation facilities; and
(g) land for community facilities.

Specific outcome 3.8.8.1(4)

Specific outcome 3.8.8.1(4) states:

Efficient infrastructure delivery and service occurs through co-location with other infrastructure, wherever possible.

Officer’s comment

The proposed development is to be located next to an existing Council owned landfill and is considered to be an appropriate co-location of similar activities which will not compromise the long term intent of the immediate area to provide for community facilities and industrial activities. The proposed development presents an opportunity to facilitate an effective re-use of the site which has exhausted viable extractive material and an opportunity to adopt long term environmentally sustainable management practices while also rehabilitating the site to achieve the existing ERA requirements which run with the land. The operations on site will be required to comply with legislative requirements for noise, dust and odour and other emissions so as to not unreasonably impact on sensitive receivers.

The subject site and immediate area contains strategic infrastructure sites such as the existing Council owned landfill, the future sewer treatment plant, as well as the future IRTC which runs through the subject site. The proposed resource recovery and landfill activities will provide an essential service to the community in a location appropriately separated from areas designated for sensitive land use activities. The State has confirmed that the proposed development does not compromise the ability to deliver the future IRTC, and the proposal does not impact on the existing haulage route currently utilised by the site for extractive industry activities.

Summary of Strategic framework

On balance, the proposal is considered to support and promote the Strategic framework for the following reasons:
ITEM 2 (Continued)
MCU FOR HIGH IMPACT INDUSTRY, BULK LANDSCAPE SUPPLIES, TRANSPORT DEPOT, CARETAKER’S ACCOMMODATION AND ASSOCIATED ENVIRONMENTALLY RELEVANT ACTIVITIES (ERAs) AT ROSSMANN’S ROAD, STAPYLTON - DIVISION 1
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- The consolidation of proposed land uses is appropriate in facilitating the long term use of the site and surrounding area for industrial pursuits.
- The proposed development does not compromise the long term intent for the immediate and surrounding area to be utilised for industrial pursuits and protects adjoining strategic infrastructure sites from incompatible uses.
- The proposal presents an opportunity to provide for essential infrastructure (landfill) co-located next to similar existing landfill facilities in an area suitably separated from land designated for sensitive receivers, which can support long term community need.
- The proposal protects environmental values on the land as far as practical, while achieving the required long term rehabilitation requirements of the site.

6.3 Assessment against the codes

The following is an assessment of the application against the applicable codes of the City Plan identified in the table below:

<table>
<thead>
<tr>
<th>Zone code</th>
<th>Overlay codes</th>
<th>Development codes</th>
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<tbody>
<tr>
<td>Extractive industry zone code</td>
<td>Acid sulfate soils overlay code</td>
<td>Industrial design code</td>
</tr>
<tr>
<td>Open space zone code</td>
<td>Bushfire hazard overlay code</td>
<td>Caretaker’s accommodation code</td>
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<td></td>
<td>Environmental significance overlay code</td>
<td>Driveways and vehicular crossings code</td>
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<td>Flood overlay code</td>
<td>General development provisions code</td>
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<td>Landslide hazard overlay code</td>
<td>Healthy waters code</td>
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<td>Vegetation management code</td>
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<td>Transport code</td>
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</table>

6.3.1 Assessment against the applicable zone codes

The proposal has been assessed against the Extractive industry zone code and the Open Space zone code.

Extractive industry zone code

The purpose of the Extractive industry zone code is:

1. The purpose of the Extractive industry zone code is to provide for the extraction and/or processing of natural resources such as sand, gravel, quarry rock, clay and soil. Development such as storage, processing, storage, treatment and transport facilities may be provided in the extractive industry zone where such development is ancillary to the extractive industry.

2. The local government purpose of the Extractive industry zone code is to:
   a. identify committed extractive resource areas with economically viable extractive resources to cater for current and future resource needs; 
   b. manage the impacts of extractive industries on the environment and sensitive
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land uses surrounding the development;

(c) ensure that site rehabilitation and re-use occurs in a manner which is consistent with the Strategic framework; and

(d) describe the land uses, built form and lot design envisaged in the zone.

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

(a) Land uses –
   (i) consist of extractive industry related activities where the use of extractive resources supports long-term community needs and only occurs where any immediate or long-term environmental and social impacts can be managed to an acceptable level;
   (ii) accommodate appropriate buffers between extractive industry activities and existing and future sensitive land uses and residential zoned land to prevent significant impacts on these areas; and
   (iii) can include interim or supporting land uses, where these do not compromise current or potential future extractive industry activities and do not adversely impact on surrounding development.

(b) Built form –
   (i) is of a height that does not significantly impact on the visual amenity of surrounding sensitive land uses, residential zoned land, public spaces or on broader scenic amenity values; and
   (ii) includes setbacks that ensure the use does not significantly impact on adjoining uses or public streets and spaces.

(c) Lot design –
   (i) Larger lots are retained to facilitate the efficient extraction of the resource. Upon the completion of extractive industry, subdivision facilitates the appropriate reuse of the site.

(d) Rehabilitation occurs to –
   (i) allow for adaptive re-use and end uses that provide for a range of appropriate activities consistent with the Strategic framework.

Officer’s comment

As discussed above, the quarrying of material from the site is to continue albeit at a much reduced rate dependent on market demands and resource quality. The proposed development is intended to facilitate the long term rehabilitation of the quarry through landfill operations. Activities associated with the Extractive industry zone such as the storage, processing and treatment of materials will be continued through the proposed landfill and resource recovery activities. Although there are existing historic sensitive land uses opposite Rossmann’s Road (Dwelling houses), land surrounding the subject site is not within a land zoned for residential uses or future residential or other sensitive land use activity. The Extractive industry zone code contemplates the use of land for interim and supporting land uses where they do not compromise the long term intent of the land to be utilised for extractive activities. In this instance the extractive operations of the site are moving into the rehabilitation phase of the development, and the proposed development is considered to be
appropriate in facilitating the appropriate and adaptive re-use of the site while also facilitating the long term rehabilitation of the site. Although no subdivision of land is proposed as part of this application, it is noted that the subdivision of land is contemplated where it facilitates the appropriate reuse of the site.

The proposed development is considered to be an appropriate use of the subject site and complies with the intent and purpose of the Extractive industry zone code.

Assessment has determined the proposal generally meets the outcomes of the Extractive industry zone code with the exception of:

- AO3 – Buffers

<table>
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<th>Performance outcome</th>
<th>Acceptable outcome</th>
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<tr>
<td>PO3</td>
<td>AO3</td>
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</table>

Development provides sufficient buffers to adjoining sensitive land uses and residential zoned land to prevent significant impacts on amenity.

Note: Within Key resources areas (KRA 67) Northern Darlington Range and (KRA 68) Oxenford ‘indicative separation areas’ are shown on the zone map due to the proximity of the resource/processing area to sensitive land uses. Extractive industry operations will provide appropriate separation areas buffering in these locations to ensure adequate separation distances to sensitive land uses. This does not remove the requirement for separation areas buffering to occur in other committed areas.

Officer’s comment

As discussed above, the proposed activities associated with the landfill and resource recovery uses are not dissimilar to the existing operations of the subject site (quarry). Much of the proposed development will be restricted to areas of previously disturbed areas associated with the existing extractive industry use of the site. Where additional clearing of vegetation has been proposed in locations which currently act as a buffer to existing sensitive receivers (Rossmanns Road), Council’s Environmental Assessment section have conducted an on-site ground-truthing exercise to preserve areas of ecological value and amended the proposed clearing areas to maintain a 50 metre buffer along the frontage of the site to Rossmanns Road.

The applicant has further provided an Air Quality Impact Assessment and Environmental Noise Assessment which identifies that proposed activities will be within acceptable legislative limits and will not unreasonably effect surrounding sensitive receivers.

Open space zone code

The purpose of the Open space zone code is:

1. The purpose of the Open space zone code is to provide for local, district, and regional scale parks that serve the recreational needs of a wide range of residents and visitors. Where required to meet community needs, development may include shelters, amenity facilities, picnic tables and playgrounds and infrastructure to support safe access and essential management.
Officer’s comment

Only a small portion of the subject site along the southern boundary adjacent Sandy Creek is located within the Open space zone. Other than minor stormwater infrastructure, no development, buildings or structures are to be located within the portion of the site designated within the Open space zone.

As discussed elsewhere in this report, Council will seek the transfer of land for public open space and conservation park within 24 months of landfilling activities being completed (approximately 20 year horizon). Long term, the proposal is considered to achieve the purpose of the Open space zone code.

Assessment has determined the proposal generally meets the outcomes of the Open space zone code.

6.3.2 Assessment against design based overlay codes

There are no design based overlay codes relevant to the application.

6.3.3 Assessment against overlay codes

The proposal has been assessed against the following overlay codes:

- Acid sulfate soils overlay code
- Bushfire hazard overlay code
- Environmental significance overlay code
- Extractive resource overlay code
- Flood overlay code
- Industry, community infrastructure and agriculture land interface area overlay code
- Landslide hazard overlay code
- Water catchments and dual reticulation overlay code

Assessment has determined the proposal generally meets the outcomes of the abovementioned overlay codes. Where alternative outcomes have been proposed, these have been discussed in further detail below.

**Acid sulfate soils overlay code**

The hydrological assessment submitted with the application provides a high level summary of the management actions to be implemented on site. Acid producing rock is to be managed to ensure that the production and release of acidic waste is prevented or minimised. Activities on site will be undertaken in accordance with current Environmental Authorities applying to the site and the provisions of the Environmental Protection Regulation 2008.

**Bushfire hazard overlay code**

The proposed development is located within the existing operational quarry, with mapped bushfire hazard areas on the site correlates with regrowth vegetation on the site. Bushfire Assessment have reviewed the proposed development and have confirmed that a assessment against this overlay code is not necessary in this instance.
**Environmental significance overlay code**

The proposal generally meets the outcomes of the Environmental Significance Overlay code except as follows:

- PO1 – Ecological site assessment
- PO10 – Vegetation management
- PO11 – Vegetation management
- PO12 – Vegetation management

<table>
<thead>
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<th>Performance outcome</th>
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<tr>
<td><strong>PO1</strong></td>
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<tr>
<td>All matters of environmental significance on and adjacent to the development site are identified and protected.</td>
<td><strong>AO1</strong> Proposed works do not impact on:</td>
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<tr>
<td></td>
<td>(a) areas identified on Environmental significance – vegetation management overlay map;</td>
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<td></td>
<td>(b) buffers to wetlands and watercourses being:</td>
</tr>
<tr>
<td></td>
<td>(i) 100m from the mapped boundary of a State significant aquatic area, as identified on Environmental significance – wetlands and watercourse overlay map;</td>
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<tr>
<td></td>
<td>(ii) 100m from the outer landward boundary of a State significant wetland, as identified on Environmental significance – wetlands and watercourse overlay map;</td>
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<tr>
<td></td>
<td>(iii) 100m from the outer landward boundary of a Local significant wetland, as identified on Environmental significance – wetlands and watercourse overlay map;</td>
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<td></td>
<td>(iv) 60m from the outer bank of a Major Watercourse identified on Environmental significance – wetlands and watercourse overlay map; or</td>
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<td></td>
<td>(v) 30m from the outer bank of a Watercourse identified on Environmental significance – wetlands and watercourse overlay map; and</td>
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<td>(c) individual trees within areas mapped on the Environmental significance – priority species overlay map.</td>
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<tr>
<th>Performance outcome</th>
<th>Acceptable outcome</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>PO10</strong></td>
<td></td>
</tr>
<tr>
<td>Vegetation is protected when it is:</td>
<td><strong>AO10</strong> Vegetation is not damaged when it is:</td>
</tr>
<tr>
<td>(a) identified as medium priority vegetation on the Environmental significance – vegetation management overlay map; and</td>
<td>(a) identified as medium priority vegetation on the Environmental significance – vegetation management overlay map; and</td>
</tr>
<tr>
<td>(b) located outside the biodiversity areas identified on the Environmental significance – biodiversity areas overlay map.</td>
<td>(b) located outside the Environmental significance – biodiversity areas overlay map.</td>
</tr>
<tr>
<td>OR Where all attempts have been made to avoid and minimise damage to vegetation as stated above, any significant residual impact is offset consistent with the Environmental Offsets Act 2014, at a ratio of 3:1 (area) in accordance with SC6.8 City Plan policy – Environmental offsets.</td>
<td>OR</td>
</tr>
</tbody>
</table>
Item 2 (Continued)
MCU FOR HIGH IMPACT INDUSTRY, BULK LANDSCAPE SUPPLIES, TRANSPORT DEPOT, CARETAKER’S ACCOMMODATION AND ASSOCIATED ENVIRONMENTALLY RELEVANT ACTIVITIES (ERAs) AT ROSSMANNS ROAD, STAPYLTON - DIVISION 1
PN344518/01/DA2

<table>
<thead>
<tr>
<th>Performance outcome</th>
<th>Acceptable outcome</th>
</tr>
</thead>
<tbody>
<tr>
<td>PO11</td>
<td>AO11</td>
</tr>
<tr>
<td>Disturbance to vegetation is minimised when it is:</td>
<td>Development avoids impacts on general priority vegetation. Any damage is minimised to the greatest extent possible.</td>
</tr>
<tr>
<td>(a) identified as General priority vegetation on the <strong>Environmental significance – vegetation management overlay map</strong> and located outside the <strong>Environmental significance – biodiversity areas overlay map</strong></td>
<td></td>
</tr>
<tr>
<td>(b) located outside the <strong>Environmental significance – biodiversity areas overlay map</strong></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Performance outcome</th>
<th>Acceptable outcome</th>
</tr>
</thead>
<tbody>
<tr>
<td>PO12</td>
<td>AO12</td>
</tr>
<tr>
<td>Buffers are provided that protect the long term viability of high priority and regulated vegetation located on or adjacent to the site.</td>
<td>Buffers at least 30m wide are provided between the development and any retained vegetation identified as high priority or regulated vegetation on the <strong>Environmental significance – vegetation management overlay map</strong> on or adjacent to the site.</td>
</tr>
</tbody>
</table>

**Officer’s comments**

The Ecological Site Assessment identifies the ecological features and functions of the site and assessment the impacts proposed by the development.

- The property has been substantially and historically cleared of vegetation. Remaining vegetation includes a distinctive buffer to historical quarrying activities consisting largely of exotic species with some native regrowth, and retained vegetation on hillsides.
- A tributary of Sandy Creek flows along the southern boundary of Lot 2 and is largely unmodified and contains relatively good vegetation structure but with some impacts from historical activities e.g. clearing, occasional weed dominance, patches of dead trees etc.
- The subject site was found to have reasonably high habitat values for Koala species including a range of preferred species for shelter and fodder activities i.e. *E*. microcorys, *E*. tereticornis, *E*. propinqua and *E*. siderophloia and *C*. intermedia. However following extensive surveys including day-light searches, nocturnal call playback and spotlighting, general faecal pellet searches and SAT searches found no evidence of koalas was recorded during the current survey.
- The proposed development requires the clearing of 4.6 hectares of general priority vegetation and 1.21 hectares mapped as medium priority vegetation.
  - One significant flora species, being *Enydra fluctuans*, a locally significant species was identified on site. It is within the wetland associated with Sandy Creek and approximately 150m from the nearest proposed clearing area. No local significant species were identified. A state significant species, being the Echidna which is listed as Special Least Concern under the *Nature Conservation Act 1992* was identified. A number of migratory birds were identified, including a raptor. In addition, the site contains essential habitat for the Koala and Wallum Froglet, however no sign of these species was found during field surveys (including KSATs and call play-back).
  - As part of the information request issued by Council officers, the applicant was requested to undertake further surveys to confirm the extent of vegetation communities over the site and subsequently determine impacts to areas of medium priority vegetation and the
The applicant provided a further vegetation survey plan confirming clearing area 4 as containing environmental weeds only. Proposed clearing area 3 was also highly disturbed due to substantial weed invasion. Overlay mapping indicating medium priority vegetation was determined accurate in the proximity of proposed clearing areas 2 & 6. The applicant relocated the proposed leachate treatment system and landfill gas flare compound to avoid any impacts to medium priority vegetation within the north-west corner of the site. Other clearing areas such as 2, 5 and 7 were also modified to avoid the ground-truthed medium priority vegetation.

Figure 23: Vegetation communities and clearing footprint.

The amendments to the development layout confirmed the retention of ecologically significant areas within the site. All remnant vegetation, koala habitat and riparian areas are to be retained and consolidated as a functioning corridor to the east, west and north-west of the site. A minimum 30 metre buffer is maintained from Sandy Creek and all riparian vegetation is to be retained. The current extent of quarry activities encroaches within the 100 metre buffer associated with the mapped wetland area. Further encroachment is proposed to facilitate a stormwater treatment basin. The applicant has demonstrated that the basin is to be located in a disturbed area containing substantial weed invasion. To ensure the future protection of the riparian buffer and habitat corridor, Council will be providing conditions of approval requiring land along the western and southern boundaries of the subject site to be transferred to Council upon completion of landfill activities. The transfer of land as open space will provide connection to the adjacent reserve and promote further connection within adjoining properties. These areas will be further promoted through rehabilitation at cessation of quarrying operations.

The applicant is proposing disturbance to areas of general priority vegetation to facilitate the development. This includes areas over the northern extent of the site where existing sensitive receivers are located adjoining Rossmanns Road. The applicant is proposing clearing in order to stabilise batters existing along the edge of these areas but any
areas cleared which formed a 50m wide buffer to Rossmanns Road would be rehabilitated. As such, conditions of approval will require a rehabilitation management plan for the entire 50 metre buffer area to be assessed and approved by Council prior to the lodgement of an operational works tree clearing application. Areas of medium priority vegetation along the eastern portion of the site (fronting Burnside Road) will be conditioned to be dedicated as public open space to protect matters of environmental significance in perpetuity in accordance with the Environmental Significance Overlay Code. This will also provide good connection to the adjacent existing reserve and proposed public open space areas.

- Conditions of approval will include the requirement for a future operational works application for tree clearing to be in accordance with the clearing footprint and ground-truthed vegetation communities plan.

**Extractive resource overlay code**

The proposal generally meets the outcomes of the Extractive resource overlay code except as follows:

- PO1 – Resource area/processing area
- PO2 – Separation area
- PO3 – Separation area

<table>
<thead>
<tr>
<th>Performance outcome</th>
<th>Acceptable outcome</th>
</tr>
</thead>
<tbody>
<tr>
<td>PO 1 – Resource Area/Processing Area</td>
<td>AO1</td>
</tr>
<tr>
<td>Development where located within the Resource Area/Processing Area does not:</td>
<td></td>
</tr>
<tr>
<td>(a) Compromise the ability to extract the natural resource in a safe, efficient and sustainable manner; and</td>
<td>No acceptable outcome provided.</td>
</tr>
<tr>
<td>(b) Does not introduce or increase uses that are sensitive to the impacts of Extractive industry.</td>
<td></td>
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</table>

<table>
<thead>
<tr>
<th>Performance outcome</th>
<th>Acceptable outcome</th>
</tr>
</thead>
<tbody>
<tr>
<td>PO2 – Separation Area and 100m Transport route separation Area</td>
<td>AO2</td>
</tr>
<tr>
<td>Development where located within the Separation Area and 100m Transport Route Separation Area:</td>
<td></td>
</tr>
<tr>
<td>(a) does not compromise the current and/or future extraction, processing and transportation of resources;</td>
<td>No acceptable outcome provided.</td>
</tr>
<tr>
<td>(b) is orientated away from a Resource Area/Processing Area to minimise views/limit visual impact of Extractive industry, and</td>
<td></td>
</tr>
<tr>
<td>(c) ensures an appropriately sized buffer between sensitive land uses, the resource/processing area and the transportation route of the KRA.</td>
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<table>
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<tr>
<th>Performance outcome</th>
<th>Acceptable outcome</th>
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</thead>
<tbody>
<tr>
<td>PO3 – Separation Area and 100m Transport route separation Area</td>
<td>AO3</td>
</tr>
<tr>
<td>Development does not significantly impact on the amenity of existing sensitive land uses or residential zones within and external to the Separation Area.</td>
<td>No acceptable outcome provided.</td>
</tr>
</tbody>
</table>

**Officer’s comment**

As discussed above, the proposed development does not compromise the ability to extract...
the natural resource in a safe, efficient and sustainable manner. Except for the proposed Caretaker’s residence use, no sensitive land uses are proposed which would compromise the ability for the subject site to continue Extractive industry activities. The proposed development will provide a consolidation of similar industrial activities appropriate for the Extractive industry zone/Extractive industry overlay area. The majority of the development is to be contained within areas of the subject site historically disturbed by existing quarry activities. The existing northern interface provides a vegetated buffer between the extractive industry operations and existing sensitive receivers. The proposal involves clearing and new batters (max 1:3) along the northern property boundary fronting Rossmanns Road. Although this buffer will be reduced temporarily to facilitate new hardstand areas on the subject site, the development will be required to rehabilitate the northern interface with existing sensitive receivers (not excluding other rehabilitation areas across the site). It is noted that although there are existing sensitive receivers within the separation area, land to the immediate north has been designated as a future industrial zone and does not contemplate further sensitive land uses to be established in future. Overall, the proposed development is considered to comply with PO1, PO2 and PO3 of the Extractive resource overlay code.

Industry, community infrastructure and agriculture land interface area overlay code
The proposal generally meets the outcomes of the Industry, community infrastructure and agriculture land interface area overlay code except as follows:

- PO3 – Sensitive land uses within Community infrastructure interface area

<table>
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<tr>
<th>Performance outcome</th>
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<tbody>
<tr>
<td>PO3</td>
<td>AO3</td>
</tr>
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</table>

Officer’s comment
The subject site is located within the Community infrastructure interface area due to the sites proximity to the existing Council landfill and future waste water treatment plant (adjoining to the west/south). The proposed development includes a Caretaker’s accommodation located within the frontage of the site to Rossmanns Road. The Caretaker’s accommodation, although considered to be a sensitive land use is to be used for employees associated with the associated activities on the subject site. The operations on site will be required to comply with legislative requirements for noise, dust and odour so as to not unreasonably impact on sensitive receivers. Overall, the proposed development, which seeks to incorporate a Caretaker’s accommodation use, does not comprise the purpose of the Industry, community infrastructure and agriculture land interface area overlay code to ensure current and future viability of community infrastructure and medium/high impact industry land.

6.3.4 Assessment against development codes
The proposal has been assessed against the following development codes:
Caretaker's accommodation code

The proposal generally meets the outcomes of the Caretaker's accommodation code except as follows:

- PO5 – Where located in the Extractive industry zone

<table>
<thead>
<tr>
<th>Performance outcome</th>
<th>Acceptable outcome</th>
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</thead>
<tbody>
<tr>
<td>PO5 Extractive industry zone</td>
<td>AO5 Extractive industry zone</td>
</tr>
<tr>
<td>Where located in the Extractive industry zone, the caretaker's accommodation is located to provide a reasonable level of amenity for occupants.</td>
<td>The caretaker's accommodation is separated from the Resource Area/Processing Area and operational area of the Key Resource Area by at least 150m. Note: the Resource Area/Processing Area is identified on the Extractive resources overlay map.</td>
</tr>
</tbody>
</table>

Officer’s comment

The proposed Caretaker’s accommodation is located within 150 metres of the resource/processing area on the site. The Caretaker’s accommodation has been sited within the frontage of the site to provide a reasonable level for occupants. The proposed location is considered to present an appropriate location away from main processing and activity areas associated with the existing and proposed uses.

Industrial design code

The proposal generally meets the outcomes of the Industrial design code except as follows:

- PO6 – Amenity
- PO7 – Amenity
- PO8 – Amenity

<table>
<thead>
<tr>
<th>Performance outcome</th>
<th>Acceptable outcome</th>
</tr>
</thead>
<tbody>
<tr>
<td>PO6 Landscaping is provided to: (a) soften the built form and hardstand areas; (b) appropriately screen industrial buildings and</td>
<td>AO6.1 Landscaping is provided along street frontages with a minimum width of 1.5m and an average width of 3m for the full width of the boundary (excluding entry points). The area is planted with large trees that have</td>
</tr>
</tbody>
</table>
storage areas;
(c) provide a buffer to sensitive land uses and non-industrial zoned land;
(d) enhance the visual amenity of the area; and
(e) enhance the appearance of the use from transport corridors.

a minimum bag size of 100L every 6m and a variety of shrubs.

Officer’s comment

The proposed development is largely proposed over portions of the subject site historically disturbed by the existing quarry activities. There is an existing vegetated buffer between the existing activities on site and the sensitive receivers fronting Rossmanns Road. The proposal does involve the removal of existing vegetation (to facilitate hardstand stockpile area) which currently acts as a buffer to sensitive receivers, however the development will be conditioned to rehabilitate this portion of land (not excluding others portions) to provide for a vegetated buffer in the long term. This outcome is considered to provide a long term solution to appropriately screen future activities on the subject site and minimise the external visual amenity impacts.

Performance outcome | Acceptable outcome
--- | ---
PO7 Noise emissions and hours of operation are controlled to prevent loss of amenity and impacts on the health and safety of land zoned for sensitive land uses. | AO7 Where the development involves noise generating activities and is within 100m of land zoned for sensitive land uses it is ensured that:
(a) there are no openings in walls facing a sensitive land use unless shielded to restrict noise emissions from the site;
(b) noise emitting equipment such as, but not limited to, air conditioning equipment, pumps and ventilation fans are:
(i) located on the opposite side of the building to the sensitive land use;
(ii) enclosed within acoustic barriers; or
(iii) located within the building.
(c) all noise generating activities are only conducted indoors (excluding the loading and unloading of vehicles); and
(d) a low impact industry use only operates between 7am to 6pm Monday to Sunday, and not on a public holiday
(e) OR
(f) all other uses only operate between 7am to 6pm Monday to Saturday and not on a public holiday.

Officer’s comment

There are sensitive receivers within proximity to the subject site. The subject site is currently operating in accordance with existing Extractive industry approvals. The proposed activities on the subject site are not dissimilar to the current activities on site. The relevant Environmental authorities associated with the proposed activities prescribe acceptable noise outputs. The applicant has provided an environmental noise assessment in support of the proposed development which identifies that proposed activities are predicted to comply with acceptable noise criteria. The submitted report supports the intended 7 day operation of the
facility between 6am-6pm. PO7 seeks to ensure that no loss of amenity occurs to land zoned for sensitive land uses. Although there are sensitive land uses within proximity to the site, there is no land zoned for sensitive land uses which would be unreasonably burdened by the proposed development in the long term.

<table>
<thead>
<tr>
<th>Performance outcome</th>
<th>Acceptable outcome</th>
</tr>
</thead>
<tbody>
<tr>
<td>PO8</td>
<td>AO8</td>
</tr>
</tbody>
</table>
| Development protects existing and planned sensitive land uses from being exposed to air, noise and odour emissions from industrial uses that have the potential to adversely impact on human health, amenity and wellbeing. | The use is designed to ensure that:
(a) the indoor noise objectives set out in the Environmental Protection (Noise) Policy 2008 are met;
(b) the air quality objectives in the Environmental Protection (Air) Policy 2008 are met;
(c) noxious and offensive odours are not experienced at the location of existing and planned sensitive land uses. |

**Officer’s comment**

The proposed development is required to comply with relevant Environmental authorities associated with the proposed activities. The Environmental authority issued by the Department of Environment and Heritage Protection controls air quality, noise, water, land and waste matters. By virtue of the Department of Environment and Heritage Protection issue of Environmental authority permit for the associated Environmentally Relevant Activities associated with the proposed use, the proposal is considered to achieve the intent of PO8 in protecting existing sensitive land uses which front Rossmanns Road to a reasonable level. As discussed above, land to the north of the subject site has been zoned as a future industry area and as such, sensitive land uses are not envisaged within proximity to the subject site in the future.

**General development provisions code**

The proposal generally meets the outcomes of the General development provisions code except as follows:

- PO1 – Amenity protection
- PO2 – Amenity protection
- PO11 – Infrastructure
### Performance outcome | Acceptable outcome
---|---
**PO1**  
Development mitigates any negative effects to amenity, health and safety from existing surrounding activities having regard to:  
(a) noise;  
(b) hours of operation;  
(c) traffic;  
(d) signage;  
(e) visual amenity;  
(f) wind effects;  
(g) privacy;  
(h) vibration;  
(i) contaminated substances;  
(j) hazardous chemicals;  
(k) odour and emissions; and  
(l) safety.  

| AO1 | No acceptable outcome provided. |

**PO2**  
The proposed development prevents loss of amenity and threats to health and safety, having regard to:  
(a) noise;  
(b) hours of operation;  
(c) traffic;  
(d) signage;  
(e) visual amenity;  
(f) wind effects;  
(g) privacy;  
(h) vibration;  
(i) contaminated substances;  
(j) hazardous chemicals;  
(k) odour and emissions; and  
(l) safety.  

| AO2 | No acceptable outcome provided. |

### Officer’s comment
The proposed development is considered to comply with PO1 and PO2 of the General development provisions code in that there are no external impacts which would negatively impact on the proposed activities, nor are the proposed activities considered to result in unreasonable negative amenity impacts external to the subject site.

By virtue of the subject sites proximity to existing and future strategic infrastructure sites (Council owned landfill, future sewer treatment plant), the proposed activities presents an appropriate co-location of land uses in an area where associated potential negative amenity impacts external to the site can be suitably separated from areas designated for sensitive land use. It is acknowledged that there are historically established sensitive receivers fronting Rossmanns Road, however the strategic intent for the immediate area is to be for future industry activities.
With regard to the proposed development’s external impacts, the subject site benefits from an existing Environmental Authority (ERA) which governs the existing quarry operations. The operations on site will be required to comply with legislative requirements for noise, vibration, dust and odour, contaminated substances, hazardous chemicals and other emissions so as to not impact on sensitive receivers or commercial places. Notwithstanding see further discussion below:

- Hours of operation for the landfill operation, concrete crushing and maintenance workshop are proposed between 6am and 6pm, 7 days per week. The applicant has argued that the proposed hours of operation are critical for the efficient operation of activities on site. The adjoining Council owned landfill currently operates between 7am and 4:45pm, 7 days per week. The applicant has submitted a specialist acoustic report which identifies that expected noise levels are predicted to comply with applicable acoustic criteria, and recommends a range of acoustic treatments and management controls to ensure acoustic compliance. The acoustic report has identified that proposed operating hours between 6am and 6pm, 7 days per week is acceptable. As the associated ERAs control noise and vibration requirements, the submitted acoustic report has not been included in the Officer’s recommendation; however a condition of approval restricting hours of operation between 6am and 6pm, Monday to Sunday has been included.

- The zoning of the subject site and immediate surrounding area reflects the intent for this area to be used for intensive industrial activities. As discussed further in this report, the submitted Traffic Impact Assessment report identifies that the proposed activities will not have any adverse impact on surrounding roads and intersections with respect to capacity and will not warrant any mitigation works to be undertaken. It is also noted that Stapylton Jacobs Well Road, Quarry Road and Rossmanns Road are identified as haulage routes on City Plan Strategic Framework Map 5 – Focus Areas for Economic Activity. Haulage traffic is therefore anticipated on these roads. Stapylton Jacobs Well Road, Quarry Road and Rossmanns Road are also approved B-double routes and therefore the roads and intersections have the geometric requirements to accommodate very long articulated vehicles.

- No advertising signage is proposed as part of this application.

- The proposed development will progressively fill the existing quarry void and the landform of the site will be progressively rehabilitated. Aspects of the proposed earthworks and tree clearing will be visible from Rossmanns Road; however rehabilitation requirements along the road frontage will buffer the development in the long term. Overall the proposed development is considered to provide a reasonable visual amenity interface external to the site. The additional vegetative buffering at the frontage of the site will also assist in minimising the visual amenity and potential privacy impact to existing sensitive receivers on Rossmanns Road.

- The proposed development is not considered to result in any adverse wind effects.

- The proposed development will utilise a number of engineering solutions to ensure there are no adverse impacts on the environment as a result of leachates and other contaminated substances associated with the activities on site. The Environmental Authority will control all aspects of the development in this regard.
- The proposed development will involve the limited storage of hazardous chemicals such as fuel for vehicles and site machinery. Hazardous chemicals stored on site are not considered to have any external impacts.

- The intensity of proposed operations on the subject site are not dissimilar from current operations on site. The applicant has submitted as part of the application occupational workplace health and safety procedures associated with the proposed development, with the applicant to implement their own site safety training protocols.

Overall the proposed development is considered to comply with PO1 and PO2 of the General development provisions code.

<table>
<thead>
<tr>
<th>Performance outcome</th>
<th>Acceptable outcome</th>
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</thead>
<tbody>
<tr>
<td>PO11</td>
<td>AO11</td>
</tr>
</tbody>
</table>
| All development ensures connection to public utilities to meet the needs of the development, including sewer, water, electricity and communications services. | All development is provided with services, as follows:
(a) electricity supply and communication services
(b) reticulated water supply, when within the mapped ‘water supply service area’ identified in the Local government infrastructure plan, and not located in the Conservation, Extractive industry, Major tourism (Island resorts precinct), Open space or Rural zones
(c) reticulated sewer network, when within the mapped ‘wastewater service area’ identified in the Local government infrastructure plan, and not located in the Conservation, Extractive industry, Major tourism (Island resorts precinct), Open space, Rural or Rural residential zones. |

**Officer’s comment**

The subject site is currently not connected to all urban infrastructure networks and the current use of the site does not necessitate connection to all public utilities. Water and Waste have confirmed that the site is not required to be serviced by Water or Sewer. The applicant has provided evidence of an existing on-site sewerage facility which has been in operation in accordance with historic approvals. A plumbing and drainage works condition has been included in the Officer’s recommendation to ensure a compliance permit for all plumbing and drainage work is obtained prior to any assessable work commencing.

**Transport Code**

Council officers have determined the proposal complies with all the relevant outcomes contained in the Transport code with the exception of car parking supply and bicycle parking supply. This is detailed below.

<table>
<thead>
<tr>
<th>Performance outcome</th>
<th>Acceptable outcome</th>
</tr>
</thead>
<tbody>
<tr>
<td>PO1 - Car Parking Supply</td>
<td>AO1</td>
</tr>
</tbody>
</table>
Development provides off-street car parking to accommodate for the parking demand. OR Where located in the Centre zone or the Southport Priority Development Area at rates that:
(a) reduce congestion and car dependency;
(b) maximise the efficiency of car parking provided; | High Impact Industry / Bulk Landscape Supplies
2 per tenancy or lot, plus 1 per 50m² of TUA up to and including 500m² and 1 per 100m² of TUA over 500m². Transport Depot
To be determined upon submission of a car parking
ITEM 2 (Continued)
MCU FOR HIGH IMPACT INDUSTRY, BULK LANDSCAPE SUPPLIES, TRANSPORT DEPOT,
CARETAKER’S ACCOMMODATION AND ASSOCIATED ENVIRONMENTALLY RELEVANT
ACTIVITIES (ERAs) AT ROSSMANNS ROAD, STAPYLTON - DIVISION 1
PN344518/01/DA2

and

(c) encourage alternative transport options such as walking, cycling and the use of public transport.

assessment to Council.

Officer’s comment

The car parking rate for High Impact Industry/Bulk Landscape Supplies specified by AO1 (Table 9.4.13-3) of the Transport Code is based on Total Use Area (TUA). Given the unique nature of the development, TUA is not a good indicator of car parking demand. AO1 does not specify a car parking rate for a Transport Depot.

Based on expected demand, the applicant has proposed to provide 21 car parking spaces (11 staff, 10 visitor) to cater for the development. However, there is ample room on the site for additional car parking without overflow parking occurring on Rossmanns Road.

It is therefore considered that the proposed car parking supply will accommodate for the parking demand in accordance with PO1 of the Transport Code.

Performance outcome

PO10 - Active Transport – Bicycle parking supply

Development ensures that adequate off-street bicycle parking and end-of-trip facilities are provided to encourage use and meet the needs and volumes of predicted pedestrian and cyclist users.

Acceptable outcome

AO10.1

Development provides off-street bicycle parking and end-of-trip facilities in accordance with Table 9.4.13-10: Bicycle parking rates and Table 9.4.13-11: End-of-trip facilities for active travel users.

High Impact Industry

1 per 800 m$^2$ TUA for staff, plus
1 per 200 m$^2$ TUA for visitors

Officer’s comment

The applicant has not proposed any bicycle parking.

It is considered that bicycle parking is not warranted in this instance given the nature of the development and the location of the site and that compliance with PO10 is achieved.

While the proposal complies with all acceptable outcomes (except for the abovementioned outcome/s), comment is provided on the following for file purposes or where considered relevant.

Performance outcome

PO5 - Servicing

Development accommodates for the required design service vehicle, including waste collection vehicles to service the development.

Acceptable outcome

AO5

Development is designed to cater for the largest service vehicle in accordance with Table 9.4.13-9: Minimum class of service vehicle.

Officer’s comment

AO5 (Table 9.4.13-9) of the Transport Code specifies an articulated vehicle (AV) as the design vehicle for High Impact Industry, Bulk Landscape Supplies and Transport Depot.

There is ample room on the site for manoeuvring and parking of a range of haulage vehicles, including AVs. There is also ample room for queuing prior to the weighbridge (90 metres), which will allow room for 7 trucks to queue on the site without impacting on Rossmanns Road.

Compliance with AO5 of the Transport Code is therefore achieved.
## Performance outcome

<table>
<thead>
<tr>
<th>PO20 - Traffic Impact</th>
<th>Acceptable outcome</th>
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</thead>
<tbody>
<tr>
<td>Development is:</td>
<td>AO20</td>
</tr>
<tr>
<td>(a) appropriately located to reduce the need to travel by car and is accessible by public transport, walking and cycling; and</td>
<td>A Traffic Impact Assessment is prepared and submitted to Council in the following instances:</td>
</tr>
<tr>
<td>(a) designed to reduce impacts on the amenity, safety and operation of the road network through appropriate measures to ensure that the function and capacity of the road network is not compromised.</td>
<td>(a) when the development is identified as “any other use not listed in this table” or “any other undefined use” in Part 5 – Tables of assessment;</td>
</tr>
<tr>
<td></td>
<td>(b) when the development is freight dependent;</td>
</tr>
<tr>
<td></td>
<td>(c) when vehicle access will be required to a road identified on the Function road hierarchy map;</td>
</tr>
<tr>
<td></td>
<td>(d) when vehicle access will be required to a service road as identified on the Pacific motorway service road types overlay map;</td>
</tr>
<tr>
<td></td>
<td>(e) when vehicle access will be required within 100m of a signalised intersection;</td>
</tr>
<tr>
<td></td>
<td>(f) when vehicle access will be required within 50m of a roundabout; or</td>
</tr>
<tr>
<td></td>
<td>(g) when a new intersection is proposed.</td>
</tr>
</tbody>
</table>

## Officer’s comment

A Traffic Impact Assessment (TIA) report has been prepared by Bitzios Consulting. Based on the proposed operating characteristics of the development, Bitzios has determined that the development will initially generate 104 trips per day (52 in, 52 out). This will increase to 188 trips per day (94 in, 94 out) by ‘Year 21’ of operation. This equates to only 16 trips per hour in ‘Year 21’. This increase in traffic activity will not have any adverse impact on surrounding roads and intersections with respect to capacity and will not warrant any mitigation works to be undertaken.

It is also noted that Stapylton Jacobs Well Road, Quarry Road and Rossmanns Road are identified as haulage routes on City Plan Strategic Framework Map 5 – Focus Areas for Economic Activity. Haulage traffic is therefore anticipated on these roads.

Stapylton Jacobs Well Road, Quarry Road and Rossmanns Road are also approved B-double routes and therefore the roads and intersections have the geometric requirements to accommodate very long articulated vehicles.

The Department of Transport and Main Roads has reviewed the TIA and impacts of the development on the Stapylton Jacobs Well Road / Quarry Road intersection and concurred that no mitigation works are required on their road network.

Compliance with AO20 of the Transport Code has been demonstrated.

## 7 ASSESSMENT AGAINST TEMPORARY LOCAL PLANNING INSTRUMENT (TLPI)

The proposal does not trigger assessment against any temporary local planning instruments.

## 8 ASSESSMENT AGAINST STATE PLANNING POLICY

The City Plan appropriately reflects all aspects of the State Planning Policy apart from aspects relating to natural hazards, risk and resilience (coastal hazards).

Part E – Interim Development Assessment requirements of the State Planning Policy applies, limited to the assessment criteria specific for natural hazards, risk and resilience in relation to coastal hazard areas. The site is mapped within the coastal hazard area – erosion prone and storm tide inundation areas as below.
The proposal has been assessed against the following assessment benchmarks in Part E – Interim development assessment requirements of the State Planning Policy (2016):

<table>
<thead>
<tr>
<th>Development assessment requirements</th>
<th>Assessment comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>(1) Development avoids natural hazard areas or mitigates the risks of the natural hazard to an acceptable or tolerable level.</td>
<td>Mapped hazard areas are located along the site’s southern property boundary. Other than necessary stormwater infrastructure, no development will be in the mapped coastal hazard areas.</td>
</tr>
<tr>
<td>(2) Development supports, and does not unduly burden, disaster management response or recovery capacity and capabilities.</td>
<td>The proposal does not unduly burden disaster management response or recovery capacity and capabilities</td>
</tr>
<tr>
<td>(3) Development directly, indirectly and cumulatively avoids an increase in the severity of the natural hazard and the potential for damage on the site or to other properties.</td>
<td>Other than necessary stormwater infrastructure, no development will be in the mapped coastal hazard areas. As such, the development is not expected to impact upon the severity of coastal hazards in the immediate surrounding locality.</td>
</tr>
<tr>
<td>(4) Development avoids risks to public safety and the environment form the location of hazardous materials and the release of these materials as a result of a</td>
<td>The proposal will be implemented in accordance with a range of operational management plans and guidelines to</td>
</tr>
</tbody>
</table>
natural hazard.

<table>
<thead>
<tr>
<th>ITEM 2 (Continued)</th>
<th>MCU FOR HIGH IMPACT INDUSTRY, BULK LANDSCAPE SUPPLIES, TRANSPORT DEPOT, CARETAKER’S ACCOMMODATION AND ASSOCIATED ENVIRONMENTALLY RELEVANT ACTIVITIES (ERAs) AT ROSSMANN’S ROAD, STAPYLTON - DIVISION 1</th>
<th>PN344518/01/DA2</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>ensure development avoids risks to public safety and the environment associated with the release of hazardous materials.</td>
<td></td>
</tr>
<tr>
<td>(5) Development maintains or enhances natural processes and the protective function of landforms and vegetation that can mitigate risks associated with the natural hazard.</td>
<td>• Where possible the design and configuration of the development has sought to remain within the historically disturbed footprint, however some additional clearing is required. The proposal will however achieve the long term rehabilitation requirements of the site.</td>
<td></td>
</tr>
<tr>
<td>(6) Development is not located in an erosion prone area within a coastal management district unless:</td>
<td>• Not applicable. The site is not within a Coastal Management District.</td>
<td></td>
</tr>
<tr>
<td>(a) It cannot feasibly be located elsewhere, and</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(b) Is coastal-dependant development, or temporary, readily relocatable or able-to-be-abandoned development</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(7) Development that is the redevelopment of existing permanent buildings or structures, is located outside an erosion-prone area or, where this is not feasible, redevelopment:</td>
<td>• Other than necessary stormwater infrastructure, no development will be in the mapped coastal hazard areas.</td>
<td></td>
</tr>
<tr>
<td>(a) is located:</td>
<td>•</td>
<td></td>
</tr>
<tr>
<td>i. as far landward from the seaward property boundary as possible, or</td>
<td></td>
<td></td>
</tr>
<tr>
<td>ii. landward of the seaward alignment of the neighbouring buildings, and</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(b) provides space seaward of the development within the premises to allow for the future construction of erosion control structures, such as a seawall</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(8) Development proposes to undertake coastal protection work (excluding beach nourishment) only as a last resort where coastal erosion presents an imminent threat to public safety or existing buildings and structures, and all of the following apply:</td>
<td>• Not applicable. No coastal protection work is proposed as part of this development application.</td>
<td></td>
</tr>
<tr>
<td>(a) the property cannot reasonably be relocated or abandoned, and</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(b) any coastal protection works to protect private property is located as far landward</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
as practicable and on the lot containing
the property to the maximum extent
reasonable, and
(c) the coastal protection work mitigates
any increase in coastal hazard risk for
adjacent areas.

It is considered that the proposal is consistent with the State interest policy for natural
hazards, risk and resilience.

9 ASSESSMENT AGAINST THE REGIONAL PLAN

The subject site is located within the Urban Footprint. The proposal is consistent with the
goals, elements and strategies; and directions of the South East Queensland Regional Plan
2009-2031 (SEQ Regional Plan).

Figure 25: SEQ Regional Plan Mapping (Source: Department of Infrastructure, Local Government and

10 DEVELOPMENT INFRASTRUCTURE (TRUNK)

Not applicable.

11 INFRASTRUCTURE CHARGES

The final estimated infrastructure charge is $43,249.63.
ITEM 2 (Continued)
MCU FOR HIGH IMPACT INDUSTRY, BULK LANDSCAPE SUPPLIES, TRANSPORT DEPOT, CARETAKER’S ACCOMMODATION AND ASSOCIATED ENVIRONMENTALLY RELEVANT ACTIVITIES (ERAs) AT ROSSMANNS ROAD, STAPYLTON - DIVISION 1
PN344518/01/DA2

12 LOCAL PLANNING INSTRUMENTS THAT MAY BE MATERIALLY AFFECTED BY THE DEVELOPMENT

The proposal does not trigger assessment against any assessment benchmarks for another local government area materially affected by the development.

13 REFERRALS

15.1 Internal referrals

This application has been assessed by internal referral officers who have provided reasonable and relevant conditions. An overview of the recommended conditions is provided in the table below:

<table>
<thead>
<tr>
<th>Internal city expert</th>
<th>Comments and Conditions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Environmental Assessment</td>
<td>Conditions on the following matters have been included in the officer’s recommendation:</td>
</tr>
<tr>
<td></td>
<td>• Approved drawings – amended clearing area</td>
</tr>
<tr>
<td></td>
<td>• Vegetation Clearing</td>
</tr>
<tr>
<td></td>
<td>Note: see additional relevant Open Space Assessment comments below.</td>
</tr>
<tr>
<td>Geotechnical Engineering</td>
<td>Conditions on the following matters have been included in the officer’s recommendation:</td>
</tr>
<tr>
<td></td>
<td>Approved plans – geotechnical assessment report</td>
</tr>
<tr>
<td>Water and Waste</td>
<td>The proposed private landfill is on the former Boral quarry site is to the north-east of the future Stapylton Sewerage Treatment Plant site, and also adjoins Council owned landfill to the west. As such the proposal is compatible with adjacent existing and proposed land uses and Water and Waste (GCWW) do not require an odour impact assessment pertaining to GCWW's assets for the subject development. The subject application is of no interest to GCWW and no conditions of approval are required in this instance.</td>
</tr>
<tr>
<td>Health and</td>
<td>The application was not reviewed by Council’s Health and Regulatory</td>
</tr>
</tbody>
</table>
## Regulatory Services

Services section on the basis that matters of environmental health (noise, vibration, odour, other emissions) are matters controlled by associated ERA permits governed by State.

It is acknowledged however that a specialist acoustic report was submitted in support of the proposal which recommends acoustic mitigation measures and operational management practices to achieve applicable acoustic and vibration standards.

Conditions identified in the State’s Environmental Authority ensure acoustic and vibration requirements are achieved.

## Hydraulics and Water Quality

The applicant has submitted a engineering assessment report, prepared by ACT Williams Pty Ltd, in support of the application. The report has included stormwater management procedures of the proposed development. The report has proposed to capture stormwater from undisturbed (clean) and disturbed areas separately. All stormwater runoff from disturbed area up to 100 year ARI events will be directed to a sediment pond and treated appropriately prior to discharging from the site.

Conditions on the following matters have been included in the officer’s recommendation:

- Approved plans – engineering assessment report
- Private infrastructure
- Overland flow paths and hydraulic alteration
- Erosion and sediment control
- Certification of works – post construction certification

## Landscape Assessment

Conditions on the following matters have been included in the officer’s recommendation:

- OPW private landscape works to be submitted

## Open Space Assessment

Council officers note the works on the site are primarily located outside any environmental significant land. In general accordance with Environmental significance overlay code, the applicant has proposed dedication of public open space along the western and southern boundaries of the site. This captures several matters of state and local significance including regulated vegetation, medium-general priority species, wetlands, and watercourses. Additionally, Environmental planning have requested the portion of vegetation currently identified on plans ‘to be retained’ along Burnside road to also be conditioned for land transfer.

However, ownership transfer is not sought for any of the lands associated with the subject site until the end of landfilling activities, and such time the land has been rehabilitated to the satisfaction of Council, instead of the commencement of use.

This was requested by the applicant on the grounds of maintaining control and access across the site for ancillary landfill activities required for safe
and efficient operation of the proposed development access through and around the site. This is supported by officers to elevate any maintenance (unnecessary rehabilitation works) and bureaucratic burden (permission to access) upon Council. This position is further supported by Environmental Assessment section who has confirmed the most appropriate timing and best practice is for land transfer of the dedicated land not to take place until such time that the extractive works are completed, and the land has been rehabilitated.

Open Space Assessment note the proposed southern sediment pond construction and associated vegetation clearing will occur in the existing quarry disturbance footprint, seeking to reinstate a historic stormwater facility in this location. While a 30 metre buffer (retained vegetation) from the Sandy Creek tributary (watercourse) is provided, the existing disturbance footprint is located within 100 metres from the outer landward boundary of a state and locally significant wetlands. However, site surveys have demonstrated this area is largely dominated by weeds and invasive species.

This environmental outcome is supported by Environmental Assessment. It is noted the site contains existing operational fire trails for bushfire management purposes.

Conditions on the following matters have been included in the officer’s recommendation:
- Amended Plans – Concept Rehabilitation Plan and Public Open Space Dedication
- Land transfer
- Open space management plan
- Landscaping works within public open spaces
- No damage to retained vegetation
- Boundary markers

<table>
<thead>
<tr>
<th>Plumbing and Drainage</th>
<th>Conditions on the following matters have been included in the officer’s recommendation:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Plumbing and drainage works</td>
</tr>
</tbody>
</table>

| Queensland Fire Rescue | Bushfire Assessment have reviewed the proposed development, in particular the indicative location of the proposed Caretaker’s accommodation and have confirmed that they have no further comments. |

<table>
<thead>
<tr>
<th>Subdivision Engineering</th>
<th>Conditions on the following matters have been included in the officer’s recommendation:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Telecommunications network</td>
</tr>
<tr>
<td></td>
<td>Certification of works</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Transport</th>
<th>Conditions on the following matters have been included in the officer’s</th>
</tr>
</thead>
</table>
15.2 External referrals

The application was referred to the following external agency(s):

Concurrence agency(s)

The application was referred to the Department of Infrastructure, Local Government and Planning (now the Department of State Development, Manufacturing, Infrastructure and Planning) for the following:

- Environmentally relevant activities - Schedule 7, table 2, item 1
- Development impacting on State transport infrastructure - Schedule 7, table 3, item 2

The Department has provided conditions of approval via correspondence dated 10 August 2017, specifically in relation to State controlled road matters.

A copy of the conditions associated with the Environmentally Relevant Activities has also been provided and are attached to this report.

As discussed above, Council officer’s sought further Third Part Advice regarding the potential impacts on the future delivery of the IRTC on 31 October 2017 and 24 April 2018.

In response, correspondence from the Department dated 24th April 2018 and 26th April 2018 confirmed that the proposed development does not compromise the ability to provide the future transport corridor.

Advice agency(s)

- Not applicable.

16 PUBLIC NOTIFICATION

16.1 Overview

In response to public notification:

- Three (3) properly made submission/s were received, consisting of three (3) objections.

16.4 Matters raised in submissions

The main matters raised by submitters who made a properly made submission or a submission that has been accepted by Council are discussed below.

<table>
<thead>
<tr>
<th>Matters</th>
<th>Officer’s comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Noise</td>
<td>As discussed within this report, the Environmentally Relevant Activity components associated with the proposed development will ensure that all noise, vibration, odour, air quality and other emissions are controlled to acceptable levels so as to not cause</td>
</tr>
</tbody>
</table>
Traffic issues
As discussed within this report, a traffic impact assessment report was submitted in support of the proposed development. The report identifies that based on the proposed operating characteristics of the development, the development will initially generate 104 trips per day (52 in, 52 out). This will increase to 188 trips per day (94 in, 94 out) by ‘Year 21’ of operation. This equates to only 16 trips per hour in ‘Year 21’. This increase in traffic activity will not have any adverse impact on surrounding roads and intersections with respect to capacity and will not warrant any mitigation works to be undertaken.

It is also noted that Stapylton Jacobs Well Road, Quarry Road and Rossmanns Road are identified as haulage routes on City Plan Strategic Framework Map 5 – Focus Areas for Economic Activity. Haulage traffic is therefore anticipated on these roads.

Stapylton Jacobs Well Road, Quarry Road and Rossmanns Road are also approved B-double routes and therefore the roads and intersections have the geometric requirements to accommodate very long articulated vehicles.

The Department of Transport and Main Roads has reviewed the TIA and impacts of the development on the Stapylton Jacobs Well Road / Quarry Road intersection and concurred that no mitigation works are required on their road network.

As such, the proposed use is not considered to result in any unreasonable traffic issues which would warrant mitigation works or the refusal of the application as a whole.

Land values
The proposed development is considered to be an appropriate use of the subject in the context of the existing operation of the subject site, and other similar uses within the immediate area.

The zoning over the subject site and immediate area reflects an intent to ensure sensitive land uses which may compromise the long term ability to develop the area for industrial land uses are not established.

Consideration of depreciation of land value does not substantiate grounds for refusal of the proposed development in this instance.

17 OTHER MATTERS
Not applicable.

18 CONCLUSION
Council is in receipt of an application for a Development Permit for A Material Change of Use (Impact Assessment) for High Impact Industry (Landfill, Recycling or Reprocessing Of
Regulated Waste, Waste Transfer Station (Involving Crushing, Grinding, Milling or Screening), Soil Conditioner Manufacturing, Resource Recovery and Ancillary Activities, Bulk Landscape Supplies, Transport Depot, Caretaker’s Accommodation and associated Environmentally Relevant Activities (ERA’s) for ERA60(2)(h) – Waste Disposal (more than 200,000t/yr) and ERA55(2) – Regulated Waste Recycling or Reprocessing (>10T/day) at Rossmanns Road, Stapylton.

After a detailed assessment, it has been determined the proposal meets the purpose of the applicable themes and elements of the Strategic framework, the Extractive industry zone, the Open space zone and applicable overlay and development codes.

It is recommended the application be approved, subject to conditions.

19 NOTIFICATIONS
The following property notifications will be applied:
- Stormwater
- Development controls
- Vegetation protection
- Land transfer conditions

20 RECOMMENDATION
It is recommended that Council resolves as follows:

That Council approves (with conditions) the issue of a Development Permit for A Material Change of Use (Impact Assessment) for High Impact Industry [Landfill, Recycling or Reprocessing Of Regulated Waste, Waste Transfer Station (Involving Crushing, Grinding, Milling or Screening), Soil Conditioner Manufacturing, Resource Recovery and Ancillary Activities], Bulk Landscape Supplies, Transport Depot, Caretaker’s Accommodation and associated Environmentally Relevant Activities, in accordance with the conditions as follows:

<table>
<thead>
<tr>
<th>General</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1</strong></td>
</tr>
<tr>
<td>a</td>
</tr>
<tr>
<td>b</td>
</tr>
</tbody>
</table>

| 2 | **Approved drawings** |
| **Approved drawings** | Undertake and maintain the development generally in accordance with the following drawings: |
### Planning

<table>
<thead>
<tr>
<th>Drawing Title</th>
<th>Author</th>
<th>Date</th>
<th>Drawing No.</th>
<th>Ver</th>
</tr>
</thead>
<tbody>
<tr>
<td>Consolidated view of modified layout</td>
<td>ATC Williams</td>
<td>27-07-17</td>
<td>SK-001</td>
<td>E</td>
</tr>
<tr>
<td>Section</td>
<td>ATC Williams</td>
<td>14-07-17</td>
<td>SK-002</td>
<td>C</td>
</tr>
<tr>
<td>Landfill Base Profile (Consolidated View)</td>
<td>ATC Williams</td>
<td>13-06-17</td>
<td>003</td>
<td>A</td>
</tr>
<tr>
<td>Ultimate Landform Development Layout Concept</td>
<td>ATC Williams</td>
<td>13-06-17</td>
<td>004</td>
<td>A</td>
</tr>
<tr>
<td>Stage 1 Platform / Stage 1A Basal Liner Extent</td>
<td>ATC Williams</td>
<td>13-06-17</td>
<td>005</td>
<td>A</td>
</tr>
<tr>
<td>Stage 1A Platform / Stage 1B Basal Liner Extent</td>
<td>ATC Williams</td>
<td>13-06-17</td>
<td>006</td>
<td>A</td>
</tr>
<tr>
<td>Stage 1B Platform / Stage 1B Basal Liner Extent</td>
<td>ATC Williams</td>
<td>13-06-17</td>
<td>007</td>
<td>A</td>
</tr>
<tr>
<td>Stage 1C Platform / Stage 2 Basal Liner Extent</td>
<td>ATC Williams</td>
<td>13-06-17</td>
<td>008</td>
<td>A</td>
</tr>
<tr>
<td>Stage 2 Platform / Stage 3 Basal Liner Extent</td>
<td>ATC Williams</td>
<td>13-06-17</td>
<td>009</td>
<td>A</td>
</tr>
<tr>
<td>Site Infrastructure Area</td>
<td>ATC Williams</td>
<td>10-06-17</td>
<td>010</td>
<td>A</td>
</tr>
<tr>
<td>Cross Sections</td>
<td>ATC Williams</td>
<td>13-06-17</td>
<td>011</td>
<td>A</td>
</tr>
<tr>
<td>Details Sheet 1</td>
<td>ATC Williams</td>
<td>13-06-17</td>
<td>012</td>
<td>A</td>
</tr>
<tr>
<td>Details Sheet 2</td>
<td>ATC Williams</td>
<td>13-06-17</td>
<td>013</td>
<td>A</td>
</tr>
<tr>
<td>North Sediment Pond Plan and Typical Sections</td>
<td>ATC Williams</td>
<td>13-06-17</td>
<td>101</td>
<td>A</td>
</tr>
<tr>
<td>South Sediment Pond Plan and Typical Sections</td>
<td>ATC Williams</td>
<td>13-06-17</td>
<td>102</td>
<td>A</td>
</tr>
<tr>
<td>Processing and Product Stockpile Area Plan and Typical Sections</td>
<td>ATC Williams</td>
<td>13-06-17</td>
<td>103</td>
<td>A</td>
</tr>
</tbody>
</table>

### Environmental Assessment

<table>
<thead>
<tr>
<th>Plan Title</th>
<th>Author</th>
<th>Date</th>
<th>Plan Reference No.</th>
<th>Rev</th>
</tr>
</thead>
<tbody>
<tr>
<td>Figure 4 – Amended clearing area</td>
<td>Mark Rigby &amp; Associates</td>
<td>July 2017</td>
<td>MRA 16-021</td>
<td>A</td>
</tr>
</tbody>
</table>

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.

3 Approved Plans
Undertake and maintain the development generally in accordance with the following plans:

### Hydraulics and Water Quality

<table>
<thead>
<tr>
<th>Plan Title</th>
<th>Author</th>
<th>Date</th>
<th>Plan Reference No.</th>
<th>Ver</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stapylton Resource Recovery Proposed Landfill Development - Engineering Assessment Report</td>
<td>ACTWilliams Pty Ltd</td>
<td>February 2017</td>
<td>116091.05</td>
<td>D</td>
</tr>
</tbody>
</table>

### Geotechnical Engineering

<table>
<thead>
<tr>
<th>Plan Title</th>
<th>Author</th>
<th>Date</th>
<th>Plan Reference No.</th>
<th>Ver</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stapylton Resource Recovery Project – Proposed Landfill Development, Information Request – Geotechnical Assessment Report</td>
<td>ATCWilliams Pty Ltd</td>
<td>1 August 2017</td>
<td>116091.11</td>
<td>C</td>
</tr>
</tbody>
</table>

### Environmental Assessment

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<tbody>
<tr>
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<td>Mark Rigby &amp; Associates</td>
<td>July 2017</td>
<td>MRA 16-021</td>
<td>A</td>
</tr>
</tbody>
</table>

4 Amended Plans
Prepare and submit amendments to the plan listed below for confirmation they constitute the approved plans for the purposes of this development approval. All amended plans must be submitted (and confirmed by Council) prior to commencement of any works on site:

### Open Space Assessment (Public works)

<table>
<thead>
<tr>
<th>Plan Title</th>
<th>Author</th>
<th>Date</th>
<th>Plan Reference No.</th>
<th>Ver</th>
</tr>
</thead>
<tbody>
<tr>
<td>Concept Rehabilitation Plan And Public Open Place Dedication</td>
<td>Mark Rigby &amp; Associates</td>
<td>July 2017</td>
<td>MRA16-021 Figure A</td>
<td>A</td>
</tr>
</tbody>
</table>

The following amendments must be included:

- a Label all areas to be transferred to Council for conservation purposes including park type and area (m²).
- b Additional areas to be dedicated not already shown on the above plan are to
include part of the site identified as ‘vegetation to be retained’. This area is to exclude the narrow portion, fronting Rossmanns Road, situated more than approximately 170 metres west of the property boundary at the intersection of Rossmanns Road and Burnside Road, consistent with Condition 8 (land transfer).

5 Staged development (unique condition)

The development must be undertaken in stages generally in accordance with the following plans:

<table>
<thead>
<tr>
<th>Drawing Title</th>
<th>Author</th>
<th>Date</th>
<th>Drawing No.</th>
<th>Ver</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stage 1 Platform / Stage 1A Basal Liner Extent</td>
<td>ATC Williams</td>
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<td>A</td>
</tr>
<tr>
<td>Stage 1A Platform / Stage 1B Basal Liner Extent</td>
<td>ATC Williams</td>
<td>13-06-2017</td>
<td>006</td>
<td>A</td>
</tr>
<tr>
<td>Stage 1B Platform / Stage 1C Basal Liner Extent</td>
<td>ATC Williams</td>
<td>13-06-2017</td>
<td>007</td>
<td>A</td>
</tr>
<tr>
<td>Stage 1C Platform / Stage 2 Basal Liner Extent</td>
<td>ATC Williams</td>
<td>13-06-2017</td>
<td>008</td>
<td>A</td>
</tr>
<tr>
<td>Stage 2 Platform / Stage 3 Basal Liner Extent</td>
<td>ATC Williams</td>
<td>13-06-2017</td>
<td>009</td>
<td>A</td>
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<tr>
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<td>ATC Williams</td>
<td>13-06-2017</td>
<td>004</td>
<td>A</td>
</tr>
</tbody>
</table>

Subject to the following requirements:

- a The order in which stages are developed must be sequential;
- b Construction of the development and the placement of waste materials may not commence in any stage located in the future State-controlled road area (as shown on TP Sketch 113/TP1603007A, dated 31 October 2016, prepared by the Department of Transport and Main Roads), until the following are satisfied:
  - i The future State-controlled road is realigned to avoid the development works, by the Department of Transport and Main Roads placing a notice in the Queensland Government Gazette in accordance with Section 42(12) of the *Transport Infrastructure Act 1994*; or
  - ii A resumption agreement is reached between the Department of Transport and Main Roads and the land owner in accordance with Division 3 of the *Acquisition of Land Act 1967*.
- c Any subsequent proposed amendment to the development staging must be first approved by the Council as a change to the material change of use development approval.

6 Limited scope of approved use – Caretaker’s accommodation (unique condition)

The Caretaker’s accommodation use, which is indicatively identified on Drawing No.
010, 'Site Infrastructure Area', Rev. A, by ATC Williams, dated 10-06-17, is to have a Gross Floor Area no larger than 95m² and contain no more than three (3) bedrooms.

### Property

#### 7 Private infrastructure

Ownership, operation and maintenance of the following private infrastructure is to vest at all times with the owner and/or legal authority:

a. Stormwater management devices and infrastructure monitored and managed in accordance with approved stormwater management report and best management practice.

#### 8 Land transfer

a. Transfer at no cost to Council, the land identified below:

<table>
<thead>
<tr>
<th>Land to be dedicated</th>
<th>Purpose</th>
<th>Drawing Title &amp; Drawing No.</th>
<th>Author</th>
<th>Date</th>
<th>Ver</th>
</tr>
</thead>
<tbody>
<tr>
<td>Part of the site identified as 'public open space dedication (conservation park)'</td>
<td>Conservation</td>
<td>Concept Rehabilitation Plan And Public Open Place Dedication</td>
<td>Mark Rigby &amp; Associates</td>
<td>July 2017</td>
<td>A</td>
</tr>
<tr>
<td>Part of the site identified as 'vegetation to be retained' (excluding the narrow portion of land fronting Rossmanns Road, situated more than approximately 170 metres west of the property boundary at the intersection of Rossmanns Road and Burnside Road)</td>
<td>Conservation</td>
<td>Concept Rehabilitation Plan And Public Open Place Dedication</td>
<td>Mark Rigby &amp; Associates</td>
<td>July 2017</td>
<td>A</td>
</tr>
</tbody>
</table>

b. Transfer the land identified above within 24 months of landfilling activities being completed within Stage 3 of the development; or by 31 December 2040, whichever is the earlier.

c. 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 land transfer 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 other owners’ successors in title continue to be obligated to transfer the land in
accordance with this condition and must do so within 40 business days of becoming aware of the non-compliance with this condition.

d At the time of dedication, Council will grant the owner(s) of the land access to the dedicated land for the purposes of post closure landfill maintenance and monitoring.

### Amenity

#### 9 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.

#### 10 Hours of operation and loading and unloading
Undertake all activities (including loading and unloading activities) associated with the operation of the use only between the hours of 6:00am to 6:00pm, Monday to Sunday.

#### 11 Nuisance
Undertake and operate the development in a manner that causes no detrimental effect upon surrounding premises by reason of noise nuisance, lighting nuisance or other such emissions.

### Environmental and Landscaping

#### 12 Landscaping works on private land

a Obtain an operational works approval to landscape a buffer of 50 metres width to Rossmanns Rd prior to commencement of any works within 50 metres of the boundary with Rossmanns Rd. The detailed landscape plan submitted for the operational works approval must be prepared by a suitably qualified professional, and include in particular:


b Full compliance with the South East Queensland Ecological Restoration Framework (2012).

c Details of proposed rehabilitation including proposed species and planting palette in accordance with RE12.3.11 and/or RE12.11.5e/a, ensuring species selection includes a high proportion of trees and shrubs to ensure visual screening when viewed from external the site.

d Planting modules to demonstrate planting densities.

e All weeding works required, including a full list of known weeds on site and how each weed can be adequately managed.

f The required ongoing management/maintenance regimes, including:
i Plans indicating maintenance areas/zones;
ii Schedules of works including frequency and tasks;
iii Allocation of labour and resources to perform tasks;
iv Nomination of key performance indicators/criteria for monitoring purposes (e.g. All revegetation areas minimum 90% weed free, etc.);
v Time allocated to perform various tasks (e.g. top up mulch, pruning, topdressing, etc.);
vi Defects liability for materials such as replacement of dead plant species of equivalent species and vigour;
vii Coordination of services such as irrigation repair or civil infrastructure maintenance (such as stormwater) that may impact on the landscape establishment and maintenance periods;
viii Management of bushfire hazard (only where appropriate);
ix Management of domestic farm/feral animals (if appropriate);
x Tree management procedures;
xii Management and maintenance regimes for sediment and erosion control devices, and irrigation;
xiii Management and control of declared plants and recognised environmental weeds.

b Construct and maintain the private landscaping identified above at no cost to Council at all times.

13 Vegetation clearing
Obtain an operational works approval for vegetation clearing in accordance with the Vegetation management code of the City Plan, prior to commencement of any works associated with the relevant development stage at no cost to Council:

and include in particular:

a The approved MCU layout plan.
b A vegetation management plan identifying vegetation to be removed and retained in accordance with Figure 4 – Amended clearing area, Plan No. MRA 16-02, Rev A, dated July 2017.
c A fauna management plan.
d A sediment and erosion control.

14 Open space management plan (OSMP)
a Obtain a Management Plan approval for an Open space management plan (OSMP) generally in accordance with the Environmental significance overlay code of the City Plan, and City Plan policy SC6.10 Landscape Works of the City Plan.
b The Open space management plan must be prepared by a suitably qualified professional and include:

i The approved site layout specifically identifying areas to be dedicated (including any amendments required by these conditions).

Details of proposed rehabilitation works including proposed species and
<table>
<thead>
<tr>
<th>ITEM 2 (Continued)</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>MCU FOR HIGH IMPACT INDUSTRY, BULK LANDSCAPE SUPPLIES, TRANSPORT DEPOT, CARETAKER’S ACCOMMODATION AND ASSOCIATED ENVIRONMENTALLY RELEVANT ACTIVITIES (ERAs) AT ROSSMANNS ROAD, STAPYLTON - DIVISION 1 PN344518/01/DA2</td>
<td></td>
</tr>
<tr>
<td>planting palette.</td>
<td>iii Planting modules to demonstrate planting densities.</td>
</tr>
<tr>
<td></td>
<td>iv All weeding works including a full list of weeds on site and how each weed can be adequately managed.</td>
</tr>
<tr>
<td></td>
<td>v Ongoing management/maintenance regime.</td>
</tr>
<tr>
<td></td>
<td>vi Plans showing detail of all access infrastructure including locations of gates, vehicle exclusion bollards, boundary marker posts and fencing</td>
</tr>
<tr>
<td></td>
<td>vii Issues relating to Parks and Recreational Services.</td>
</tr>
<tr>
<td></td>
<td>viii Specific issues relating to Ecological Assessment.</td>
</tr>
<tr>
<td>c Implement the Open Space Management Plan prior to completion of landfilling activities any works commencing at no cost to Council.</td>
<td></td>
</tr>
<tr>
<td>15 Landscaping works within public open spaces</td>
<td>a Obtain an operational works approval to landscape all public open space, prior to completion of landfilling activities at no cost to Council, and include in particular:</td>
</tr>
<tr>
<td></td>
<td>i Be consistent with the following approvals:</td>
</tr>
<tr>
<td></td>
<td>A Bushfire management plan;</td>
</tr>
<tr>
<td></td>
<td>B Open space management plan;</td>
</tr>
<tr>
<td></td>
<td>C Operational works (vegetation work);</td>
</tr>
<tr>
<td></td>
<td>D Rehabilitation management plan.</td>
</tr>
<tr>
<td></td>
<td>ii Detail of all rehabilitation works to occur with public open space including: total plant numbers, planting modules, species lists, areas, and planting densities to be achieved.</td>
</tr>
<tr>
<td></td>
<td>iii Proposed species and planting palette to be in accordance with RE12.3.11 and/or RE12.11.5e/a.</td>
</tr>
<tr>
<td></td>
<td>iv Ecological restoration methodology (Assisted Natural Regeneration, Fabrication and Reconstruction)</td>
</tr>
<tr>
<td></td>
<td>v A minimum of 2 plants per square metre will be required on all batters of maximum gradient 1:2.</td>
</tr>
<tr>
<td></td>
<td>vi Delineate between public and private land with the use of galvanised steel boundary markers located at corners and any change of direction points along the boundary between public open space and private land, so that sufficient line of site of common boundaries can be observed at all times</td>
</tr>
<tr>
<td></td>
<td>vii All built structures and planting associated with an entry statement must be located within private property.</td>
</tr>
<tr>
<td></td>
<td>viii Include cross-sections and elevations of the public/private interface.</td>
</tr>
<tr>
<td></td>
<td>ix Provide annual maintenance costings and for all vegetation items on public land relevant to the development for the duration of the ‘establishment’ and ‘on maintenance’ periods.</td>
</tr>
<tr>
<td>b Construct and maintain the public open space identified above until the asset is accepted “off maintenance” by the City in accordance with the procedures in City Planning Policy SC6.9 – Land development guidelines, section 6.9.6.</td>
<td></td>
</tr>
<tr>
<td>16 No damage to retained vegetation</td>
<td>Ensure all other existing vegetation is retained and not disturbed or damaged during implementation of the approved works.</td>
</tr>
</tbody>
</table>
17 Boundary markers
   a Prior to commencement of the use, install galvanised steel boundary marker posts at corners and any change of direction points along the boundary between public open space and private land, so that sufficient line of sight of common boundaries can be observed at all times.
   b The boundary markers must be:
      i Posts must be designed and constructed in accordance with Councils Land Development Guidelines – Natural Areas Fencing Drawing No. 13-05-617: Bollards – Metal “Pedestrian Bollard Type 4”.
      ii No marker posts are required along boundaries where fences or bollards exist or are to be installed.

Transport

18 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 Transport code of the City Plan and include in particular:
      i A minimum of 21 car parking spaces, comprising:
         o 11 spaces for staff; and
         o 10 spaces for visitors.
      ii All spaces are drained, sealed and line marked.
      iii Clearly identified signage and directional markings including:
         o Signage located within the site visible to entering vehicles accompanied with wording giving direction to visitor parking.
         o Visitor parking must be clearly identifiable through the provision of signage denoting “Visitor Parking”.
   b Maintain the off street vehicle and parking facilities at no cost to Council at all times.

19 Loading and unloading
   Loading and unloading of service vehicles must be undertaken generally in accordance with the Transport code of the City Plan and include in particular:
      i Loading and unloading of any vehicle servicing the development must be conducted wholly within the site.
      ii A vehicle, or vehicle 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

20 Off street vehicle facilities
   Ensure any security gates remain open to allow vehicular access for employees and visitors during the approved operating hours of the development.

21 Telecommunications network
   Design, construct and connect a telecommunications services network at no cost to Council and include in particular:
a. Provide telecommunications to the subject building/s, lead-in conduits and equipment space/s in a suitable location within the building/s, to suit the carrier of choice.
b. 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.
c. Meet the telecommunications industry standards (e.g. Telstra/NBN Co standards).

Stormwater Drainage

22 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

23 Erosion and sediment control
a. Implement the erosion, sediment and dust control measures identified in the plan listed below at no cost to Council:
b. Undertake works generally in accordance with the Healthy waters code of the City Plan); and include in particular:
   i. Sediment control structures e.g.: sediment fence, must be placed at the base of all materials on site to mitigate sediment run-off.
   ii. 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.
   iii. 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.
   iv. Inspections for erosion and sediment control measures are to occur in accordance with the compliance procedures in City Planning Policy SC6.9 – Land development guidelines, section 6.9.3.6.1.2 – Compliance.

Hydraulics and Water Quality

<table>
<thead>
<tr>
<th>Plan Title</th>
<th>Author</th>
<th>Date</th>
<th>Plan Reference No.</th>
<th>Ver</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stapylton Resource Recovery Proposed Landfill Development - Engineering Assessment Report</td>
<td>ACT Williams Pty Ltd</td>
<td>February 2017</td>
<td>116091.05</td>
<td>D</td>
</tr>
</tbody>
</table>

Construction Management

24 Certification of works - Hydraulics and Water Quality
Provide Council with certificates prepared by qualified experts from the disciplines listed below, confirming as follows:

<table>
<thead>
<tr>
<th>Hydraulics and Water Quality</th>
</tr>
</thead>
<tbody>
<tr>
<td>Certified document</td>
</tr>
<tr>
<td>Post construction certification</td>
</tr>
</tbody>
</table>

The certification is to confirm:
All stormwater devices (quantity and quality) in the approved stormwater management plan and associated design drawings for the relevant stages have been installed on-site in accordance with Council’s approved stormwater management plan and are functioning as designed.

25 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.

26 Transport of soil/fill/excavated material
During the transportation of soil and other fill/excavated material (excluding transportation internally within the premises):
   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.

Plumbing and Drainage Act 2002
27 Plumbing and drainage works
Obtain a compliance permit for all plumbing and drainage work prior to any compliance assessable work commencing.

Note:
A compliance permit for plumbing and drainage works cannot 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).

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 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.

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>
<thead>
<tr>
<th>Open Space, Landscape and Environmental Assessment</th>
</tr>
</thead>
<tbody>
<tr>
<td>- Operational Works - landscape works.</td>
</tr>
<tr>
<td>- Operational Works - vegetation clearing</td>
</tr>
</tbody>
</table>

A copy of this decision notice and accompanying stamped drawings/plans must be submitted with any subsequent application identified above.

D 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.

E Indigenous cultural heritage legislation and duty of care requirement
The Aboriginal Cultural Heritage Act 2003 (‘ACHA’) is administered by the Department of Aboriginal and Torres Strait Islander and Multicultural Affairs (DATSIMA). The ACHA establishes a duty of care to take all reasonable and practicable measures to ensure any activity does not harm Aboriginal cultural
**ITEM 2 (Continued)**

**MCU FOR HIGH IMPACT INDUSTRY, BULK LANDSCAPE SUPPLIES, TRANSPORT DEPOT, CARETAKER’S ACCOMMODATION AND ASSOCIATED ENVIRONMENTALLY RELEVANT ACTIVITIES (ERAs) AT ROSSMANNS ROAD, STAPYLTON - DIVISION 1**

PN344518/01/DA2

<table>
<thead>
<tr>
<th>heritage. This duty of care:</th>
</tr>
</thead>
<tbody>
<tr>
<td>a Is not negated by the issuing of this development approval;</td>
</tr>
<tr>
<td>b Applies on all land and water, including freehold land;</td>
</tr>
<tr>
<td>c Lies with the person or entity conducting an activity; and</td>
</tr>
<tr>
<td>d If breached, is subject to criminal offence penalties.</td>
</tr>
</tbody>
</table>

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 DATSIMA’s Cultural Heritage Coordination Unit on (07) 3405 3050 for further information on the responsibilities of developers under the ACHA.

<table>
<thead>
<tr>
<th>F Applicant responsibilities</th>
</tr>
</thead>
<tbody>
<tr>
<td>The applicant is responsible for securing all necessary approvals and tenure, providing statutory notifications and complying with all relevant laws.</td>
</tr>
</tbody>
</table>

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 Environment 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 exceed $150,000. 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. |
| g 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 owner(s) is required |
### G. 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.

### H. Fire ant control

Northern suburbs of the Gold Coast are within Fire Ant Biosecurity zone 2 and must remain vigilant for the presence of fire ants. Under the *Biosecurity Act 2014* 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](http://www.daf.qld.gov.au/plants/weeds-pest-animals-ants/invasive-ants/fire-ants).

### I. Stormwater

A property notification will be applied to the lot/subsequent lots stating a stormwater management plan exists for the site and must be complied with at all times.

### J. Listing of Koala under EPBC Act

Koala populations in South East Queensland are listed under the Environment Protection and Biodiversity Conservation Act 1999 (*EPBC Act*) as a matter of national significance. All necessary approvals must be obtained prior to any works commencing on the site.

### Property Notifications

#### A. Transfer of land condition

There are development approval conditions applicable in relation to the transfer of land for conservation/public open space. All property owner(s) must ensure compliance with these conditions. Refer to Council of the City of Gold Coast’s Decision Notice (MCU 201700237). A copy of Council’s Decision Notice is available for viewing on Council’s website [www.goldcoastcity.com.au/pdonline](http://www.goldcoastcity.com.au/pdonline).

#### B. Stormwater

There are development approval conditions applicable in relation to stormwater management 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 (MCU 201700237). A copy of Council’s Decision Notice is available for viewing on Council’s website [www.goldcoastcity.com.au/pdonline](http://www.goldcoastcity.com.au/pdonline).

#### C. Development controls

There are development approval conditions applicable on this land in perpetuity and will attach to the lot/subsequent lots. These conditions may include development controls including but not limited to building setbacks, driveway location, building design, which are applicable to future development over the lot/subsequent lots. All property owner(s) must ensure compliance with these conditions. Refer to Council of
ITEM 2 (Continued)
MCU FOR HIGH IMPACT INDUSTRY, BULK LANDSCAPE SUPPLIES, TRANSPORT DEPOT, CARETAKER’S ACCOMMODATION AND ASSOCIATED ENVIRONMENTALLY RELEVANT ACTIVITIES (ERAs) AT ROSSMANNS ROAD, STAPYLTON - DIVISION 1
PN344518/01/DA2

the City of Gold Coast’s Decision Notice (MCU 201700237). A copy of Council’s Decision Notice is available for viewing on Council’s website www.goldcoastcity.com.au/pdonline

<table>
<thead>
<tr>
<th>D Vegetation protection</th>
</tr>
</thead>
<tbody>
<tr>
<td>There are development approval conditions applicable in relation to the protection and management of vegetation and/or associated habitat 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 (MCU 201700237). A copy of Council’s Decision Notice is available for viewing on Council’s website <a href="http://www.goldcoastcity.com.au/pdonline">www.goldcoastcity.com.au/pdonline</a></td>
</tr>
</tbody>
</table>

Author: Adam Morris  
Authorised by: Alisha Swain  
Senior Planner: Director Economy Planning and Environment  
May 2018
That Council approves (with conditions) the issue of a Development Permit for a Material Change of Use (Impact Assessment) for High Impact Industry [Landfill, Recycling or Reprocessing Of Regulated Waste, Waste Transfer Station (Involving Crushing, Grinding, Milling or Screening), Soil Conditioner Manufacturing, Resource Recovery and Ancillary Activities], Bulk Landscape Supplies, Transport Depot, Caretaker’s Accommodation and associated Environmentally Relevant Activities, in accordance with the conditions as follows:

### 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. **Approved drawings**
   Undertake and maintain the development generally in accordance with the following drawings:

#### Planning

<table>
<thead>
<tr>
<th>Drawing Title</th>
<th>Author</th>
<th>Date</th>
<th>Drawing No.</th>
<th>Ver</th>
</tr>
</thead>
<tbody>
<tr>
<td>Consolidated view of modified layout</td>
<td>ATC Williams</td>
<td>27-07-17</td>
<td>SK-001</td>
<td>E</td>
</tr>
<tr>
<td>Section</td>
<td>ATC Williams</td>
<td>14-07-17</td>
<td>SK-002</td>
<td>C</td>
</tr>
<tr>
<td>Landfill Base Profile (Consolidated View)</td>
<td>ATC Williams</td>
<td>13-06-17</td>
<td>003</td>
<td>A</td>
</tr>
<tr>
<td>Ultimate Landform Development Layout Concept</td>
<td>ATC Williams</td>
<td>13-06-17</td>
<td>004</td>
<td>A</td>
</tr>
<tr>
<td>Stage 1 Platform / Stage 1A Basal Liner Extent</td>
<td>ATC Williams</td>
<td>13-06-17</td>
<td>005</td>
<td>A</td>
</tr>
<tr>
<td>Stage 1A Platform / Stage 1B Basal Liner Extent</td>
<td>ATC Williams</td>
<td>13-06-17</td>
<td>006</td>
<td>A</td>
</tr>
<tr>
<td>Stage 1B Platform / Stage 1B Basal Liner Extent</td>
<td>ATC Williams</td>
<td>13-06-17</td>
<td>007</td>
<td>A</td>
</tr>
<tr>
<td>Stage 1C Platform / Stage 2 Basal Liner Extent</td>
<td>ATC Williams</td>
<td>13-06-17</td>
<td>008</td>
<td>A</td>
</tr>
<tr>
<td>Stage 2 Platform / Stage 3 Basal Liner Extent</td>
<td>ATC Williams</td>
<td>13-06-17</td>
<td>009</td>
<td>A</td>
</tr>
<tr>
<td>Site Infrastructure Area</td>
<td>ATC Williams</td>
<td>10-06-17</td>
<td>010</td>
<td>A</td>
</tr>
<tr>
<td>Cross Sections</td>
<td>ATC Williams</td>
<td>13-06-17</td>
<td>011</td>
<td>A</td>
</tr>
</tbody>
</table>
3 Approved Plans

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

### Hydraulics and Water Quality

<table>
<thead>
<tr>
<th>Plan Title</th>
<th>Author</th>
<th>Date</th>
<th>Plan Reference No.</th>
<th>Ver</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stapylton Resource Recovery Proposed Landfill Development - Engineering Assessment Report</td>
<td>ACT Williams Pty Ltd</td>
<td>February 2017</td>
<td>116091.05</td>
<td>D</td>
</tr>
</tbody>
</table>

### Geotechnical Engineering

<table>
<thead>
<tr>
<th>Plan Title</th>
<th>Author</th>
<th>Date</th>
<th>Plan Reference No.</th>
<th>Ver</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stapylton Resource Recovery Project – Proposed Landfill Development, Information Request – Geotechnical Assessment Report</td>
<td>ACT Williams Pty Ltd</td>
<td>1 August 2017</td>
<td>116091.11</td>
<td>C</td>
</tr>
</tbody>
</table>

### Environmental Assessment

<table>
<thead>
<tr>
<th>Plan Title</th>
<th>Author</th>
<th>Date</th>
<th>Plan Reference No.</th>
<th>Rev</th>
</tr>
</thead>
<tbody>
<tr>
<td>Figure 4 – Amended clearing area</td>
<td>Mark Rigby &amp; Associates</td>
<td>July 2017</td>
<td>MRA 16-021</td>
<td>A</td>
</tr>
</tbody>
</table>

4 Amended Plans

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

### Open Space Assessment (Public works)

<table>
<thead>
<tr>
<th>Plan Title</th>
<th>Author</th>
<th>Date</th>
<th>Plan Reference No.</th>
<th>Ver</th>
</tr>
</thead>
<tbody>
<tr>
<td>Concept Rehabilitation Plan And Public Open Place Dedication</td>
<td>Mark Rigby &amp; Associates</td>
<td>July 2017</td>
<td>MRA16-021 Figure A</td>
<td>A</td>
</tr>
</tbody>
</table>

The following amendments must be included:

a. Label all areas to be transferred to Council for conservation purposes including park type and area (m²).

b. Additional areas to be dedicated not already shown on the above plan are to include part of the site identified as ‘vegetation to be retained’. This area is to **exclude** the narrow portion, fronting Rossmanns Road, situated more than approximately 170 metres west of the property boundary at the intersection of Rossmanns Road and Burnside Road, consistent with Condition 8 (land transfer).

### 5 Staged development (unique condition)

The development must be undertaken in stages generally in accordance with the following plans:

<table>
<thead>
<tr>
<th>Drawing Title</th>
<th>Author</th>
<th>Date</th>
<th>Drawing No.</th>
<th>Ver</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stage 1 Platform / Stage 1A Basal Liner Extent</td>
<td>ATC Williams</td>
<td>13-06-2017</td>
<td>005</td>
<td>A</td>
</tr>
<tr>
<td>Stage 1A Platform / Stage 1B Basal Liner Extent</td>
<td>ATC Williams</td>
<td>13-06-2017</td>
<td>006</td>
<td>A</td>
</tr>
<tr>
<td>Stage 1B Platform / Stage 1C Basal Liner Extent</td>
<td>ATC Williams</td>
<td>13-06-2017</td>
<td>007</td>
<td>A</td>
</tr>
<tr>
<td>Stage 1C Platform / Stage 2 Basal Liner Extent</td>
<td>ATC Williams</td>
<td>13-06-2017</td>
<td>008</td>
<td>A</td>
</tr>
<tr>
<td>Stage 2 Platform / Stage 3 Basal Liner Extent</td>
<td>ATC Williams</td>
<td>13-06-2017</td>
<td>009</td>
<td>A</td>
</tr>
<tr>
<td>Ultimate Landform Development Layout Concept</td>
<td>ATC Williams</td>
<td>13-06-2017</td>
<td>004</td>
<td>A</td>
</tr>
</tbody>
</table>

Subject to the following requirements:

a. The order in which stages are developed must be sequential;

b. Construction of the development and the placement of waste materials may not commence in any stage located in the future State-controlled road area (as shown on TP Sketch 113/TP1603007A, dated 31 October 2016, prepared by the Department of Transport and Main Roads), until the following are satisfied:

   i. The future State-controlled road is realigned to avoid the development works, by the Department of Transport and Main Roads placing a notice in the Queensland Government Gazette in accordance with Section 42(12) of the Transport Infrastructure Act 1994; or

   ii. A resumption agreement is reached between the Department of Transport and Main Roads and the land owner in accordance with Division 3 of the
ITEM 2 (Continued)

MCU FOR HIGH IMPACT INDUSTRY, BULK LANDSCAPE SUPPLIES, TRANSPORT DEPOT, CARETAKER’S ACCOMMODATION AND ASSOCIATED ENVIRONMENTALLY RELEVANT ACTIVITIES (ERAs) AT ROSSMANNS ROAD, STAPYLTON - DIVISION 1

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**Acquisition of Land Act 1967.**

c Any subsequent proposed amendment to the development staging must be first approved by the Council as a change to the material change of use development approval.

6 **Limited scope of approved use – Caretaker’s accommodation** (unique condition)
The Caretaker’s accommodation use, which is indicatively identified on Drawing No. 010, ‘Site Infrastructure Area’, Rev. A, by ATC Williams, dated 10-06-17, is to have a Gross Floor Area no larger than 95m² and contain no more than three (3) bedrooms.

**Property**

7 **Private infrastructure**
Ownership, operation and maintenance of the following private infrastructure is to vest at all times with the owner and/or legal authority:

a Stormwater management devices and infrastructure monitored and managed in accordance with approved stormwater management report and best management practice.

8 **Land transfer**

a Transfer at no cost to Council, the land identified below:

<table>
<thead>
<tr>
<th>Land to be dedicated</th>
<th>Purpose</th>
<th>Drawing Title &amp; Drawing No.</th>
<th>Author</th>
<th>Date</th>
<th>Ver</th>
</tr>
</thead>
<tbody>
<tr>
<td>Part of the site identified as ‘public open space dedication (conservation park)’</td>
<td>Conservation</td>
<td>Concept Rehabilitation Plan And Public Open Place Dedication</td>
<td>Mark Rigby &amp; Associates</td>
<td>July 2017</td>
<td>A</td>
</tr>
<tr>
<td></td>
<td></td>
<td>MRA16-021 Figure A</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Part of the site identified as ‘vegetation to be retained’ (excluding the narrow portion of land fronting Rossmanns Road, situated more than approximately 170 metres west of the property boundary at the intersection of Rossmanns Road and Burnside Road)</td>
<td>Conservation</td>
<td>Concept Rehabilitation Plan And Public Open Place Dedication</td>
<td>Mark Rigby &amp; Associates</td>
<td>July 2017</td>
<td>A</td>
</tr>
<tr>
<td></td>
<td></td>
<td>MRA16-021 Figure A</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

b Transfer the land identified above **within 24 months of landfilling activities being completed within Stage 3 of the development; or by 31 December 2040, whichever is the earlier.**

c 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 land transfer 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 other owners’ successors in title continue to be obligated to transfer the land in accordance with this condition and must
**Amenity**

<table>
<thead>
<tr>
<th>9</th>
<th>Screening of visually offensive components</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>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:</td>
</tr>
<tr>
<td>a</td>
<td>Refuse storage areas</td>
</tr>
<tr>
<td>b</td>
<td>Service equipment</td>
</tr>
<tr>
<td>c</td>
<td>Mechanical ventilation</td>
</tr>
<tr>
<td>d</td>
<td>Refrigeration units</td>
</tr>
<tr>
<td>e</td>
<td>Storage areas for machinery, materials, vehicles or the like.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>10</th>
<th>Hours of operation and loading and unloading</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Undertake all activities (including loading and unloading activities) associated with the operation of the use only between the hours of 6:00am to 6:00pm, Monday to Sunday.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>11</th>
<th>Nuisance</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Undertake and operate the development in a manner that causes no detrimental effect upon surrounding premises by reason of noise nuisance, lighting nuisance or other such emissions.</td>
</tr>
</tbody>
</table>

**Environmental and Landscaping**

<table>
<thead>
<tr>
<th>12</th>
<th>Landscaping works on private land</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Obtain an operational works approval to landscape a buffer of 50 metres width to Rossmanns Rd prior to commencement of any works within 50 metres of the boundary with Rossmanns Rd. The detailed landscape plan submitted for the operational works approval must be prepared by a suitably qualified professional, and include in particular:</td>
</tr>
<tr>
<td>b</td>
<td>Full compliance with the South East Queensland Ecological Restoration Framework (2012).</td>
</tr>
<tr>
<td>c</td>
<td>Details of proposed rehabilitation including proposed species and planting palette in accordance with RE12.3.11 and/or RE12.11.5e/a, ensuring species selection includes a high proportion of trees and shrubs to ensure visual screening when viewed from external the site.</td>
</tr>
<tr>
<td>d</td>
<td>Planting modules to demonstrate planting densities.</td>
</tr>
<tr>
<td>e</td>
<td>All weeding works required, including a full list of known weeds on site and how each weed can be adequately managed.</td>
</tr>
<tr>
<td>f</td>
<td>The required ongoing management/maintenance regimes, including:</td>
</tr>
<tr>
<td></td>
<td>i Plans indicating maintenance areas/zones;</td>
</tr>
<tr>
<td></td>
<td>ii Schedules of works including frequency and tasks;</td>
</tr>
<tr>
<td></td>
<td>iii Allocation of labour and resources to perform tasks;</td>
</tr>
<tr>
<td></td>
<td>iv Nomination of key performance indicators/criteria for monitoring purposes (e.g. All revegetation areas minimum 90% weed free, etc.);</td>
</tr>
</tbody>
</table>
ITEM 2 (Continued)
MCU FOR HIGH IMPACT INDUSTRY, BULK LANDSCAPE SUPPLIES, TRANSPORT DEPOT, CARETAKER’S ACCOMMODATION AND ASSOCIATED ENVIRONMENTALLY RELEVANT ACTIVITIES (ERAs) AT ROSSMANN'S ROAD, STAPYLTON - DIVISION 1
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v Time allocated to perform various tasks (e.g. top up mulch, pruning, topdressing, etc.);
vi Defects liability for materials such as replacement of dead plant species of equivalent species and vigour;
vii Coordination of services such as irrigation repair or civil infrastructure maintenance (such as stormwater) that may impact on the landscape establishment and maintenance periods;
viii Management of bushfire hazard (only where appropriate);
ix Management of domestic farm/feral animals (if appropriate);
x Tree management procedures;
xi Management and maintenance regimes for sediment and erosion control devices, and irrigation;
pii Proposed future need for infrastructure, including public facilities; and
xiii Management and control of declared plants and recognised environmental weeds.

2 Construct and maintain the private landscaping identified above at no cost to Council at all times.

13 Vegetation clearing
Obtain an operational works approval for vegetation clearing in accordance with the Vegetation management code of the City Plan, prior to commencement of any works associated with the relevant development stage at no cost to Council:

and include in particular:

a The approved MCU layout plan.
b A vegetation management plan identifying vegetation to be removed and retained in accordance with Figure 4 – Amended clearing area, Plan No. MRA 16-02, Rev A, dated July 2017.
c A fauna management plan.
d A sediment and erosion control.

14 Open space management plan (OSMP)

a Obtain a Management Plan approval for an Open space management plan (OSMP) generally in accordance with the Environmental significance overlay code of the City Plan, and City Plan policy SC6.10 Landscape Works of the City Plan.
b The Open space management plan must be prepared by a suitably qualified professional and include:
i The approved site layout specifically identifying areas to be dedicated (including any amendments required by these conditions).
ii Details of proposed rehabilitation works including proposed species and planting palette.
iii Planting modules to demonstrate planting densities.
iv All weeding works including a full list of weeds on site and how each weed can be adequately managed.
v Ongoing management/maintenance regime.
vi Plans showing detail of all access infrastructure including locations of gates, vehicle exclusion bollards, boundary marker posts and fencing
vii Issues relating to Parks and Recreational Services.
viii Specific issues relating to Ecological Assessment.
c Implement the Open Space Management Plan prior to completion of landfilling activities any works commencing at no cost to Council.
**MCU FOR HIGH IMPACT INDUSTRY, BULK LANDSCAPE SUPPLIES, TRANSPORT DEPOT, CARETAKER’S ACCOMMODATION AND ASSOCIATED ENVIRONMENTALLY RELEVANT ACTIVITIES (ERAs) AT ROSSMANNS ROAD, STAPYLTON - DIVISION 1**

**15** Landscaping works within public open spaces

- Obtain an operational works approval to landscape all public open space, prior to completion of landfilling activities at no cost to Council, and include in particular:
  - Be consistent with the following approvals:
    - A Bushfire management plan;
    - B Open space management plan;
    - C Operational works (vegetation work);
    - D Rehabilitation management plan.
  - Detail of all rehabilitation works to occur with public open space including: total plant numbers, planting modules, species lists, areas, and planting densities to be achieved.
  - Proposed species and planting palette to be in accordance with RE12.3.11 and/or RE12.11.5e/a.
  - Ecological restoration methodology (Assisted Natural Regeneration, Fabrication and Reconstruction)
  - A minimum of 2 plants per square metre will be required on all batters of maximum gradient 1:2.
  - Delineate between public and private land with the use of galvanised steel boundary markers located at corners and any change of direction points along the boundary between public open space and private land, so that sufficient line of site of common boundaries can be observed at all times.
  - All built structures and planting associated with an entry statement must be located within private property.
  - Include cross-sections and elevations of the public/private interface.
  - Provide annual maintenance costings and for all vegetation items on public land relevant to the development for the duration of the ‘establishment’ and ‘on maintenance’ periods.

- Construct and maintain the public open space identified above until the asset is accepted “off maintenance” by the City in accordance with the procedures in City Planning Policy SC6.9 – Land development guidelines, section 6.9.6.

**16** No damage to retained vegetation

Ensure all other existing vegetation is retained and not disturbed or damaged during implementation of the approved works.

**17** Boundary markers

- Prior to commencement of the use, install galvanised steel boundary marker posts at corners and any change of direction points along the boundary between public open space and private land, so that sufficient line of site of common boundaries can be observed at all times.

- The boundary markers must be:
  - Posts must be designed and constructed in accordance with Councils Land Development Guidelines – Natural Areas Fencing Drawing No. 13-05-617: Bollards – Metal “Pedestrian Bollard Type 4”.
  - No marker posts are required along boundaries where fences or bollards exist or are to be installed.

**Transport**

**18** Off street vehicle and car parking facilities

- Design and construct off street vehicle facilities at no cost to Council prior to the
commencement of the use, generally in accordance with the Transport code of the City Plan and include in particular:

i A minimum of 21 car parking spaces, comprising:
   o 11 spaces for staff; and
   o 10 spaces for visitors.

ii All spaces are drained, sealed and line marked.

iii Clearly identified signage and directional markings including:
   o Signage located within the site visible to entering vehicles accompanied with wording giving direction to visitor parking.
   o Visitor parking must be clearly identifiable through the provision of signage denoting “Visitor Parking”.

b Maintain the off street vehicle and parking facilities at no cost to Council at all times.

### 19 Loading and unloading

Loading and unloading of service vehicles must be undertaken generally in accordance with the Transport code of the City Plan and include in particular:

i Loading and unloading of any vehicle servicing the development must be conducted wholly within the site.

ii A vehicle, or vehicle 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.

### 20 Off street vehicle facilities

Ensure any security gates remain open to allow vehicular access for employees and visitors during the approved operating hours of the development.

### Engineering

#### 21 Telecommunications network

Design, construct and connect a telecommunications services network at no cost to Council and include in particular:

a Provide telecommunications to the subject building/s, lead-in conduits and equipment space/s in a suitable location within the building/s, to suit the carrier of choice.

b 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.

b Meet the telecommunications industry standards (e.g. Telstra/NBN Co standards).

### Stormwater Drainage

#### 22 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

#### 23 Erosion and sediment control

a Implement the erosion, sediment and dust control measures identified in the plan listed below at no cost to Council:
b Undertake works generally in accordance with the Healthy waters code of the City Plan; and include in particular:
   i Sediment control structures e.g.: sediment fence, must be placed at the base of all materials on site to mitigate sediment run-off.
   ii A perimeter bund and/or diversion drain must be constructed around the disturbed areas to prevent any outside clean stormwater from mixing with polluted polluted/contaminated stormwater.
   iii 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.
   iv Inspections for erosion and sediment control measures are to occur in accordance with the compliance procedures in City Planning Policy SC6.9 – Land development guidelines, section 6.9.3.6.1.2 – Compliance.

24 Certification of works - Hydraulics and Water Quality

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

<table>
<thead>
<tr>
<th>Certified document</th>
<th>Certification date</th>
<th>Plan/ Drawing</th>
<th>Expert discipline</th>
<th>Requesting Council Section</th>
</tr>
</thead>
<tbody>
<tr>
<td>Post construction certification</td>
<td>Prior to commencement of the use of each stage of the development</td>
<td>“Stapylton Resource Recovery Proposed Landfill Development - Engineering Assessment Report, Rev. D” dated February 2017 prepared by ACT Williams Pty Ltd</td>
<td>Registered Professional Engineer Queensland (RPEQ)</td>
<td>Hydraulics &amp; Water Quality</td>
</tr>
</tbody>
</table>

The certification is to confirm:

All stormwater devices (quantity and quality) in the approved stormwater management plan and associated design drawings for the relevant stages have been installed on-site in accordance with Council’s approved stormwater management plan and are functioning as
25 **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.

26 **Transport of soil/fill/excavated material**
During the transportation of soil and other fill/excavated material (excluding transportation internally within the premises):
- All trucks hauling soil, or fill/excavated material must have their loads secure and covered.
- 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.
- 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.

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### Plumbing and Drainage Act 2002

27 **Plumbing and drainage works**
Obtain a compliance permit for all plumbing and drainage work prior to any compliance assessable work commencing.

**Note:**
A compliance permit for plumbing and drainage works cannot 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).

### 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 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.

**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:

- Open Space, Landscape and Environmental Assessment
  - Operational Works - landscape works.
ITEM 2 (Continued)
MCU FOR HIGH IMPACT INDUSTRY, BULK LANDSCAPE SUPPLIES, TRANSPORT DEPOT, CARETAKER'S ACCOMMODATION AND ASSOCIATED ENVIRONMENTALLY RELEVANT ACTIVITIES (ERAs) AT ROSSMANNS ROAD, STAPYLTON - DIVISION 1
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<table>
<thead>
<tr>
<th>- Operational Works - vegetation clearing</th>
</tr>
</thead>
<tbody>
<tr>
<td>A copy of this decision notice and accompanying stamped drawings/plans must be submitted with any subsequent application identified above.</td>
</tr>
</tbody>
</table>

D 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.

E Indigenous cultural heritage legislation and duty of care requirement
The Aboriginal Cultural Heritage Act 2003 (‘ACHA’) is administered by the Department of Aboriginal and Torres Strait Islander and Multicultural Affairs (DATSIMA). 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 DATSIMA’s Cultural Heritage Coordination Unit on (07) 3405 3050 for further information on the responsibilities of developers under the ACHA.

F 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 Environment 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 exceed $150,000. 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
### ITEM 2 (Continued)

**MCU FOR HIGH IMPACT INDUSTRY, BULK LANDSCAPE SUPPLIES, TRANSPORT DEPOT, CARETAKER’S ACCOMMODATION AND ASSOCIATED ENVIRONMENTALLY RELEVANT ACTIVITIES (ERAs) AT ROSSMANNS ROAD, STAPYLTON - DIVISION 1**

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<table>
<thead>
<tr>
<th>Clause</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>g</td>
<td>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 owner(s) is required.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Letter</th>
<th>Section</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>G</td>
<td>Weeds, pest animals and ants</td>
<td>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.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Letter</th>
<th>Section</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>H</td>
<td>Fire ant control</td>
<td>Northern suburbs of the Gold Coast are within Fire Ant Biosecurity zone 2 and must remain vigilant for the presence of fire ants. Under the <em>Biosecurity Act 2014</em> 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 <a href="http://www.daf.qld.gov.au/plants/weeds-pest-animals-ants/invasive-ants/fire-ants">www.daf.qld.gov.au/plants/weeds-pest-animals-ants/invasive-ants/fire-ants</a>.</td>
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<tr>
<th>Letter</th>
<th>Section</th>
<th>Description</th>
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<tbody>
<tr>
<td>I</td>
<td>Stormwater</td>
<td>A property notification will be applied to the lot/subsequent lots stating a stormwater management plan exists for the site and must be complied with at all times.</td>
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<tbody>
<tr>
<td>J</td>
<td>Listing of Koala under EPBC Act</td>
<td>Koala populations in South East Queensland are listed under the Environment Protection and Biodiversity Conservation Act 1999 (<em>EPBC Act</em>) as a matter of national significance. All necessary approvals must be obtained prior to any works commencing on the site.</td>
</tr>
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**Property Notifications**

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<thead>
<tr>
<th>Letter</th>
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<tbody>
<tr>
<td>A</td>
<td>Transfer of land condition</td>
<td>There are development approval conditions applicable in relation to the transfer of land for conservation/public open space. All property owner(s) must ensure compliance with these conditions. Refer to Council of the City of Gold Coast’s Decision Notice (MCU 201700237). A copy of Council’s Decision Notice is available for viewing on Council’s website <a href="http://www.goldcoastcity.com.au/pdonline">www.goldcoastcity.com.au/pdonline</a>.</td>
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<tbody>
<tr>
<td>B</td>
<td>Stormwater</td>
<td>There are development approval conditions applicable in relation to stormwater management 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 (MCU 201700237). A copy of Council’s Decision Notice is available for viewing on Council’s website <a href="http://www.goldcoastcity.com.au/pdonline">www.goldcoastcity.com.au/pdonline</a>.</td>
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<td>C</td>
<td>Development controls</td>
<td>There are development approval conditions applicable on this land in perpetuity and will attach to the lot/subsequent lots. These conditions may include development controls including but not limited to building setbacks, driveway location, building design, which are applicable to future development over the 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 <a href="http://www.goldcoastcity.com.au/pdonline">www.goldcoastcity.com.au/pdonline</a>.</td>
</tr>
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ITEM 2 (Continued)
MCU FOR HIGH IMPACT INDUSTRY, BULK LANDSCAPE SUPPLIES, TRANSPORT DEPOT, CARETAKER’S ACCOMMODATION AND ASSOCIATED ENVIRONMENTALLY RELEVANT ACTIVITIES (ERAs) AT ROSSMANNS ROAD, STAPYLTON - DIVISION 1
PN344518/01/DA2

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<thead>
<tr>
<th>D</th>
<th>Vegetation protection</th>
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<td></td>
<td>There are development approval conditions applicable in relation to the protection and management of vegetation and/or associated habitat 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 (MCU 201700237). A copy of Council’s Decision Notice is available for viewing on Council’s website <a href="http://www.goldcoastcity.com.au/pdonline">www.goldcoastcity.com.au/pdonline</a></td>
</tr>
</tbody>
</table>

A division was called.

For 8 Cr O’Neill, Cr Owen-Jones, Cr PJ Young, Cr Baildon, Cr Taylor, Cr Vorster, Cr Tozer, Cr Caldwell

Against 0

Abstained 0

Absent 0

CARRIED