

ATTACHMENT

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SPECIFIC DEVELOPMENT CODES

2003 Gold Coast Planning Scheme v1.2 Amended Nov 2011

## Specific Development Codes

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Part 7, Division 2, Chapter 11 of the 2003 Gold Coast Planning Scheme

## Changes to Ground Level and Creation of New Waterbodies Specific Development Code

Performance Criteria	Acceptable Solution	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required
<b>Development that is Code Assessable or Impact Assessable</b>			
<b>Acid Sulfate Soils</b>			
<b>PC1</b> Development on land containing acid sulfate soils must not result in environmental harm or damage.	<b>AS1.1.1</b> The land is at or below AHD 5 and is assessed for acid sulfate soil, in accordance with <b>Planning Scheme Policy 14 – Management of Activities Located Within Areas of Acid Sulfate Soils.</b>  <b>AS1.1.2</b> The land is at or below AHD 20 and excavation is proposed to levels below AHD 5 and the development is assessed for acid sulfate soil, in accordance with <b>Planning Scheme Policy 14 – Management of Activities Located Within Areas of Acid Sulfate Soils.</b>	<b>Complies.</b> The EIS has demonstrated that acid sulphate soils are not anticipated on the subject site. Refer to <b>Appendix Q</b> and <b>Appendix U</b> of the EIS.	
<b>Stormwater Drainage Considerations</b>			
<b>PC2</b> Development must not cause adverse stormwater drainage impacts on areas external and internal to the site.	<b>AS2.1</b> The change to ground level maintains flood storage volume over the site for the 20 year ARI storm event.  <b>AS2.2</b>	<b>Complies.</b> The nature of the proposed development is that the level of the land within the nominated disturbance footprint will be effectively excavated (which will be inward in the context of the surrounding area). The	

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	<p>The change in ground level does not involve filling below Q100.</p> <p><b>AS2.3</b></p> <p>The change in ground level does not impound or divert rainfall runoff.</p>	<p>area outside of the disturbance area will be left in its existing, vegetated state (and there will be no alterations to the associated topography). As a result, all stormwater captured within the operating quarry area of the disturbance footprint will be retained for future use.</p>	
<b>Geotechnical Site Requirements</b>			
<p><b>PC3</b></p> <p>All earthworks must be carried out in a location which is not at risk from:</p> <ul style="list-style-type: none"> <li>a) geotechnical instability at a nearby location; or</li> <li>b) geotechnical instability on the subject site.</li> </ul>	<p><b>AS3.1</b></p> <p>The site is:</p> <ul style="list-style-type: none"> <li>a) located in areas free of compressible soils;</li> <li>b) designated as having very low to low slope instability.</li> </ul> <p><b>AS3.2</b></p> <p>The site is not identified on <b>Overlay Map OM16 – Areas of Unstable Soils and Areas of Potential Land Slip Hazard</b> as an area with moderate, high and very high risk of instability.</p>	<p><b>Can Comply where Relevant.</b></p> <p>The overlay map indicates that the majority of Lot 105 is considered to be of a low risk for land stability. The map does indicate some of the steeper slopes as being a moderate risk. The relevance of the overlay map to the quarrying activity is not high as excavation will cut below these features and they will be removed from within the disturbance footprint. However, from a practical perspective the mapping does highlight areas where some caution should be used with planned rehabilitation works, if any, to ensure stability of the thin residual soil profile is retained in these areas.</p>	
<p><b>PC4</b></p> <p>All earthworks must be geotechnically stable, and must not decrease the geotechnical stability of the subject or adjacent sites.</p>	<p><b>AS4</b></p> <p>The earthworks are undertaken in a manner which:</p> <ul style="list-style-type: none"> <li>a) involves a maximum cut and/or fill of less than 1 metre in height;</li> <li>b) involves batters no steeper than one in two.</li> </ul>	<p><b>Alternate Solution.</b></p> <p>The very nature of the operation on Lot 105 means that excavation of greater than 1.0m will occur. The geology of Lot 105 confirms that strength of the rock that will be extracted. The benches that will be created will assist in ensuring the stability of the quarry walls.</p>	

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Local Amenity, Noise and Emissions			
<p><b>PC5</b></p> <p>All activities carried out for or associated with changes to ground level must be conducted in a manner which ensures minimal disturbance to the amenity of the built environment.</p>	<p><b>AS5.1</b></p> <p>The development involves work which has the potential to generate dust, and the following control measures are implemented:</p> <ul style="list-style-type: none"> <li>a) daily water spraying of exposed areas;</li> <li>b) provision of sealed roads;</li> <li>c) protective covering of exposed areas;</li> <li>d) the installation of wind barriers.</li> </ul> <p><b>AS5.2</b></p> <p>All earthworks on the property are undertaken only during the hours of 6am to 6pm, Monday to Friday, and 7am to 6pm on Saturday. No work is undertaken on Sunday.</p>	<p><b>Complies.</b></p> <p>In relation to the Acceptable Solution, the following comments are provided:</p> <ul style="list-style-type: none"> <li>(a) Dust management is a key consideration and appropriate management regimes will be implemented. Reference is to be made to the air quality assessment that was been prepared (refer to <b>Appendix GG</b> of the EIS).</li> <li>(b) The internal roads of the quarry will be sealed as necessary.</li> <li>(c) The material stockpiles will be sprayed with an appropriate liquid (similar to occurs at other quarry operations) to minimise dust issues.</li> <li>(d) Wind barriers are not proposed to be installed as a result of the topography of Lot 105, the extent of vegetation to be retained and the management regimes that will be implemented.</li> </ul> <p><b>Alternate Solution.</b></p> <p>In general terms, the hours of operation for the proposed quarry development will be 6:00am until 6:00pm, 6 days per week. It is noted however, on the basis of the recommendations of the acoustic assessment, the machinery / vehicles cannot be operated until 6:30am each day. The recommendations and ameliorative aspects detailed in the acoustic assessment</p>	

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		confirm the appropriateness of the hours of operation. Reference is to be made to the acoustic assessment contained in <b>Appendix II</b> of the EIS.	
<p><b>PC6</b></p> <p>All work associated with any development must not create a negative impact upon the amenity of surrounding properties.</p>	<p><b>AS6.1</b></p> <p>The cut and/or fill is retained, and the retaining wall is set back from any boundary at least one quarter of its height, with a minimum distance of 300mm, and:</p> <ul style="list-style-type: none"> <li>a) the site is located within a residential domain or adjacent to a site in a residential domain, and the retaining wall is stepped 1.5 metres for every 1.5 metres in height, and the terraces are landscaped; or</li> <li>b) the site is located within a non-residential domain, and the retaining wall is stepped 1.5 metres for every three metres in height, and the terraces are landscaped.</li> </ul> <p><b>AS6.2</b></p> <p>The cut and/or fill is not retained, and the toe of any batter is no closer than 300mm from a boundary, and:</p> <ul style="list-style-type: none"> <li>a) the site is located within a residential domain or adjacent to a site in a residential domain, and batters along boundaries are no steeper than one in four and landscaped; or</li> <li>b) the site is located within a non-residential domain, and batters along boundaries are no steeper than 1 in 2 and landscaped.</li> </ul>	<p><b>Complies.</b></p> <p>No retaining walls are proposed as part of the quarry development. Battering will be required in some instances, however these batters will be located well in excess of 300mm from the boundaries of Lot 105.</p>	

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<b>Managing Contamination Risk</b>			
<p><b>PC7</b></p> <p>Any filling or excavation must not result in the contamination of land.</p>	<p><b>AS7</b></p> <p>The fill material is solid clean earth or clean inert material, free of organic, putrescible or refuse matter.</p>	<p><b>Complies.</b></p> <p>Only minimal fill will be required as part of the development of the proposed quarry, particularly with respect to creating level pad areas for the buildings and plant. This fill will be obtained as a result of the necessary cut that will be undertaken on Lot 105.</p> <p>A land contamination report has been prepared for the EIS confirming that Lot 105 is not contaminated (refer to <b>Appendix U</b>).</p>	
<b>Geotechnical Fill Considerations</b>			
<p><b>PC8</b></p> <p>Any materials used as fill must be able to adequately support future development of the land.</p>	<p><b>AS8</b></p> <p>The proposed type, composition and source of fill material is geotechnically suitable, and is adequately compacted to support future development, in accordance with the requirements of <b>Planning Scheme Policy 11 – Land Development Guidelines</b>.</p>	<p><b>Complies.</b></p> <p>Only minimal fill will be required as part of the development of the proposed quarry, particularly with respect to creating level pad areas for the buildings and plant. This fill will be obtained as a result of the necessary cut that will be undertaken on Lot 105.</p> <p>Future Operational Works applications that will be required will confirm compliance with the Land Development Guidelines as necessary.</p>	
<b>Hydraulic Considerations</b>			
<p><b>PC9</b></p> <p>Any change to the level of the land must not have an adverse flooding impact on the flooding and drainage characteristics of external sites and/or premises.</p>	<p><b>AS9</b></p> <p>As demonstrated by a hydraulic report prepared in accordance with Council's Hydraulic Report Requirements, the filling or excavation does not:</p>	<p><b>Not Applicable.</b></p> <p>On the basis of the planning scheme's flood mapping, Lot 105 is not subject to inundation during a Q100 flood event. Also, given the topography of Lot 105 and the fact</p>	

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	<ul style="list-style-type: none"> <li>a) cause ponding on the site or nearby land;</li> <li>b) increase flooding which adversely affects the safety or use of any land upstream and downstream;</li> <li>c) adversely affect the flow of water in any overland flow path; or otherwise</li> <li>d) contravene the intent of Constraint Code 8 - Flood Affected Areas.</li> </ul>	<p>that all stormwater captured in the operating area of the disturbance footprint will be detained, significant flooding impacts on adjoining allotments is not anticipated.</p> <p>A flooding report has been prepared for the EIS (refer to <b>Appendix CC</b>).</p>	
<p><b>PC10</b></p> <p>Development upstream of areas with over floor flooding shall not increase the contribution of floodwater from the catchment. Over floor flooding occurs adjacent to:</p> <ul style="list-style-type: none"> <li>a) Currumbin Creek, downstream of weir near Stackpole Street;</li> <li>b) Tallebudgera Creek, downstream of Benardon Court;</li> <li>c) Mudgeeraba Creek, downstream of Berrigans Road;</li> <li>d) Nerang River, east of the Pacific Motorway;</li> <li>e) Coomera River, east of the Oxenford - Tamborine Road;</li> <li>f) Coombabah Creek, downstream of the Pacific Highway;</li> <li>g) Saltwater Creek, downstream of its crossing by Kopps Road.</li> </ul>	<p><b>AS10.1</b></p> <p>Flood storage detention facilities are provided, where possible, on public land, of sufficient capacity to retain runoff such that the total peak runoff rate and volume released during the flood is not greater than would have been the case prior to development.</p> <p><b>AS10.2</b></p> <p>A certified hydraulic study (and, if necessary, a hydrologic study) is prepared by a suitably qualified and experienced engineer to investigate the characteristics of both the undeveloped and developed site, and determines to the satisfaction of the Assessment Manager that a detention storage is not required, and a contribution is made by the developer to a Council sponsored community flood detention facility.</p>	<p><b>Not Applicable.</b></p> <p>The proposed development will not adversely impact on any of the creeks or rivers detailed in the Performance Criterion in terms of flooding.</p> <p>All stormwater captured within the operating area of the disturbance footprint will be detained in the sedimentation pond or quarry dam. If water needs to be released from these waterbodies, it is noted that a management regime will be in place to ensure that there are no downstream impacts.</p>	
<p><b>PC11</b></p> <p>All development must ensure that there is</p>	<p><b>AS11</b></p> <p>Stormwater drainage is provided in</p>	<p><b>Not Applicable.</b></p> <p>Stormwater captured within the quarry</p>	



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<p>no impact to local drainage regimes, such that no real damage is caused to any properties upstream or downstream of the site.</p>	<p>accordance with <b>Planning Scheme Policy 11 – Land Development Guidelines.</b></p>	<p>operating area of the disturbance footprint will be detained in either the quarry dam or sedimentation pond. As a result, this water will not discharge into the local drainage system. There may be times when water in the constructed waterbodies needs to be released into the watercourses on Lot 105. Management regimes will be established to dictate how and when this water would be released.</p> <p>Further specific details will be provided as part of a future Operational Works application.</p>	
<b>Haulage Activity and Amenity</b>			
<p><b>PC12</b> All activities carried out for or associated with changes to ground level, including haulage activity, must be conducted in a manner which ensures minimal disturbance to the amenity of the built environment.</p>	<p><b>AS12.1</b> The development involves the transportation of fill material to and/or from the site, and the following measures are taken:</p> <ul style="list-style-type: none"> <li>a) loads are covered;</li> <li>b) spilled or wheel tracked material is immediately cleaned up from external roads; and</li> <li>c) heavy vehicle traffic is controlled.</li> </ul>	<p><b>Complies.</b> In relation to the Acceptable Solution, the following comments are provided:</p> <ul style="list-style-type: none"> <li>(a) All heavy vehicles associated with the operation of the quarry will have loads covered. This is a mandatory requirement of the proponent.</li> <li>(b) Before all trucks leave Lot 105 with a load, they will drive through a wheel wash to remove material from the tyres. This aspect, along with the covering of loads, will reduce the potential for carted material to affect external roads.</li> <li>(c) This component of the Acceptable Solution is ambiguous. There is only one access/egress point to Lot 105 which will assist with controlled traffic movement in and out of Lot 105.</li> </ul>	

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	<p><b>AS12.2</b> All waste material, including vegetation, is transported from the site and disposed of in an approved location.</p> <p><b>AS12.3</b> All haulage routes are approved by the Department of Transport for declared main roads, and by Council for all other roads.</p> <p><b>AS12.4</b> All haulage to and from the site is to be undertaken only during the hours of 6am to 6pm Monday to Friday and 7am to 6pm on Saturdays.</p>	<p><b>Can Comply.</b> Specific details of how waste material will be removed from Lot 105 will be detailed in future applications. A waste management plan has been prepared for the EIS, and this document confirms how, for example, regulated waste will be removed (refer to <b>Appendix KK</b>).</p> <p><b>Complies.</b> SPP 2/07 confirms the haulage routes associated with the proposed quarry development. The traffic assessment prepared for the EIS assesses the potential impacts on these routes as a result of the development.</p> <p><b>Alternate Solution.</b> Sale and dispatch will occur between 6:30am and 6:00pm, 6 days a week. The acoustic assessment has confirmed that these operating hours are appropriate (refer to <b>Appendix II</b> of the EIS).</p>	
<b>Treatment of Fill and Retaining Walls</b>			
<p><b>PC13</b> All work associated with any development must not create a negative impact upon the amenity of surrounding properties.</p>	<p><b>AS13.1</b> Filling material is placed on the development site and is maintained within the subject property, unless alternative arrangements are agreed by the affected neighbouring property owner.</p>	<p><b>Complies.</b> Only minimal fill will be required as part of the development of the proposed quarry. This fill will be obtained as a result of the necessary cut that will be undertaken on Lot 105. All cut and fill associated with the quarry development will be contained within the boundaries of Lot 105.</p>	

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	<p><b>AS13.2</b></p> <p>Any retaining walls which present to the street or adjoining land, have a finish that is compatible with surrounding development.</p>	<p><b>Not Applicable.</b></p> <p>No retaining walls are proposed to present to adjoining roads or properties.</p>	
<b>Water Quality</b>			
<p><b>PC14</b></p> <p>Development must not have an adverse impact upon the City's ground water, waterways and wetlands.</p>	<p><b>AS14</b></p> <p>Sediment and erosion control measures are implemented with the filling/excavation work.</p>	<p><b>Complies.</b></p> <p>A sediment and erosion control program has been prepared for the EIS (refer to <b>Appendix W</b>). This program primarily relates to the initial stages for the proposed quarry, however it provides an insight in terms of the on-going control measures that will be applied. Once the quarry is fully operational, the proposed sedimentation pond will be a key component of on-site sediment control</p> <p>More specific details in relation to sediment and erosion control will be provided as part of future Operational Works applications.</p>	
<p><b>PC15</b></p> <p>The natural hydrological regimes of the site, including natural water quality, quantity and groundwater conditions, must be maintained and enhanced.</p>	<p><b>AS15.1</b></p> <p>Sediment and erosion control measures are implemented with the filling/excavation work, in accordance with an approved Erosion and Sedimentation Control Program.</p>	<p><b>Complies.</b></p> <p>A sediment and erosion control program has been prepared for the EIS (refer to <b>Appendix W</b>). This program primarily relates to the initial stages for the proposed quarry, however it provides an insight in terms of the on-going control measures that will be applied. Once the quarry is fully operational, the proposed sedimentation pond will be a key component of on-site sediment control</p> <p>More specific details in relation to sediment and erosion control will be provided as part</p>	

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	<p><b>AS15.2</b> The methods of stormwater run-off control and the design of the stormwater system does not create a point source discharge to waterbodies.</p> <p><b>AS15.3</b> A Stormwater Management Intent is prepared for the site which demonstrates that:</p> <ul style="list-style-type: none"> <li>a) stormwater is treated prior to discharge into any waterways;</li> <li>b) the velocity and quality of stormwater to be discharged into the waterways does not degrade the environmental values of the adjoining site.</li> </ul>	<p>of future Operational Works applications.</p> <p><b>Complies.</b> The sedimentation pond will be a key component of stormwater management within the operating quarry area of the disturbance footprint. The treatment train will drain to this pond as required. As a result, stormwater captured within the quarry area will not be discharged directly into a nearby waterbody.</p> <p><b>Complies.</b> A stormwater management plan has been completed for the EIS (refer to <b>Appendix CC</b> and <b>Appendix EE</b>). Stormwater captured within the operational area of the disturbance footprint will be detained and reused. The management plan includes comments relating to quality and measures for the release of water (if required) from either the quarry lake or sedimentation pond.</p>	
<b>Finished Surface Levels</b>			
<p><b>PC16</b> All development must have a finished surface level which is free draining and free from flooding.</p>	<p><b>AS16.1.1</b> The development is free draining and the surface gradient of the fill and/or excavated area is within the range 0.5% to 1.5%. OR</p>	<p><b>Complies.</b> All stormwater captured in the operating area of the proposed quarry operating area will be retained on Lot 105 for use as part of the quarry operations. The design of the quarry will incorporate the necessary grades to enable the drainage of runoff into the sedimentation pond in the first instance.</p>	

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	<p><b>AS16.1.2</b></p> <p>The development includes steep surface gradients, which achieve integration with the surrounding topography, and the finished profile does not interrupt or materially change the surface water drainage, from or onto adjoining land.</p>	<p><b>Complies.</b></p> <p>The nature of the proposed development is that the level of the land within the nominated disturbance footprint will be effectively excavated (which will be inward in the context of the surrounding area). The area outside of the disturbance area will be left in its existing, vegetated state (and there will be no alterations to the associated topography). As a result, all stormwater captured within the operating quarry area of the disturbance footprint will be retained for future use.</p>	
<b>Construction of New Waterbodies</b>			
<p><b>PC17</b></p> <p>The new waterbodies must be suitable for their intended uses, and must maintain and enhance the water quality of existing waterbodies connecting to them.</p>	<p><b>AS17.1</b></p> <p>A Water Quality Management Plan, which is prepared by a competent person, demonstrates that:</p> <ul style="list-style-type: none"> <li>a) the water quality of the new waterbodies is of the same or higher standard as the existing water quality;</li> <li>b) long term maintenance of the desired water quality is achieved;</li> <li>c) breeding potential of biting insects is minimised.</li> </ul>	<p><b>Complies or Can Comply.</b></p> <p>As part of the EIS water quality has been addressed (refer to <b>Appendix O</b>). In relation to the Acceptable Solution, the following comments are provided:</p> <ul style="list-style-type: none"> <li>(a) The waterbodies that will be created rely on rainwater / stormwater runoff. The treatment train that will be implemented will ensure that the quality of the water will create a no worsening impact on downstream areas (in the event that water needs to be released from the waterbodies).</li> <li>(b) Due to the fact that all water stored on Lot 105 will be re-used as part of the quarry operations, and the fact that water may be required to be released into the nearby watercourses, maintaining the quality of water in the waterbodies will be an on-going</li> </ul>	

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	<p><b>AS17.2</b> The water body does not have deep, isolated holes that stratify and increase the possibility of algal blooms occurring, if that stratification breaks down.</p> <p><b>AS17.3</b> Pumping for the purposes of maintaining water quality is avoided.</p> <p><b>AS17.4</b> The water body is designed with a suitable outlet to ensure that flushing, if required, is possible.</p>	<p>requirement. The parameters that are to be achieved in this respect are clearly detailed in the EMP (refer to <b>Appendix TT</b> of the EIS).</p> <p>(c) The breeding potential of biting insects can be minimised and the measures applied will be similar to what is utilised at the proponent's other quarry sites.</p> <p><b>Can Comply.</b> Given that the waterbodies are yet to be constructed, it is anticipated that the respective designs will feature a consistent / well graded base. Specific details relating to the design of the waterbodies would form part of a future Operational Works application.</p> <p><b>Not Applicable.</b> Neither of the proposed waterbodies is tidal. Pumping will not be required to maintain water quality.</p> <p><b>Complies.</b> Each of the two waterbodies will have an outlet linking with existing watercourses on Lot 105. This will enable the discharge of water as required.</p>	
<p><b>PC18</b> Operational work must not cause geotechnical bank instability, erosion, bed</p>	<p><b>AS18</b> Edge treatment to the embankments of the waterbodies is in place during and after</p>	<p><b>Not Applicable.</b> The proposed quarry development will not adversely impact upon other constructed</p>	

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scour or revetment wall collapse to adjacent waterbodies or to newly constructed waterbodies.	construction, in a manner certified by a competent person.	waterbodies.	
<b>PC19</b> New waterbodies to be transferred to public ownership must have regard to public safety.	<b>AS19</b> The water body includes: a) warning signs; b) fencing of areas where access is restricted, such as steep sided embankments or large drops.	<b>Not Applicable.</b> The waterbodies to be created on Lot 105 will remain in the ownership of the proponent for the life of the quarry.	
<b>Access to New Waterbodies</b>			
<b>PC20</b> Development incorporating new waterbodies must be designed to provide suitable access for maintenance of revetment walls and cleaning of the water body, including the removal of rubbish, reeds and surplus aquatic flora.	<b>AS20</b> Access is provided to the owner/s of the waterbodies, by: a) dedication of land to the Crown, for this purpose; or b) existing access arrangements.	<b>Complies.</b> The proposed quarry development involves the construction of two waterbodies – the quarry dam and sedimentation pond. The maintenance of these particular waterbodies will be the responsibility of the proponent. Maintenance tracks accessing these waterbodies will be constructed where required.	

Part 7, Division 3, Chapter 1 of the 2003 Gold Coast Planning Scheme

## Landscape Work Specific Development Code

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<b>Development that is Code Assessable or Impact Assessable</b>			
<b>Local Landscape Character</b>			
<p><b>PC1</b></p> <p>Landscape Work must minimise impact on the environmental values and contribute to the visual amenity and character of the site and local neighbourhood.</p>	<p><b>AS1</b></p> <p>New plantings on the site do not include plant species identified as prohibited or restricted for use in <b>Planning Scheme Policy 13 – Landscape Strategy Part 2 - Landscape Works Documentation Manual, Section D – Guidelines for Undesirable Plants.</b></p>	<p><b>Complies.</b></p> <p>Within the significant buffer area that will be retained on Lot 105, it is intended that a rehabilitation, restoration and on-going management and maintenance regime will be undertaken to improve the habitat and connectivity values. This regime will include increasing food source trees for glossy black cockatoos and achieving a net benefit for koalas.</p> <p>The vegetation that will be utilised in the above mentioned regime will reflect the species that were discovered as part of the on site assessment that was prepared for the EIS (refer to <b>Appendix N</b> and <b>Appendix X</b>).</p>	
<b>Landscape Character</b>			
<p><b>PC2</b></p> <p>Landscape Work must contribute to the achievement of a high quality landscape character, City image and townscape for the Gold Coast.</p>	<p><b>AS2.1</b></p> <p>The development is on a site identified in the Beach Strip Character Area on <b>Planning Strategy Map PS10 – Gold Coast Character Map</b> and:</p>	<p>Lot 105 is identified on Planning Strategy Map PS10 as being within 'River Valleys'.</p> <p><b>Not Applicable.</b></p> <p>In relation to this acceptable Solution, the</p>	



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	<p>is consistent with landscape character elements identified in <b>Planning Scheme Policy 12 – Landscape Strategy Part 1 – Landscape Character: Guiding the Image of the City;</b></p> <p>a) where such a site is located directly adjacent to a dunal area, planting within the area of the site that is seaward of any built structures incorporates a primary planting framework of local native dunal species to reinforce and enhance the natural dunal edge. Plant species used are to be in accordance with those identified for the different zones of the dunal area in Planning Scheme Policy 15 - Management of Coastal Dune Areas;</p> <p>b) the design of the Landscape Work incorporates the retention, enhancement or promotion of any existing significant cultural plantings and native plantings associated with the local character of the beach strip, such as Norfolk Island Pines, <i>Pandanus</i> sp, <i>Banksia</i> sp and <i>Cupaniopsis</i> sp; and</p> <p>c) where such is a residential choice, commercial or tourist development in centres between Palm Beach and Main Beach (particularly Surfers Paradise, Broadbeach and Main Beach), the Landscape Work associated with the site development includes the appropriate use of resort style landscape treatments, in conjunction with the use of local native coastal species; or</p> <p>where such is a residential choice,</p>	<p>following comments are provided:</p> <p>(a) Lot 105 is not located adjacent to a dunal area.</p> <p>(b) Lot 105 is not located in close proximity to the beach strip.</p> <p>(c) Lot 105 is not associated with the development of residential, commercial or tourist development.</p>	

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	<p>commercial or tourist development in centres between Currumbin Creek and Coolangatta, the Landscape Work associated with the site development promotes the coastal village character through a primary planting framework of local native coastal species.</p> <p><b>AS2.2</b> The development is on a site identified in the Bay Islands Character Area on <b>Planning Strategy Map PS10 – Gold Coast Character Map</b> and:</p> <ul style="list-style-type: none"> <li>a) is consistent with landscape character elements identified in <b>Planning Scheme Policy 12 – Part 1 – Landscape Character: Guiding the Image of the City</b>; and</li> <li>b) local native vegetation is utilised as the primary planting framework in the Landscape Work.</li> </ul> <p><b>AS2.3</b> The development is on a site identified in the Hope Island Estates Character Area on <b>Planning Strategy Map PS10 – Gold Coast Character Map</b> and:</p> <ul style="list-style-type: none"> <li>a) is consistent with landscape character elements identified in <b>Planning Scheme Policy 12 – Part 1 – Landscape Character: Guiding the Image of the City</b>;</li> <li>b) where such is a residential choice, commercial or tourist development, the</li> </ul>	<p><b>Not Applicable.</b> Lot 105 is not identified in this particular character area.</p> <p><b>Not Applicable.</b> Lot 105 is not identified in this particular character area.</p>	

Performance Criteria	Acceptable Solution	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required
	<p>Landscape Work includes the appropriate use of resort style landscape treatments, in conjunction with the use of local native species;</p> <p>c) where such a site includes large areas of open space and/or drainage corridors and buffer areas, local native species are utilised in the landscape as the primary planting framework;</p> <p>d) where such a site is located adjacent to a major road corridor, a strong boulevard character is reinforced in the streetscape work by the use of dominant and consistent plant forms in a simple but formal configuration, using appropriate exotic or local native species; and</p> <p>e) where such a site is located adjacent to a major road corridor, front fencing is primarily transparent, visually unobtrusive and articulated with the use of appropriate vegetation, materials and colours.</p> <p><b>AS2.4</b> The development is on a site identified in the Broadwater Character Area on <b>Planning Strategy Map PS10 – Gold Coast Character Map</b> and:</p> <p>a) is consistent with landscape character elements identified in <b>Planning Scheme Policy 12 – Part 1 – Landscape Character: Guiding the Image of the City</b>;</p> <p>b) any existing significant cultural and/or</p>	<p><b>Not Applicable.</b> Lot 105 is not identified in this particular character area.</p>	

Performance Criteria	Acceptable Solution	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required
	<p>remnant vegetation on the site is retained and/or is reinforced in the Landscape Work with new planting that reflects the forms and growth habits of the traditional or remnant planting forms; and</p> <p>c) where such a site is immediately adjacent to the Broadwater, planting within the area of the site that is directly adjacent to any water body utilises a primary planting framework of local native species as part of the Landscape Work; or</p> <p>where such a site is adjacent to open space areas linked to the Broadwater, planting within the area directly adjacent to the open space area utilises a primary planting framework of local native species as part of the Landscape Work.</p> <p><b>AS2.5</b></p> <p>The development is on a site identified in the Southport Character Area on <b>Planning Strategy Map PS10 – Gold Coast Character Map</b> and:</p> <p>a) is consistent with landscape character elements identified in <b>Planning Scheme Policy 12 – Part 1 – Landscape Character: Guiding the Image of the City</b>;</p> <p>b) any existing significant cultural and/or remnant vegetation on the site is retained and/or is reinforced in the Landscape Work with new plantings</p>	<p><b>Not Applicable.</b></p> <p>Lot 105 is not identified in this particular character area.</p>	

Performance Criteria	Acceptable Solution	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required
	<p>that reflect the forms and growth habits of the existing cultural and/or remnant plantings; and</p> <p>c) where such a site is located along Scarborough or Nerang Streets, streetscape framework planting creates a strong boulevard character, and provides shade, amenity and vertical enclosure through the use of single trunked canopy shade species. Dominant vertical forms, such as palms and resort style landscape treatments, are not utilised as part of the Landscape Work within or directly adjacent to the streetscape; or</p> <p>where such a site is located along Short Street, streetscape framework planting reinforces the existing informal leafy streetscape utilising single trunked canopy shade species as part of the Landscape Work. Dominant vertical forms, such as palms and resort style landscape treatments, are not utilised in the Landscape Work within or directly adjacent to the streetscape.</p> <p><b>AS2.6</b></p> <p>The development is on a site identified in the River Valleys Character Area on <b>Planning Strategy Map PS10 – Gold Coast Character Map</b> and:</p> <p>a) is consistent with landscape character elements identified in <b>Planning Scheme Policy 12 – Part 1 – Landscape Character: Guiding the</b></p>	<p><b>Complies where Relevant and as Applicable.</b></p> <p>In relation to this Acceptable Solution, the following comments are provided:</p> <p>(a) The character as detailed in PSP12 relates to rural land and the protected natural areas. The proposed development of Lot 105 will maintain this character primarily through the retention of approximately 70% of the</p>	

Performance Criteria	Acceptable Solution	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required
	<p><b>Image of the City;</b></p> <ul style="list-style-type: none"> <li>b) incorporates a primary planting framework of local native plant species in the Landscape Work;</li> <li>c) any existing significant cultural and/or remnant plantings are retained and/or reinforced in the Landscape Work, with new plantings that reflect the forms and growth habits of the existing cultural and/or remnant plantings;</li> <li>d) Landscape Work includes minimal cut and fill of the original landform, utilises open style and transparent fencing, and reduces the impact of any bulk massing in building form on the site;</li> <li>e) where such a site is located along a major road corridor, Landscape Work on the site promotes and enhances varying road experiences through open, filtered and enclosed views of any rural areas, creeks and riverine vegetation;</li> <li>f) where such a site is located on a ridgetop, crest or upper slope of a foothill, the character of any undeveloped ridgelines is reinforced and enhanced as part of the Landscape Work on the site; and</li> <li>g) where such a site includes and/or is adjacent to a creek and/or river system, Landscape Work utilises local native riverine species in the design that contribute to the rehabilitation and expansion of the riparian zone.</li> </ul>	<p>area of Lot 105 as a vegetated buffer. The proposed quarry facility will not be visible from the roads and allotments that adjoin the boundaries of Lot 105. A rehabilitation strategy will be undertaken in terms of the upper benches of the quarry pit to minimise potential visual impacts in terms of higher vantage points surrounding the site.</p> <ul style="list-style-type: none"> <li>(b) The vegetation that will be utilised in the rehabilitation, restoration and on-going management and maintenance regime undertaken in the buffer area will reflect the species that were discovered as part of the on site assessment that was prepared for the EIS (refer to <b>Appendix N</b> and <b>Appendix X</b>).</li> <li>(c) Lot 105 contains threatened flora species of national significance. The location of the disturbance footprint will not result in the removal of these species. There is also identified remnant vegetation identified within Lot 105 that will also not be removed. Some remnant vegetation within the Old Coach Road reserve area will need to be cleared to facilitate the construction of the access road. In any case, ecological equivalence will be achieved on Lot 105 as a result of the rehabilitation and restoration regime that will be undertaken.</li> <li>(d) By the project's very nature, there will be extensive earthworks on the site. In stating this, approximately 70% of Lot</li> </ul>	

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	<p><b>AS2.7</b></p> <p>The development is on a site identified in the Albert Corridor Character Area on <b>Planning Strategy Map PS10 – Gold Coast Character Map</b> and:</p> <ul style="list-style-type: none"> <li>a) is consistent with landscape character elements identified in <b>Planning Scheme Policy 12 – Part 1 – Landscape Character: Guiding the Image of the City</b>;</li> <li>b) incorporates a primary planting framework of local native plant species in the Landscape Work;</li> <li>c) any existing significant cultural and/or remnant plantings are retained and/or reinforced in the Landscape Work, with</li> </ul>	<p>105 will be retained as a vegetated buffer. This buffer will mean that direct views into the facility from the properties and roads that immediately adjoin Lot 105 cannot be achieved.</p> <ul style="list-style-type: none"> <li>(e) With the exception of the access intersection, the frontage of Lot 105 as it appears from Old Coach Road will remain as it is today (i.e. vegetated).</li> <li>(f) The proposed quarry operation is primarily situated within the existing gullies on Lot 105. Rehabilitation will be undertaken within the buffer area to enhance the habitat values.</li> <li>(g) Lot 105 contains two identified watercourses. These watercourses are situated within the buffer area and will be rehabilitated as appropriate.</li> </ul> <p><b>Not Applicable.</b></p> <p>Lot 105 is not identified in this particular character area.</p>	

Performance Criteria	Acceptable Solution	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required
	<p>new plantings that reflect the forms and growth habits of the existing cultural and/or remnant plantings;</p> <p>d) where such a site is located along a major road corridor, Landscape Work on the site promotes and enhances varying road experiences through open, filtered and enclosed views of any rural areas, riverine vegetation and surrounding ridgeline;</p> <p>e) where such a site is located on a ridgetop, crest or upper slope of a foothill, the character of any undeveloped ridgelines is reinforced and enhanced as part of the Landscape Work on the site;</p> <p>f) where such a site includes and/or is adjacent to a creek and/or river system, Landscape Work utilises local native riverine species in the design that contribute to the rehabilitation and expansion of the riparian zone;</p> <p>g) where such a site is located within a significant rural landscape or floodplain area, the Landscape Work on the site reinforces and promotes the open character of the floodplain environment and/or rural landscape; and</p> <p>h) where such a site is in an industrial area fronting a major road corridor, the Landscape Work presents a dense and green outlook to the road corridor frontage.</p> <p><b>AS2.8</b></p>		



Performance Criteria	Acceptable Solution	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required
	<p>The development is on a site identified in the Beenleigh and Sugar Cane Character Area on <b>Planning Strategy Map PS10 – Gold Coast Character Map</b> and:</p> <ul style="list-style-type: none"> <li>a) is consistent with landscape character elements identified in <b>Planning Scheme Policy 12 – Part 1 – Landscape Character: Guiding the Image of the City</b>;</li> <li>b) any existing significant cultural and/or remnant planting, particularly that associated with rural landholdings, are retained and/or reinforced in the Landscape Work, with new plantings that reflect the forms and growth habits of the existing cultural and/or remnant plantings;</li> <li>c) where such a site is located adjacent to the bay edge, Landscape Work utilises a primary planting framework of local native species in an informal landscape setting that enhances the low scale and natural character of the area;</li> <li>d) where such a site includes industrial or commercial development, the Landscape Work incorporates a dense landscaped buffer area, with a primary planting framework of local native species to screen the development from any residential and rural uses; and</li> <li>e) where such a site includes industrial development along major traffic routes, Landscape Work incorporates a landscaped buffer strip of local native species along the street frontage to present a dense and green outlook to</li> </ul>	<p><b>Not Applicable.</b></p> <p>Lot 105 is not identified in this particular character area.</p>	

Performance Criteria	Acceptable Solution	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required
	<p>the street.</p> <p><b>AS2.9</b></p> <p>The development is on a site identified in the Suburban Estates Character Area on <b>Planning Strategy Map PS10 – Gold Coast Character Map</b> and:</p> <p>a) is consistent with landscape character elements identified in <b>Planning Scheme Policy 12 – Part 1 – Landscape Character: Guiding the Image of the City</b>;</p> <p>b) where such a site includes open space areas, Landscape Work incorporates:</p> <ul style="list-style-type: none"> <li>a primary planting framework of local native species;</li> <li>the retention of existing significant remnant vegetation in the design; and</li> <li>enhancement of visual and physical linkages to open space areas surrounding the site;</li> </ul> <p>c) where such a site includes drainage reserves in open space areas, Landscape Work incorporates the principles of dual use drainage systems, such as wetlands, informal open space and detention basins, where such are consistent with hydraulic/stormwater drainage management practices;</p> <p>d) where such a site requires a landscaped buffer to screen incompatible uses from residential areas, the Landscape Work incorporates:</p>	<p><b>Not Applicable.</b></p> <p>Lot 105 is not identified in this particular character area.</p>	

Performance Criteria	Acceptable Solution	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required
	<p>an adequate buffer area to facilitate the specific function required of the screen, eg. where adjacent to busy roads, landscaped buffer strips are of an appropriate width (preferably a minimum of ten (10) metres) that incorporates sufficient area of plant material to provide an effective screen; and</p> <p>a planting structure within the buffer of trees and screening shrubs utilising local native species as the primary planting framework; and</p> <p>e) where such a site includes streetscape work that is part of the site development, the landscape work provides shade and amenity. This incorporates the use of single trunked canopy shade species, utilising low maintenance local native species as the planting framework, with exotic species as feature planting, where appropriate.</p> <p><b>AS2.10</b> The development is on a site identified in the Canal Estates Character Area on <b>Planning Strategy Map PS10 – Gold Coast Character Map</b> and:</p> <p>a) is consistent with landscape character elements identified in <b>Planning Scheme Policy 12 – Part 1 – Landscape Character: Guiding the Image of the City</b>;</p> <p>b) where such a site includes streetscape work as part of the site development,</p>	<p><b>Not Applicable.</b> Lot 105 is not identified in this particular character area.</p>	

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	<p>Landscape Work provides:</p> <ul style="list-style-type: none"> <li>- shade and amenity that incorporates the use of single trunked canopy shade species utilising low maintenance, local native species as the planting framework, with exotic species as feature planting, where appropriate; and</li> <li>- front fencing that is designed to be primarily transparent and not visually dominant, avoiding the creation of blank walls or barriers at the street interface;</li> </ul> <p>c) where such a site incorporates public open space areas, local native species are utilised as the primary planting framework; and</p> <p>d) where such a site is directly adjacent to a canal or waterway, Landscape Work incorporates natural looking materials to any revetment treatment, and utilises local native species as the primary planting framework in the areas between the property boundary and the canal or waterway edge.</p>		
<b>Landscape Design</b>			
<p><b>PC3</b></p> <p>The Landscape Work, including that within streetscapes, public open space and private property, must complement new and existing development through the provisions of Landscape Work that:</p>	<p><b>AS3.1</b></p> <p>Landscape Work for the site reinforces and enhances existing significant topographical features, including local native vegetation, waterways, overland flow paths and landform as identified on a Site Survey and</p>	<p><b>Complies.</b></p> <p>Within the significant buffer area that will be retained on Lot 105, it is intended that a rehabilitation, restoration and on-going management and maintenance regime will be undertaken to improve the habitat and</p>	

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<p>a) responds to opportunities and constraints of the existing site characteristics; reinforces and enhances identified local character;</p> <p>b) is best suited to the use and function of the site and environmental/climatic conditions; and</p> <p>c) has regard for ongoing maintenance.</p>	<p>Analysis for the site.</p> <p><b>AS3.2</b> Landscape Work for the site reinforces local landscape character, as identified in <b>PC2</b> and <b>AS2.1</b> to <b>AS2.10</b> for Landscape Character above.</p> <p><b>AS3.3</b> Landscape Work in public areas, such as road reserves, parks and other open space, provides shaded environments and passive recreation spaces for users and visitors to the site.</p> <p><b>AS3.4</b> Where a site incorporates high use facilities, Landscape Work is located and maintained in a way that does not create unsafe environments by blocking surveillance, creating concealment spots and reducing sightlines.</p> <p><b>AS3.5</b> Landscape Work promotes the effective use</p>	<p>connectivity values. This regime will include increasing food source trees for glossy black cockatoos and achieving a net benefit for koalas.</p> <p>The vegetation that will be utilised in the above mentioned regime will reflect the species that were discovered as part of the on site assessment that was prepared for the EUS (refer to <b>Appendix N</b> and <b>Appendix X</b>).</p> <p><b>Complies.</b> Refer to the relevant comments above in respect to AS2.6.</p> <p><b>Not Applicable.</b> Landscaping is not proposed in public areas. The existing vegetation in the Old Coach Road reserve area will be retained as necessary.</p> <p><b>Not Applicable.</b> The proposed quarry development is not a high use facility in the context of pedestrians and access by members of the general public.</p> <p><b>Complies.</b> All vegetation utilised in the rehabilitation</p>	

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	<p>of water. Selection of plant species and layout of the landscaped area minimises the demand for use of potable water from the City's water reticulation system.</p> <p><b>AS3.6</b> Plant species utilised in Landscape Work in streetscapes and public open space areas minimise the need for high intensity landscape maintenance.</p> <p><b>AS3.7</b> Landscape Work contributes to the stability of local soils and minimises sediment and erosion activity.</p> <p><b>AS3.8</b> Landscape Work complies with a Statement of Landscape Intent (in some cases approved for Preliminary Operational Work – Landscape), where such a site includes one or more of the following: a) rare and threatened flora or habitat for rare and threatened fauna under the <b>Nature Conservation Act 1992</b>, or is identified by the Planning Scheme as</p>	<p>and restoration works undertaken in the buffer will reflect species that already exist on Lot 105. The rehabilitation of the quarry benches will involve species that are fast growing. Lot 105 will not be connected to the Council's water supply system, and therefore any watering requirements associated with these vegetation works will derived from the on-site quarry dam as required.</p> <p><b>Not Applicable.</b> No landscape works are proposed in streetscapes or public open space areas.</p> <p><b>Complies.</b> Rehabilitation is proposed in the identified degraded areas of the buffer that will be retained. This will assist with soil stability in these areas.</p> <p><b>Can Comply.</b> A statement of landscape intent is usually associated with public open space areas. In any case, such a plan can be prepared as part of a future application on the basis of the fact that rehabilitation and restoration is proposed to be undertaken in the buffer area that will be retained. It is to be noted that the buffer area will not be open to members of the general public.</p>	

Performance Criteria	Acceptable Solution	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required
	<p>being of ecological significance, or is protected vegetation under <b>Specific Development Code 36 – Vegetation Management</b>;</p> <p>b) the site is to contain large areas of replanting and/or rehabilitation;</p> <p>c) the site is to consist of large areas of open space (including private and public);</p> <p>d) the site has significant overland drainage and/or drainage corridors;</p> <p>e) the site incorporates important views as identified by the Site Analysis;</p> <p>f) the site is located in an area of identified.</p> <p>g) particular local or neighbourhood character;</p> <p>h) it is proposed to alter the landform significantly;</p> <p>i) the development requires additional streetscape work;</p> <p>j) the development incorporates built form which is located in areas of high visual prominence.</p> <p><b>AS3.9</b></p> <p>The Landscape Work is in accordance with a Detailed Landscape Plan, approved for the Operational Work – Landscape Development Permit, prepared in accordance with <b>Planning Scheme Policy 13 – Part 2 – Landscape Works Documentation Manual</b>.</p>	<p>This will assist with the preservation of the area rehabilitated and restored. The buffer will also remain in the tenure of the proponent for the life of the quarry operation.</p> <p><b>Can Comply.</b></p> <p>An Operational Works application for landscape work can be prepared and lodged with Council in the future and as required. Such an application would deal with the rehabilitation and restoration works proposed in the buffer.</p>	

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	<p><b>AS3.10</b></p> <p>The solid wall for podium landscape planting, erected on top of a basement, is not to exceed 0.5 metres in height and is to be located not within 1.0 metre of the basement's outer perimeter.</p>	<p>It is to be noted that the buffer area will not be open to members of the general public. This will assist with the preservation of the area rehabilitated and restored. The buffer will also remain in the tenure of the proponent for the life of the quarry operation.</p> <p><b>Not Applicable.</b></p> <p>The proposed development does not involve a solid wall for podium planting.</p>	
<p><b>PC4</b></p> <p>Landscape Work in public open space (or that open space to be dedicated as part of an open space contribution) must provide for effective management of the landscape of the site during construction, at 'on' and 'off' maintenance and for future ongoing maintenance regimes</p>	<p><b>AS4.1</b></p> <p>Landscape Work complies with an Open Space Management Statement (in some cases approved as part of the Preliminary Approval for Operational Work – Landscape) where such a site includes one or more of the following:</p> <ul style="list-style-type: none"> <li>a) the retention and/or removal of flora or habitat for rare and threatened fauna under the <b>Nature Conservation Act 1992</b>, or is identified by the Planning Scheme as being of ecological significance, or is protected vegetation under <b>Specific Development Code 36 – Vegetation Management</b>;</li> <li>b) extensive areas of natural wetlands or other complex drainage systems;</li> <li>c) large areas of open space, including identification of key linkages to a wider open space system;</li> </ul>	<p><b>Can Comply as Applicable.</b></p> <p>The Performance Criterion refers to landscape work associated in public open space areas. The Acceptable Solution does not specifically refer to public open space areas.</p> <p>On the basis of the Performance Criterion, this aspect is irrelevant given that no public open space is intended to be dedicated as part of the proposed quarry development.</p>	



Performance Criteria	Acceptable Solution	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required
	<p>d) areas that may be subject to significant erosion and/or sediment deposition.</p> <p><b>AS4.2</b></p> <p>The Landscape Work for the site is in accordance with an Open Space Management Plan approved for the Operational Work – Landscape Development Permit, prepared in accordance with <b>Planning Scheme Policy 13 – Part 2 – Landscape Works Documentation Manual</b>, where such an area has one or more of the following:</p> <p>a) includes removal of areas of rare and threatened flora or habitat for rare and threatened fauna under the <b>Nature Conservation Act 1992</b>, or is identified by the Planning Scheme as being of ecological significance, or is protected vegetation under the <b>Specific Development Code 36 – Vegetation Management</b>;</p> <p>b) includes retention of areas of significant natural vegetation;</p> <p>c) includes extensive areas of replanting and large rehabilitation areas;</p> <p>d) includes wetlands and other drainage corridors;</p> <p>e) will require storage of materials on-site during construction;</p> <p>f) forms part of a wider open spaces system;</p> <p>g) may be subject to erosion or sediment deposition; includes fauna habitats that require protection and/or expansion;</p>		

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	h) includes areas of bushfire hazard; and i) incorporates significant public facilities such as picnic or playground areas.		
<b>PC5</b> Landscape Work must be designed and constructed to achieve a reasonable and practicable response to all public risk duty of care issues.	<b>AS5</b> The design and construction of Landscape Work in public open space areas is consistent with all relevant Australian Standards.	<b>Not Applicable.</b> No public open space areas will be dedicated as part of the proposed quarry development.	

Part 7, Division 2, Chapter 36 of the 2003 Gold Coast Planning Scheme

## Vegetation Management Specific Development Code

Performance Criteria	Acceptable Solution	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required
<b>Development that is Self Assessable, Code Assessable or Impact Assessable</b>			
<b>Vegetation Protection</b>			
<p><b>PC1</b> Vegetation must be protected to ensure that:</p> <ul style="list-style-type: none"> <li>a) habitats are provided for rare and threatened flora and fauna as defined by the <b>Nature Conservation Act 1992</b> and <b>Nature Conservation (Wildlife) Regulations 1994</b>;</li> <li>b) vegetation of historical, cultural or visual significance is retained;</li> <li>c) vegetation is retained for erosion prevention and slope stabilisation;</li> <li>d) the character of the local area is maintained;</li> <li>e) the conservation of the City's biodiversity is assisted.</li> </ul>		<p><b>Complies (with Performance Criterion).</b> With respect to the Performance Criterion, the following comments are provided:</p> <ul style="list-style-type: none"> <li>(a) A white bellied sea eagle nest has been identified on Lot 105 (this migratory species is of national significance). The proposed disturbance footprint will not result in the removal of the nesting tree. The rehabilitation regime proposed for the buffer area will result in the planting of additional food source trees for glossy black cockatoo and a net benefit will be achieved for koalas.</li> <li>(b) The vegetation on Lot 105 is not considered to be of historic or cultural value on the basis that the property was virtually cleared of all vegetation for agricultural purposes in 1973. In terms of visual significance, approximately 70% of Lot 105 will be retained. This vegetation will mean that the facility will not be viewed from the roads or properties that adjoin the boundaries of Lot 105. This therefore maintains the visual significance of Lot 105.</li> <li>(c) Approximately 70% of Lot 105 will be</li> </ul>	

Performance Criteria	Acceptable Solution	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required
	<p><b>AS1.1</b> The vegetation is not damaged.</p> <p>OR</p> <p><b>AS1.1.2</b> The vegetation damage is in accordance with a previously approved and existing Vegetation Management Plan.</p> <p>OR</p> <p><b>AS1.1.3</b> The vegetation damage is essential for carrying out work authorised or required under another Act.</p> <p>OR</p>	<p>retained as an existing vegetated buffer. This will assist with erosion prevention and slope stabilisation outside of the disturbance footprint.</p> <p>(d) The comments provided in relation to (b) above are also applicable to (d).</p> <p>(e) The comments provided above in relation to (a) are applicable to (e).</p> <p>On the basis of the above, the proposed quarry development achieves compliance with the Performance Criterion.</p> <p>In terms of the Acceptable Solution, an <b>Alternate Solution</b> is generally sought on the basis of the following.</p> <p><b>Complies (as Applicable).</b></p> <p>Vegetation on Lot 105 is required to be removed in order to facilitate the proposed quarry development. As demonstrated above, the removal of this vegetation is justified on the basis of achieving compliance with the Performance Criterion and the fact that a rehabilitation and restoration regime will be undertaken in the buffer area to enhance habitat values. Ultimately ecological equivalence will be achieved as a result of the works undertaken in the buffer area.</p> <p>The prime reason for removing the vegetation is to develop a quarry, thereby reflecting the State interest for Lot 105 as described in the SEQRP and SPP 2/07.</p>	

Performance Criteria	Acceptable Solution	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required
	<p><b>AS1.1.4</b> The vegetation damage occurs within the path of, or within three metres of the path of, an essential road, water supply, sewage or drainage works. OR</p> <p><b>AS1.1.5</b> The vegetation damage is within three metres (as measured from the centre of the diameter of the tree's trunk, at ground level, to the nearest edge of the foundations) of the foundations of an existing building or structure, or the site of a proposed property boundary fence, for which all necessary development approvals have been obtained. The fence is to be constructed within 21 days. OR</p> <p><b>AS1.1.6</b> The site is within the Rural Domain and/or is greater than 8,000m<sup>2</sup> in area, and the vegetation damage is within ten metres (as measured from the centre of the diameter of the tree's trunk, at ground level, to the nearest edge of the foundations) of the foundations of an existing building or structure, or the site of a proposed property boundary fence, for which all necessary development approvals have been obtained, The fence is to be constructed within 21 days. OR</p>	<p><b>Not Applicable.</b> The clearing of vegetation is not associated with infrastructure works.</p> <p><b>Not Applicable.</b> The clearing of vegetation is not a result of its proximity to an existing structure / building.</p> <p><b>Not Applicable.</b> Lot 105 is not situated within Rural Domain, and the clearing of vegetation is not a result of its proximity to an existing structure / building.</p>	

Performance Criteria	Acceptable Solution	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required
	<p><b>AS1.1.7</b> The vegetation damage is authorised by Council and is considered as one or more of the following:</p> <ul style="list-style-type: none"> <li>a) actually or potentially dangerous as a result of being dead, dying or diseased, structurally unsound, or having a growth form or habit which is hazardous;</li> <li>b) a threat to the safety of persons or property or the environment integrity;</li> <li>c) restricting the habitability of the dwelling on the site.</li> </ul> <p>OR</p> <p><b>AS1.1.8</b> The vegetation damage is essential for the survey of the property boundary by a licensed cadastral surveyor.</p> <p>OR</p> <p><b>AS1.1.9</b> The vegetation is damaged to:</p> <ul style="list-style-type: none"> <li>a) maintain an existing fire break;</li> <li>b) undertake works in order to implement an approved fire management plan; or</li> <li>c) establish a fire break during a fire event or to contain fire in some other way during a fire event.</li> </ul> <p>OR</p>	<p><b>Can Apply.</b> The vegetation clearing has yet to be approved, and a future Operational Works for vegetation clearing will be lodged. The prime reason for removing the vegetation is to develop a quarry, thereby reflecting the State interest for Lot 105 as described in the SEQRP and SPP 2/07.</p> <p><b>Not Applicable.</b> The clearing is not related to the surveying of the boundary of Lot 105.</p> <p><b>Not Applicable.</b> The clearing is not associated with maintaining or creating fire breaks. A bushfire management plan has been prepared for the EIS, and in the future, additional fire trails may be required (refer to <b>Appendix RR</b>).</p>	







Performance Criteria	Acceptable Solution	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required
	<p>for ecological site assessment; or b) authorised or approved under another law. OR <b>AS1.1.14</b> The vegetation is damaged and the damage arises on a rural property as the result of a regular and ongoing maintenance program for the management of immature regrowth and woody weeds in connection with an existing lawful, agricultural or animal husbandry operation conducted on the land.</p>	<p><b>Not Applicable.</b> Lot 105 is not a rural property.</p>	
<p><b>PC2</b> Vegetation cleared from the site is disposed of in a manner that does not result in smoke being released into an urban or rural residential area which would likely cause an impact on human health and safety.</p>	<p><b>AS2.1.1</b> Vegetation is disposed of in an on-site pitburner, approved under the <b>Environmental Protection Act 1994</b>, and operated in accordance with that approval. OR <b>AS2.1.2</b> Vegetation is transported off-site for disposal in an approved green waste disposal facility. OR <b>AS2.1.3</b> Vegetation is reused and/or recycled, eg. as firewood, landscaping or commercial timber products. OR <b>AS2.1.4</b> Vegetation is disposed of using domestic</p>	<p><b>Can Comply.</b> Vegetation that is to be cleared can be disposed of in an appropriate manner. Specific details would be provided as part of a future Operational Works application.</p>	

Performance Criteria	Acceptable Solution	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required
	refuse disposal services or facilities. OR <b>AS2.1.5</b> Vegetation is disposed of on-site by above ground burning, where the burning utilises fire management techniques that will minimise smoke nuisance, approved by an appropriate authority.		
<b>Development that is Code Assessable or Impact Assessable</b>			
<b>Vegetation Protection</b>			
<b>PC3</b> Vegetation must be protected to ensure that: habitats are provided for rare and threatened flora and fauna as defined by the Nature Conservation Act 1992 and Nature Conservation (Wildlife) Regulations 1994; vegetation of historical, cultural or visual significance is retained; vegetation is retained for erosion prevention and slope stabilisation; the character of the local area is maintained; the conservation of the City's biodiversity is assisted.		<b>Complies (with Performance Criterion).</b> With respect to the Performance Criterion, the following comments are provided: (a) A white bellied sea eagle nest has been identified on Lot 105 (this species is of national significance). The proposed disturbance footprint will not result in the removal of the nesting tree. The rehabilitation regime proposed for the buffer area will result in the planting of additional food source trees for the glossy black cockatoo. It is also intended that a net benefit for koalas will be achieved on Lot 105. (b) The vegetation on Lot 105 is not considered to be of historic or cultural value on the basis that the property was virtually cleared of all vegetation for agricultural purposes in 1973. In terms of visual significance, approximately 70% of Lot 105 will be	

Performance Criteria	Acceptable Solution	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required
	<p><b>AS3.1.1</b> The vegetation is not damaged. OR</p>	<p>retained. This vegetation will mean that the facility will not be viewed from the roads or properties that adjoin the boundaries of Lot 105. Therefore, the visual significance of Lot 105 is maintained.</p> <p>(c) Approximately 70% of Lot 105 will be retained as an existing vegetated buffer. This will assist with erosion prevention and slope stabilisation outside of the disturbance footprint.</p> <p>(d) The comments provided in relation to (b) above are also applicable to (d).</p> <p>(e) The comments provided above in relation to (a) are applicable to (e).</p> <p>On the basis of the above, the proposed quarry development achieves compliance with the Performance Criterion.</p> <p>In terms of the Acceptable Solution, an <b>Alternate Solution</b> is generally sought on the basis of the following.</p> <p><b>Alternate Solution.</b> Vegetation on Lot 105 is required to be removed in order to facilitate the proposed quarry development. As demonstrated above, the removal of this vegetation is justified on the basis of achieving compliance with the Performance Criterion and the fact that a rehabilitation and restoration regime will be undertaken in the buffer area to enhance habitat values. It is intended that ecological equivalence will be achieved within the buffer areas a result of the rehabilitation and restoration regime.</p>	

Performance Criteria	Acceptable Solution	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required
	<p><b>AS3.1.2</b></p> <p>The vegetation is damaged in accordance with an approved Vegetation Management Plan that includes, but is not limited to:</p> <ul style="list-style-type: none"> <li>a) the location of the existing or approved dwellings, building or structures;</li> <li>b) the location of waterways, ridge tops and steep slopes (greater than 25%) on and adjacent to the site;</li> <li>c) the location of the protected vegetation to which the damage is proposed, and reasonable particulars of its vegetation type, including species, height and girth;</li> <li>d) a statement of the reasons for the damage and any relevant factors associated with the purpose of the proposed damage;</li> <li>e) particulars of how the vegetation is to be damaged and, if relevant, how the damaged material is to be removed or disposed of;</li> <li>f) a landscape plan that is prepared in accordance with <b>Specific Development Code 21 – Landscape Work</b>;</li> <li>g) a plan indicating the location, size and species of replacement vegetation to compensate for the loss of damaged vegetation.</li> </ul>	<p><b>Can Comply where relevant.</b></p> <p>A vegetation management plan has not been approved. As part of the EIS, a rehabilitation plan (refer to <b>Appendix N</b>) and koala management plan (refer to <b>Appendix Y</b>) have been prepared which detail the intended extent of rehabilitation and restoration works within the buffer area to be retained.</p> <p>The following comments are specifically provided:</p> <ul style="list-style-type: none"> <li>(a) The buildings and structures associated with the proposed quarry development will be situated within the cleared disturbance footprint area.</li> <li>(b) By the nature of the proposed development, existing steep slopes will be removed. Two watercourses have been identified on Lot 105.</li> <li>(c) The reporting that has been prepared to date for the EIS details the extent of vegetation to be cleared. Given the area of vegetation that is to be removed it is not feasible to provide specific details about each tree to be removed. It is acknowledged that rehabilitation in the buffer area will assist with improving the habitat values of the buffer. The regime that will be implemented in the buffer area will offset the removal of vegetation in the disturbance footprint and achieve ecological equivalence.</li> <li>(d) The prime reason for removing the vegetation is to develop a quarry, thereby reflecting the State interest for</li> </ul>	

Performance Criteria	Acceptable Solution	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required
		<p>Lot 105 as described in the SEQRP and SPP 2/07.</p> <p>(e) Specific details about how the vegetation will be cleared can be provided as part of a future Operational Works application. The staging for the extent of clearing within the disturbance footprint is based on koala management aspects (refer to <b>Appendix Y</b>).</p> <p>(f) As indicated in the response to the Landscape Specific Development Code, a landscape plan can be provided as part of a future Operational Works application to detail the exact details of the rehabilitation (as required).</p> <p>(g) This information could be provided as part of a future Operational Works application if and as required.</p>	
<b>Vegetation Protection Orders</b>			
<p><b>PC4</b></p> <p>A Vegetation Protection Order has been made by Council over the vegetation, and the vegetation must not be damaged, so as to protect the values and functions of recognised significant vegetation.</p>	<p><b>AS4</b></p> <p>The vegetation is not damaged.</p>	<p><b>Not Applicable.</b></p> <p>Lot 105 is not the subject of a Vegetation Protection Order.</p>	

Part 7, Division 2, Chapter 39 of the 2003 Gold Coast Planning Scheme

## Works for Infrastructure Specific Development Code

Performance Criteria	Acceptable Solution	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required
<b>Development that is Code Assessable or Impact Assessable</b>			
<b>Road Design and Construction</b>			
<p><b>PC1</b></p> <p>All roads must be designed and constructed to address connectivity, functionality, safety and serviceability of the road network and to ensure a functional road hierarchy.</p>	<p><b>AS1</b></p> <p>The road is designed and constructed in accordance with relevant sections of <b>Planning Scheme Policy 11 – Land Development Guidelines</b>.</p>	<p><b>Can Comply as Applicable.</b></p> <p>No new roads are proposed to be constructed as part of the quarry development.</p> <p>A CHR intersection will be constructed in order to provide access and egress for the proposed quarry development. Future specific details relating to the engineering design, including the applicability of the Land Development Guidelines, will be provided as part of a future Operational Works application.</p>	
<b>Stormwater Drainage Design and Management</b>			
<p><b>PC2</b></p> <p>Stormwater drainage design and construction must:</p> <ol style="list-style-type: none"> <li>integrate hydrologic and hydraulic elements;</li> <li>demonstrate a feasible and functional drainage system; and</li> <li>not cause adverse stormwater drainage impacts on areas external and internal to the site.</li> </ol>	<p><b>AS2.1</b></p> <p>Stormwater drainage system is designed and constructed in accordance with relevant sections of <b>Planning Scheme Policy 11 – Land Development Guidelines</b>.</p> <p><b>AS2.2</b></p> <p>The stormwater drainage system connects to a legal point of discharge.</p>	<p><b>Not Applicable.</b></p> <p>Lot 105 will not be connected to the Council's stormwater infrastructure network. This is because all stormwater runoff captured in the operational area of the disturbance footprint will be detained for use as part of the every day quarry activities.</p> <p><b>Complies.</b></p> <p>It may be that from time to time water detained in either the quarry dam or</p>	

Performance Criteria	Acceptable Solution	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required
		sedimentation pond needs to be released. This release, which will be managed, will flow directly into the watercourses that are situated on Lot 105, thereby providing a legal point of discharge. Any discharge that has to be facilitated will result in a no worsening impact on the downstream areas.	
<b>Street Lighting</b>			
<b>PC3</b> Street lighting must be provided to enhance safety and amenity of pedestrians and to improve traffic operations at intersections and hazardous locations.	<b>AS3</b> Street lighting is designed and located in accordance with relevant sections of <b>Planning Scheme Policy 11 – Land Development Guidelines</b> .	<b>Not Applicable.</b> Street lighting is not proposed to be erected as part of the quarry development.	
<b>Water Supply Reticulation Design</b>			
<b>PC4</b> Water supply reticulation must be provided to convey potable water to all properties with adequate quality, pressure and volume of flow for household and fire fighting purposes. (Except properties in the <b>Rural and Conservation Domain</b> ).	<b>AS4</b> Water supply reticulation is designed and constructed in accordance with relevant sections of <b>Planning Scheme Policy 11 – Land Development Guidelines</b> .	<b>Not Applicable.</b> Lot 105 will not be connected to Council water supply network. On site water detention will adequately cater for the operational use of the quarry.	
<b>Sewerage Reticulation Design</b>			
<b>PC5</b> Sewerage reticulation must be provided to ensure adequate quality, having regard to health and environmental issues relating to the provision of sewer infrastructure.	<b>AS5</b> Sewerage reticulation is designed and constructed in accordance with relevant sections of <b>Planning Scheme Policy 11 – Land Development Guidelines</b> .	<b>Not Applicable.</b> Lot 105 will not be connected to the Council's sewerage infrastructure system. An on-site sewerage system will adequately service the proposed quarry development (refer is to <b>Appendix L</b> of the EIS).	
<b>Open Space Design</b>			

Performance Criteria	Acceptable Solution	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required
<p><b>PC6</b></p> <p>Open space areas must be designed to an appropriate standard, having regard to their intended recreational and environmental values</p>	<p><b>AS6</b></p> <p>Open space areas are designed and embellished in accordance with relevant sections of <b>Planning Scheme Policy 11 – Land Development Guidelines.</b></p>	<p><b>Not Applicable.</b></p> <p>Public open space is not proposed to be created or dedicated as part of the development of Lot 105.</p>	
<b>Off Street Vehicle Parking</b>			
<p><b>PC7</b></p> <p>Car parking areas must be located and designed to encourage their use in preference to on street parking, having regard to relative walking distances and visibility from the road.</p>	<p><b>AS7</b></p> <p>Car parking areas area located and designed in accordance with relevant sections of <b>Planning Scheme Policy 11 – Land Development Guidelines.</b></p>	<p><b>Can Comply as Applicable.</b></p> <p>Car parking will be provided on Lot 105 to serve the function of the proposed quarry development. The car park will be restricted to the use by employees and visitors.</p> <p>Future design details in relation to the car parking area, including the applicability of the Land Development Guidelines, will be provided as part of a future Operational Works application.</p>	
<b>Driveways</b>			
<p><b>PC8</b></p> <p>Driveways must be designed to ensure convenient access of vehicle to road, including manoeuvring of heavy vehicles and service vehicles.</p>	<p><b>AS8</b></p> <p>Driveways are designed and constructed in accordance with relevant sections of <b>Planning Scheme Policy 11 – Land Development Guidelines.</b></p>	<p><b>Not Applicable.</b></p> <p>Driveways are not proposed as part of the quarry development.</p>	
<b>Developer Infrastructure Contributions</b>			
<p><b>PC9</b></p> <p>Infrastructure developer contributions must be provided in accordance with the Priority Infrastructure Plan.</p>	<p><b>AS9</b></p> <p>No Acceptable Solution provided.</p>	<p><b>Can Comply.</b></p> <p>Infrastructure charges will be calculated as necessary as part of a future development application lodged with Council. Given that the development will not be relying on the Council's trunk systems, any charges are</p>	



Performance Criteria	Acceptable Solution	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required
		anticipated to be minimal.	
<p><b>PC10</b></p> <p>For premises identified on Overlay Map OM25 – Future Water Innovations as being within the Pimpama-Coomera Water Future Master Plan Area, a dual water reticulation system must be provided to enable future conveyance to the development of recycled water for non-potable uses in addition to the conveyance of potable water.</p>	<p><b>AS10.1</b></p> <p>A dual water reticulation system is designed and constructed in accordance with relevant sections of <b>Planning Scheme Policy 11 – Land Development Guidelines</b>.</p> <p><b>AS10.2</b></p> <p>The development is connected to Council's potable water and recycled water supply reticulation systems at any points nominated by Council.</p>	<p><b>Not Applicable.</b></p> <p>Lot 105 is not detailed on Overlay Map 25.</p>	
<p><b>PC11</b></p> <p>For premises identified on <b>Overlay Map OM25 – Future Water Innovations</b> as being within the Pimpama-Coomera Water Future Master Plan Area, sewerage infrastructure must be designed to minimise inflow and infiltration.</p>	<p><b>AS11</b></p> <p>Reduced infiltration gravity sewers are designed and constructed in accordance with the relevant sections of <b>Planning Scheme Policy 11 – Land Development Guidelines</b>.</p>	<p><b>Not Applicable.</b></p> <p>Lot 105 is not detailed on Overlay Map 25.</p>	