

Southern Regional Office (Brisbane)
GPO Box 2771 BRISBANE QLD 4001
Phone: (07) 3225 1827 Fax: (07) 3247 3278
www.env.qld.gov.au ABN: 87221158786



Queensland
Government

Environmental Protection Agency

Incorporating the
Queensland Parks and Wildlife Service

Telephone
Your reference
Our reference

Helen Banks
3227 7667
PN211994/01/DA4
Appl'n No 3809 Pt 1 File No:

17 January 2004

sch 4 - personal information

C/-KEILAR FOX & MGHIE PTY LTD
PO Box 608
SPRING HILL QLD 4004

Dear sch 4 - personal information

Integrated Planning Act 1997 (Material Change of Use)

Application (No. PN211994/01/DA4) for development approval for assessable development to be carried out at 2023 Gold Coast Highway, Miami 4220 (Lot 2 on RP910819).

Based on the information provided with the above application, and as per Schedule 2, Item 21 & 22 of the *Integrated Planning Regulation 1998*, the proposal does not require referral to the Contaminated Land Unit (CLU). Hence, the CLU of the EPA considers it does not have a concurrence role under the *Integrated Planning Act 1997* (IP Act), and therefore has no further interest in this application.

Please note that no potentially contaminated soil may be removed from the site without adequate sampling and appraisal by a suitably qualified professional complying with Section 381 of the *Environmental Protection Act 1994* (EP Act). Contaminated soil must not be removed from the site without a S424 permit issued by the Environmental Protection Agency under the EP Act.

Should you require any further information in relation to the above please do not hesitate to contact the above officer on the telephone number listed.

Yours sincerely

sch 4 - signature

Matt Buchanan
Acting Chief Scientific Advisor (Contaminated Land Unit)
Environmental Protection Agency

cc Gold Coast City Council
PO Box 5042
GOLD COAST MC QLD 9729

18/01/05
Catherine: please update
The EMR.
Thanks,

sch 4 - signature

EMR updated
18/1/05



IPA APPLICATION ASSESSMENT SHEET

Street Address: 2023 Gold Coast Highway, Miami.

Lot 2 on Plan RP910819.

Applicant Name: Surfside Ford c/- Keilar Fox & McGhie.

EPA App'n No: 3809 ^{part 1} **LA App'n No:** PN211994/01/DA4

File No:

Council: Gold Coast City Council.

On EMR for: Yes **EMR No.:** 3809 **On the EMR for:** 29 Petroleum storage and oil storage.

On AMA: No **AMA No.:**

Any new ERA's?: No

Existing ERA's?: NO YES 11 Crude oil or petroleum product storage

Responsibility: N/A **Referral Coordination:** No **RCU No.:**

Proposal: Development Permit for a Material Change of Use.

Current Use: Vehicle and sales premises.

Past Use: Not known.

Recommendation: That an "Incorrect Referral" letter with the following standard clause be issues:

No potentially contaminated soil may be removed from the site without adequate sampling and appraisal by a suitably qualified professional complying with Section 381 of the Environmental Protection Act 1994 (EP Act). Contaminated soil must not be removed from the site without a S424 permit issued by the Environmental Protection Agency under the EP Act.

Comments: The existing notifiable activity will continue after the proposed infrastructure development has been completed.

Ralph Riese

sch 4 - signature

Date: 13 January 2005

Reviewer Name: Miguel Zavaleta

Revision Date: 17/1/05

In accordance with Schedule 8 part 1
Table 2 item 5 this is an
incorrect referral.
I agree with the recommendation
and the advice to be included
in the letter.

sch 4 - signature

F:\Licensing\Contaminated Land\IPA\Applications\3\3809\IPA Application
Assessment Steet - 3809 - 13012005 - (RR).doc

JF3201-01.008.doc AD:AD
05 January 2005

Attention: District Director

Environmental Protection Agency
Contaminated Land Unit
GPO Box 2771
BRISBANE QLD 4001

Dear Sir / Madam

**RE LODGEMENT OF PLANNING APPLICATION MATERIAL – SURFSIDE
FORD – LOT 2 RP 910819 NO. 2023 GOLD COAST HIGHWAY MIAMI**

Transit Management Pty Ltd, the applicants of a planning proposal over 2023 Gold Coast Highway Miami, have commissioned Keilar Fox & McGhie to act as the planners for this application. Council's Acknowledgment Notice for this application, dated the 4th of January 2005, lists the EPA's Contaminated Land Unit as a concurrence agency for the application.

In accordance with section 3.3.3 (1) of the *Integrated Planning Act 1997*, we hereby notify you of this application and enclose:

- A copy of the application, and
- A copy of the Acknowledgment Notice.

We have also included further common material, which we believe is necessary for the proper assessment of the application.

If you have any queries regarding the application, please contact [redacted] of Keilar Fox & McGhie.

Yours sincerely,

KEILAR FOX & MCGHIE Pty Ltd

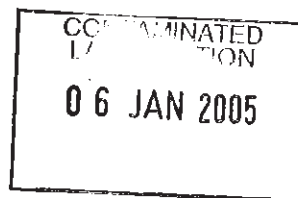
[redacted]
sch 4 - signature

[redacted]
sch 4 - personal information

Town Planner

Encl.

APPLICATION NUMBER:	3809271
FILE NUMBER:	
REFERRAL DATE:	06-JAN-2005
DATE INFO REQUEST DUE:	20 JAN 2005
RCU No.	N/A
OFFICER:	[redacted] sch 4 - signature



Base Parcel
LSS B16710
EHR 3809
2g-Petroleum Storage.



**Keilar Fox & McGhie
Pty Ltd trading as
Keilar Fox & McGhie**

A.C.N. 010 162 197
A.B.N. 48 010 162 197

Directors

Len Brock
ADip Arts (VA)
John Davidson
BSurv, Surv Grad
Alan Fox
Lic Surv
Ian Keilar
Lic Surv
Dennis Lee
BApp Sc Surv, Lic Surv

Ross McDowall
BSurv, Surv Grad

Michael Milestone
BApp Sc Surv, Lic Surv

Shane Smith
BApp Sc Surv, Lic Surv, G.D.U.R.P.

Level 2, 15 Leichhardt St,
Spring Hill Qld.4000
P.O. Box 608
Spring Hill Qld.4004
Phone: 07 3832 0055
Fax: 07 3832 0066
email: kfmbris@kfm.com.au



IPA Application Deadlines Concurrence Application

Contaminated Land Unit

Application Number : 3809 Part 1

File Number :

1.- Application Date

(Date when the application was received)

Deadlines

6-Jan-05

2.- Information Request Due = 1+10 working days

20-Jan-05

3.- Extended Info Request = 2+ 10 working days

(Notice under s3.3.6 must be issued and sent before: 20-Jan-05)

4-Feb-05

4.- Date of respond reception

5.- Decision date= 4+ 20 working days

Check Resp

6.- Extension of Decision Date= 5+20 working days

(Notice under s3.3.14 must be issued and sent before: Check Res)

#VALUE!

Ralph Riese

To:

sch 4 - personal information

Subject:

Surfside Ford, Miami - IPA Development Application

EPA Application Number: 3809

I am asseessing the IPA DA for Surfside Ford, 2023 Gold Coast Highway, Miami.

The "Material Change of Use Planning Report" does not contain information that relates the proposed refurbishment to any infrastructure or contamination associated with the notifiable activity (petroleum products or oil storage) which triggers EPA's involvement. To complete my assessment, I need information like:

- what is the nature and extent of existing infrastructure and contamination on site, eg USTs etc;
- will the proposed refurbishment works come into contact with existing infrastructure or contamination;
- if so, will contaminated soil need to be excavated/remediated on site/disposed of off site etc.

As such, could you please:

1. Advise in writing whether or not the existing notifiable activity will continue should the application be granted and refurbishment be completed.
2. Provide a copy of the "Concept Design Site Plan" (Drawing No. 01535.S, sheet 1) marked to show the infrastructure or contamination associated with the notifiable activity.

Happy to discuss by phone. Many thanks. Ralph.

Dr Ralph Riese
Contaminated Land Unit
Environmental Protection Agency
Ph: (07) 3225 8416 Fax: (07) 3247 3278
Email: ralph.riese@epa.qld.gov.au

Visit us online at www.epa.qld.gov.au

17/01/01
Section 78B(2) RTI Act

Cache - personal information

to provide info as requested ASAP. Draw attention to later Request date of 20/01. aware of implications - both parties wish to avoid.

sch 4 - personal information

Date: 4 January 2005
Contact: Ms Genevieve Lee
Location: Implementation & Assessment Branch, Nerang
Telephone: (07) 5582-8867
Your Reference: -
Our Reference: PN211994/01/DA4



Gold Coast City Council

Surfside Ford C/- Keilar Fox & McGhie
Attention: sch 4 - personal information
PO BOX 608
SPRING HILL QLD 4004

Dear Madam,

ACKNOWLEDGMENT NOTICE TO APPLICANT**Council acknowledges receipt of the Development Application lodged by:-**

Surfside Ford C/- Keilar Fox & McGhie
PO BOX 608
SPRING HILL QLD 4004

In relation to development of land / premises described as:-

2023 Gold Coast Highway, Miami
Lot 2 on RP910819

The Development Application seeks approval for the following aspects of development:-

Development Permit for a Material Change of Use to facilitate the extension of a Vehicles Sales Premises.

You are advised that the Referral Agencies for this Development Application are:

Department of Main Roads (concurrence agency)

Department of Main Roads
South Coast Hinterland District
PO Box 442
NERANG QLD 4211

The applicant is required to give the Department of Main Roads the following:-

- (a) a copy of the application; and
- (b) a copy of the acknowledgment notice.

4 January 2005

PN211994/01/DA4

Environmental Protection Agency (concurrence agency)

Contaminated Land Unit
Environmental Protection Agency
GPO Box 2771
BRISBANE QLD 4001

The applicant is required to give the Environmental Protection Agency the following:-

- (a) a copy of the application;
- (b) a copy of the acknowledgment notice; and
- (c) the fee prescribed under a regulation.

It has been identified the subject site contains an *Environmentally Relevant Activity identified as (ERA 28 - Motor Vehicle Workshop)*, and as such Council's Health and Regulatory Services Branch is the concurrence agency.

It is the applicant's responsibility to provide Council written notification of the date the applicant gave the referral agency the information mentioned above.

Referral Co-ordination will not be required.

The development will require impact assessment.

The applicant is advised that Public Notification will be required in accordance with Part 4 - Division 2 of the *Integrated Planning Act 1997*.

The Council reference number for the purposes of the Public Notification is:

PN211994/01/DA4

An Information Request will be made by Council as the Assessment Manager.

The applicant will be advised of details of the Information Request by separate correspondence.

The Development Application is not a Development Application (superseded planning scheme) to carry out development under a superseded planning scheme.

Should you wish to clarify any issues contained in the above letter please do not hesitate to contact Ms Genevieve Lee on telephone number (07) 5582-8867.

Yours faithfully

sch 4 - signature

for Matthew Hulse
MANAGER
IMPLEMENTATION & ASSESSMENT BRANCH

Form 1 Development Application

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Common details

The completion of **all applicable questions** on Part A is **mandatory** for all applications.

Part A must be accompanied by one (1) or more other completed parts of the Form.

Any information requested in the form may be provided in an attachment to the application.

For further information about completing the following details, refer to **Guide 1 Making an IDAS Application**.

<p>Description of land</p> <p>All land the subject of the application, must be identified.</p> <p>A description of the land is not required in relation to a mobile or temporary environmentally relevant activity.</p> <p>Advice for completing Q2 Q2 applies if development is proposed within a water body or watercourse.</p> <p>Advice for completing Q3 Most land can be identified by a lot on plan description. These details can be obtained from title documents or through the local government.</p> <p>However, if the land on which the development is proposed does not have a lot on plan description (i.e. the development is proposed in a water body or watercourse) provide –</p> <p>(i) the lot on plan description for the adjoining/adjacent land; or</p> <p>(ii) GPS coordinates where there is no adjoining/adjacent land (eg. in Moreton Bay).</p> <p>Advice for completing Q7 Q7 does not apply if the development is proposed within a water body or watercourse.</p> <p>Advice for completing Q8 Q8 applies if development is proposed within a local government area.</p> <p>Note: Areas below high water mark are not within a local government's area unless provided for under the <i>Local Government Act 1993</i>.</p> <p>Advice for completing Q9 Q9 applies if development is proposed on strategic port land or a strategic port land tidal area.</p> <p>For more information refer to Guide 11 Development on strategic port land</p>	<p>1. Street address: (including house number, street name, suburb/locality name & postcode) (if applicable) 2023 Gold Coast Highway Miami 4220</p> <p>2. Name of water body or watercourse, within which the development is proposed: (if applicable) N/A</p> <p>3. Lot on plan description (eg. Lot 123 on RP 4567) / GPS coordinates: Lot 2 on RP910819</p> <p>4. The above description is for: (tick applicable box) ☒ (i) the land on which the development is proposed; or ☐ (ii) the land adjoining the water body or watercourse, within which the development is proposed; or ☐ (iii) the water body or watercourse.</p> <p>5. Shop / tenancy number: (if applicable) N/A</p> <p>6. Storey / level: (if applicable) N/A</p> <p>7. Total area of land: (m² or ha) (if applicable) 4,553m²</p> <p>8. Local government area in which the land is situated: (eg. Brisbane, Esk, Hervey Bay, Woocoo etc.) (if applicable) Gold Coast</p> <p>9. Port authority for the strategic port land or strategic port land tidal area on which the development is proposed (eg. Port of Brisbane, Port of Townsville) (if applicable) N/A</p>
<p>Proposal details</p>	<p>10. Existing use of the land: (eg. vacant, single house, shop etc.) Vehicle and Sales Premises</p> <p>11. Proposed use of the land: (eg. 6 unit apartment building, 30 lot residential subdivision, ERA for aquaculture in ponds with a total area of 7 ha for which wastes are released into waters etc). Material Change of Use - Additions to and refurbishment of an existing Vehicle Sales Premises</p>

Other applicable parts of Form 1
Part A of Form 1 must **always** be accompanied by other completed parts of Form 1.
For information about when a part of Form 1 may apply for an application refer to Guide 1 Making an IDAS development application.

Applicant details

Clearly identify who is making the application. The applicant need not be the owner of the land.

When signing and lodging this application

The applicant is responsible for ensuring the information provided is correct. The assessment manager, any referral agency and the Chief Executive (where applicable) will rely on this information when assessing and deciding the application.

If the applicant is a company

A contact person must be shown. All correspondence will be mailed to this address.

12. Other parts of Form 1 completed as part of this application: (eg. Part D, Part I, etc)

Part D and Referrals Checklist

13. Name:

Surfside Ford c/- Keilar Fox & McGhie

14. Postal address:

PO Box 608 Spring Hill QLD 4004

15. Signature:

sch 4 - signature

16. Date:

13.12.04

17. Contact person:

sch 4 - personal information

18. Telephone number:

(07) 3832 0055

19. Mobile phone number: (if applicable)

N/A

20. Facsimile number: (if applicable)

(07) 3832 0066

21. Email address: (if applicable)

sch 4 - personal information

Land owner's consent (if applicable)

Section 3.2.1(10)(a) of the IPA prescribes that an application can **not** be taken to be properly made without the land owner's consent.

For more information about land owner's consent refer to Guide 1 Making an IDAS development application.

An application **must** be supported by the consent of the land owner if the application involves:

- (i) a material change of use;
- (ii) reconfiguration of a lot;
- (iii) work on land below high-water mark & not within a canal as defined under the *Coastal Protection and Management Act 1995*; or
- (iv) work on rail corridor land defined under the *Transport Infrastructure Act 1994*.

For a mobile or temporary ERA

Land owner's consent is **not** required.

If an owner has signed this form as applicant

Their signature is not required again in this section.

If there are multiple owners

The consent of each owner is required.

If the owner is a company

Refer to Guide 1.

22. Name/s:

Transit Management Pty Ltd 001 910 863

23. Signature/s:

sch 4 - signature

24. Date:

13.12.04

Resource entitlement (if applicable)

Section 3.2.1(10)(b) of the IPA prescribes that an application can **not** be taken to be properly made without evidence of the resource entitlement.

Advice for completing Q26

Refer to schedule 10 of the *Integrated Planning Regulation 1998* that prescribes the nature of evidence required by the State in support of the lodging of this development application.

25. Does this application involve taking or interfering with (other than interfering with quarry material on State coastal land under the *Coastal Protection and Management Act 1995*) a State resource?

☒ NO - go to Q28

☐ YES - go to Q26

26. This application is required by regulation to be accompanied by: (tick the applicable box)

☐ (i) evidence of the allocation of, or entitlement to, the resource - attach evidence

☐ (ii) evidence the chief executive of the department administering the resource is satisfied the development is consistent with an allocation of, or entitlement to, the resource - go to Q 27

☐ (iii) evidence the chief executive of the department administering the resource is satisfied the development application may proceed in the absence of an allocation of, or entitlement to, the resource - go to Q 27

INTEGRATED PLANNING ACT 1997

Advice for completing Q27

The information in (i) – (v) is mandatory if evidence is required under Q26 (ii) or (iii) above.

The official stamp of the Department of Natural Resources and Mines is mandatory where the application involves taking or interfering with water or riverine quarry material under the *Water Act 2000*.

27. Evidence of the resource entitlement:

(i) Resource entitlement / authority details

(ii) Name of delegated officer

(iii) Position of delegated officer

(iv) Signature of delegated officer

(v) Date

(iv) Official stamp of the department administering the resource (if applicable)

Referral triggers

The Referrals Checklist must be completed and lodged with all IDAS development applications, other than those requiring the completion of Parts A and B of the Form only.

28. Is the Referrals Checklist completed and attached to this application?☒ YES

☐ NO – the assessment manager may refuse to accept this application on the grounds that the application has not been properly made

Plans / drawings / reports

An application should be accompanied by details to support the proposal & enable the assessment manager, referral agencies and any person viewing the application during public scrutiny or public notification to understand the scope of the proposal and any potential impact.

29. Plans/drawings/reports accompanying this application:

Plan / Drawing / Report Number	Title	Date
(i) 01535.S / Issue A	Proposed Refurbishment - Surfside Ford Miami	June 2004
(ii)		
(iii)		
(iv)		
(v)		
(vi)		
(vii)		
(viii)		
(ix)		
(x)		

PLEASE NOTE

The assessment manager may refuse to accept an application that, at the time of lodgement, fails to provide all applicable information required by Part A and any other relevant part of Form 1.

OFFICE USE ONLY (applicable to assessment manager's)

FEE (\$)	DATE RECEIVED	RECEIVING OFFICER'S NAME/S	REFERENCE NUMBER/S

Form 1 Development Application

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Material change of use

assessable against a local government's planning scheme



Completion of all applicable questions on Part D is mandatory for all applications involving assessment of a material change of use (MCU) assessable against a local government's planning scheme.

Nature of the application A development permit authorises development to occur, while a preliminary approval is a step in the approval process and does not authorise development to occur.	1. This application is for: (tick 1 or both if applicable) ☐ Preliminary approval for a material change of use of premises including conceptual design for any associated works that require approval under the planning scheme (i.e. consideration of the proposal concept) AND / OR ☒ Development permit for a material change of use of premises including conceptual design for any associated works that require approval under the planning scheme.
The subject land For the definition of "gross floor area" go to the planning scheme against which the application will be assessed.	2. How the subject land is identified in the planning scheme (name the zone, precinct etc.) <input type="text" value="Local Business Domain"/> 3. Existing gross floor area: (if applicable) <input type="text" value="1848sqm"/> 4. Are there any existing easements on the land? ☐ NO ☒ YES – attach plans of the location and details of the purpose of the easement
Material change of use details	5. Details of the change to the use of the land: (eg. vacant land to shopping centre, house to apartment building, vacant land to industry (tyre manufacturing) etc.) <input type="text" value="Vehicle and Sales Premises"/> 6. Number of employees: <input type="text" value="N/A"/> 7. Operating days and hours: <input type="text" value="N/A"/>
Associated building works details (if applicable) For the definition of "site cover", "gross floor area" and "storey" go to the planning scheme against which the application will be assessed.	8. Site cover: <input type="text" value="54%"/> 9. Gross floor area: <input type="text" value="additional 40sqm"/> 10. Number of on-site car parking spaces: <input type="text" value="14"/> 11. Number of storeys / maximum height above natural ground: <input type="text" value="2"/> 12. Number of employees <input type="text" value="N/A"/> 13. Hours and days the use will operate <input type="text" value="N/A"/>
Associated operational works details (if applicable)	14. Details of associated operational works (eg. landscaping, cut and fill, drainage, road works etc.) <input type="text" value="N/A"/>

PLEASE NOTE

This application **cannot** be accepted unless accompanied by Part A of Form 1.

The assessment manager may refuse to accept an application that, at the time of lodgement, fails to provide all applicable information requested by Part A and any other relevant part of Form 1.

OFFICE USE ONLY (applicable to assessment manager)

DATE RECEIVED R11-13-495		REFERENCE NUMBER	Page 11 of 87
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Form 1 Development Application

idas

Referrals checklist

Completion of **all questions** on the Referrals Checklist is **mandatory** for all applications, other than those requiring the completion of Parts A & B only.

It is the responsibility of the applicant to work with the assessment manager to correctly identify if an application involves referral to an IDAS referral agency for their assessment and determination, or comment and / or the coordination of any information request by the Chief Executive DLGP through the referral coordination process. The checklist contains a number of questions to aid in this determination. If your application does involve referral, the assessment manager will confirm in the acknowledgement notice the referral actions required. To assist you in answering the following questions a series of guides are available free from www.ipa.qld.gov.au.

REFERRALS THAT CAN APPLY TO DEVELOPMENT

- other than building work assessable against the Standard Building Regulation 1993

Environmentally relevant activity

For more information refer to Guide 4, schedule 8A of the IPA & schedule 2 of the IP Regulation. Unless you answered 'none of the above' to Q1, the application requires assessment by the administering authority¹. If an agency other than the administering authority is the assessment manager for the application, the administering authority is a concurrence agency for the application in relation to this matter.

Note: An application involving ERA 19 and/or 20 will also require completion of Part K₇ of Form 1 for approval where an allocation under the Water Act 2000 is required.

1. The application involves (tick applicable box/es) -

- ☐ (i) an environmentally relevant activity (ERA) for which a code for environmental compliance has **not** been made - complete Part G of Form 1
- ☐ (ii) a mobile or temporary ERA for which a code of environmental compliance has **not** been made - complete Part G of Form 1
- ☒ (iii) none of the above

State-controlled road matters

For more information refer to Guide 3, schedule 8A of the IPA & schedule 2 of the IP Regulation. Unless you answered 'none of the above' to Q2, the application triggers referral to Main Roads as referral agency.

In certain circumstances Main Roads will be an advice agency, while in other circumstances Main Roads will be a concurrence agency. Schedule 2 of the IP Regulation will assist you to determine where Main Roads is an advice or concurrence agency for the application.

2. The application involves development on land: (tick applicable box/es) -

(a) **contiguous**² to a State controlled road that is for -

- ☒ (i) a material change of use assessable against the planning scheme;
- ☐ (ii) reconfiguring a lot - unless the number of lots does not increase and the number of lots abutting the State-controlled road does not increase;
- ☐ (iii) operational work not associated with a material change of use assessable against the planning scheme or reconfiguring a lot that -
- is associated with access to a State-controlled road;
 - is for filling or excavation;
- ☐ (iv) operational work or building work (for a non-residential purpose and not associated with an assessable reconfiguration or a material change of use assessable against a planning scheme) that involves the redirection or intensification of site stormwater from the site, through a pipe with a cross-sectional area greater than 250mm² that directs stormwater to a State-controlled road;

(b) **not contiguous** to a State-controlled road that is -

- ☐ (iv) proposed within a local government area that has a transitional planning scheme and is for development -
- mentioned in schedule 5 of the IP Regulation and exceeds the thresholds set in that schedule
- ☐ (v) proposed within a local government area that has an IPA planning scheme and is for development -
- mentioned in schedule 5 of the IP Regulation and exceeds the thresholds set in that schedule
 - inconsistent with plans for State-controlled road infrastructure

(c) ☐ none of the above

¹ The administering authority may be either the Environmental Protection Agency, the relevant local government (for a devolved ERA) or the Queensland Department of Primary Industries and Fisheries (for a devolved ERA).

² Land contiguous to a State-controlled road is defined in schedule 14 of the IP Regulation to mean land if part of the land is within 100m of the State-controlled road or land that is part of a future State-controlled road.

Clearing vegetation

For more information refer to Guide 12, schedule 8A of the IPA & schedule 2 of the IP Regulation.
Unless you answered "none of the above" to Q3, the application requires assessment by NR&M. If an agency other than NR&M is the assessment manager for the application, NR&M is a concurrence agency for the application in relation to this matter.

3. The application involves: (tick applicable box) -

- ☐ (a) **operational work** for the clearing of native vegetation where the vegetation clearing is made assessable under Schedule 8 of the IPA - complete Part J of Form 1
- ☐ (b) **a material change of if -**
- (i) the lot contains -
- a category 1, 2 or 3 area shown on a property map of assessable vegetation; or
 - if there is no property map of assessable vegetation for the lot - remnant vegetation;
- &
- (ii) the existing use of the land is a rural or environmental use; and
- (iii) the size of the land is 2 hectares or larger - complete Part J of Form 1
- ☐ (c) **reconfiguration of a lot if -**
- (i) the lot contains -
- a category 1, 2 or 3 area shown on a property map of assessable vegetation; or
 - there is no property map of assessable vegetation for the lot - remnant vegetation; &
- (ii) the size of the lot before the reconfiguration is 2 hectares or larger; and
- (iii) 2 or more lots are created; and
- (iv) the size of any lot created is 25 hectares or smaller - complete Part J of Form 1
- ☒ (d) none of the above

Strategic port land

For more information refer to Guide 11, schedule 8A of the IPA & schedule 2 of the IP Regulation.
If you answered "YES" to Q4, the relevant Port Authority is the assessment manager and Queensland Transport is a concurrence agency for the application.

4. Does the application involve a material change of use on strategic port land that is **inconsistent** with the approved land use plan under the *Transport Infrastructure Act 1994*?

- ☒ NO
- ☐ YES - complete Part I of Form 1

Acid sulfate soils

For more information refer to Guide 10 & schedule 2 of the IP Regulation.
Unless you answered "none of the above" to Q5, the application requires assessment by NR&M. If an agency other than NR&M is the assessment manager for the application, NR&M is an advice agency for the application in relation to this matter.

5. The application involves assessable development (other than building work only assessable against the *Standard Building Regulation*) on land situated in an identified⁴ local government area and where the surface of the land is: (tick applicable box) -

- ☐ (i) below 20m AHD⁵ and the development involves the excavation of 1000m³ or more of soil or sediment at or below 5m AHD; or
- ☐ (ii) at or below 5m AHD and the development involves filling the site with 1000m³ or more of material
- ☐ (iii) none of the above

Major hazard facilities or possible major hazard facilities

For more information refer to Guide 17, schedule 8A of the IPA & schedule 2 of the IP Regulation.
If you answered "YES" to Q6, the application requires assessment by DES⁶. If an agency other than DES is the assessment manager for the application, DES is a concurrence agency for the application in relation to this matter.

6. Does the application involve a material change of use for a major hazard facility or possible major hazard facility as defined under the *Dangerous Goods Safety Management Act 2000*?

- ☒ NO
- ☐ YES - complete Part L of Form 1

Water related development

For more information about items (i) - (iv), refer to Guide 15, schedule 8A of the IPA & schedule 2 of the IP Regulation.
For more information about item (v), refer to Guide 14 Does my application involve assessment of a referable dam?, schedule 8A of the IPA & schedule 2 of the IP Regulation.
Unless you answered "none of the above", the application requires assessment by NR&M. If an agency other than NR&M is the assessment manager for the application, NR&M is a concurrence agency for the application in relation to this matter.

7. The application involves:

- ☐ (a) operational work that is: (tick applicable box/es)
- ☐ (i) in a watercourse (eg. a pump, gravity diversion, stream re-direction, weir or dam)
- ☐ (ii) for an artesian bore anywhere in the State, no matter what the use
- ☐ (iii) for a subartesian bore, in declared groundwater area⁷, for use for purposes other than stock and/or domestic use
- ☐ (iv) for a subartesian bore, in certain declared groundwater area, for use for stock and/or domestic purposes
- ☐ (v) for a referable dam⁸
- ☐ (vi) for taking overland flow water;
- ☒ (b) none of the above.

³ Department of Natural Resources and Mines

⁴ The identified local government areas are: Aurukun, Bowen, Brisbane, Broadsound, Bundaberg, Burdekin, Burke, Burnett, Caboolture, Cairns, Calliope, Caloundra, Cardwell, Carpentaria, Cook, Cooolool, Douglas, Fitzroy, Gladstone, Gold Coast, Hervey Bay, Hinchinbrooke, Isis, Johnstone, Livingstone, Logan, Mackay, Maroochy, Maryborough, Mirium Vale, Mornington, Noosa, Pine Rivers, Redcliffe, Redland, Rockhampton, Sarina, Thuringowa, Tiaro, Torres, Townsville, Whitsunday.

⁵ Australian Height Datum (AHD)

⁶ Department of Emergency Services

⁷ The declared groundwater areas are listed in Guide 13 Development in a declared groundwater area

⁸ Referable dam is defined under the *Water Act 2000*

<p>Removal of quarry material from a watercourse</p> <p>For more information refer to <u>Guide 16</u>, schedule 8A of the <u>IPA</u> & schedule 2 of the <u>IP Regulation</u>. If you answered "YES" to Q8, the application requires assessment by NR&M. If an agency other than NR&M is the assessment manager for the application, NR&M is a concurrence agency for the application in relation to this matter.</p> <p><i>Note: Part G of Form 1 is required to be completed as the activity of removing quarry material from a watercourse is also an Environmentally Relevant Activity (ERA).</i></p>	<p>8. Does the application involve development for the removal of quarry material from a watercourse⁹ under an allocation notice given under the <i>Water Act 2000</i>?</p> <p>☒ NO</p> <p>☐ YES - complete Part K₇ and G of Form 1</p>
<p>Operational works in a tidal area or coastal management district</p> <p>For more information refer to <u>Guide 18</u>, schedule 8A of the <u>IPA</u> & schedule 2 of the <u>IP Regulation</u>. If you answered "YES" to Q9, the application requires assessment by EPA. If an agency other than EPA is the assessment manager for the application, EPA is a concurrence agency for the application in relation to this matter.</p>	<p>9. Does the application involve operational works in a tidal area or coastal management district as defined under the <i>Coastal Protection and Management Act 1995</i>?</p> <p>☒ NO</p> <p>☐ YES - complete Part M of Form 1</p>
<p>Tidal works and coastal management</p> <p>For more information refer to <u>Guide 18</u>, schedule 8A of the <u>IPA</u> & schedule 2 of the <u>IP Regulation</u>. Unless you answered "none of the above", the application triggers referral to QT¹⁰ (Maritime Safety Qld) as concurrence agency.</p>	<p>10. The application involves operational work that is: (tick the applicable box/es)</p> <p>☐ (i) tidal work¹¹ - complete Part M of Form 1</p> <p>☐ (ii) disposing of dredge spoil or other solid material in tidal water - complete Part M of Form 1</p> <p>☐ (iii) reclaiming land under tidal water - complete Part M of Form 1</p> <p>☐ (iv) constructing a canal¹² if the canal is associated with reconfiguring a lot - complete Part M of Form 1</p> <p>☒ (v) none of the above.</p>
<p>Coastal management</p> <p>For more information refer to <u>Guide 18</u>, schedule 8A of the <u>IPA</u> & schedule 2 of the <u>IP Regulation</u>. Unless you answered "none of the above", the application requires assessment by EPA. If an agency other than EPA is the assessment manager for the application, EPA is a concurrence agency for the application in relation to this matter.</p>	<p>11. The application involves: (tick the applicable box/es)</p> <p>☐ (i) a material change of use involving operational work carried out completely or partly in a coastal management district¹³ and assessable under a planning scheme</p> <p>☐ (ii) a material change of use involving building work carried out completely or partly in a coastal management district and assessable under a planning scheme that is -</p> <ul style="list-style-type: none"> • the construction of a new premises with a GFA¹⁴ of at least 1000m² • the enlargement of the GFA of an existing premises by more than 1000m² <p>☐ (iii) assessable reconfiguration of a lot where the land is situated completely or partly in a coastal management district - complete Part M of Form 1</p> <p>☐ (iv) assessable reconfiguration of a lot¹⁵ in connection with the construction of a canal - complete Part M of Form 1</p> <p>☒ (v) none of the above</p>
<p>Development below high water mark</p> <p>For more information refer to <u>Guide 18</u>, schedule 8A of the <u>IPA</u> & schedule 2 of the <u>IP Regulation</u>. If you answered "YES" to Q12, the application triggers referral to the Port Authority. The Port Authority is concurrence agency if the development is -</p> <ul style="list-style-type: none"> • within 200m of a shipping channel or an entry and exit shipping corridor for the port • within 1000m of a swing basin, a commercial shipping wharf, a mooring, anchorage or spoil grounds; • within 1000m of a planned port facility identified in a land use plan approved under the <i>Transport Infrastructure Act 1994</i>. <p>In all other situation the Port Authority is advice agency.</p>	<p>12. Does the application involve development below high water mark¹⁶ and within the limits of a port under the <i>Transport Infrastructure Act 1994</i>?</p> <p>☒ NO</p> <p>☐ YES - complete Part M of Form 1</p>
<p>Marinas</p> <p>For more information refer to <u>Guide 18</u>, schedule 8A of the <u>IPA</u> & schedule 2 of the <u>IP Regulation</u>. If you answered "YES" to Q13, the application triggers referral to Queensland Fire and Rescue Service as an advice agency.</p>	<p>13. Does the application involve operational work that is tidal work for a marina¹⁷ with more than 6 vessel berths?</p> <p>☒ NO</p> <p>☐ YES - complete Part M of Form 1</p>

⁹ Watercourse is defined in sch 10 of the IPA

¹⁰ Queensland Transport

¹¹ Tidal work is defined in sch 10 of the IPA

¹² Canal means canal as defined under the *Coastal Protection and Management Act 1995*

¹³ Coastal management district is defined in sch 10 of the IPA and means a coastal management district under the *Coastal Protection and Management Act 1995*, other than an area declared as a coastal management district under section 47(2) of that Act

¹⁴ GFA is defined in sch 14 of the IPA to mean the gross floor area. For a definition of how to calculate GFA, go to the planning scheme against which the application is being assessed.

¹⁵ Under s117 of the *Coastal Protection and Management Act 1995*, an application for reconfiguration, where the reconfiguration is associated with the construction of an artificial waterway, must be accompanied by an application for the operational works to construct the artificial waterway.

¹⁶ High water mark is defined in the *Coastal Protection and Management Act 1995* and means the ordinary high water mark at spring tide

¹⁷ Marina is defined in the *Transport Operations (Maritime Pollution) Regulation 1995*

<p>Tidal works in strategic port land tidal areas</p> <p>For more information refer to <u>Guide 18</u>, schedule 8A of the <u>IPA</u> & schedule 2 of the <u>IP Regulation</u>. If you answered "YES" to Q14, the relevant port authority is the assessment manager for the application and EPA and Queensland Transport are concurrence agencies for the application.</p>	<p>14. Does the application involve tidal works within the limits of strategic port land tidal areas¹⁸?</p> <p>☒ NO</p> <p>☐ YES - complete Part M of Form 1</p>
<p>Heritage</p> <p>For further information refer to <u>Guide 19</u>, schedule 8A of the <u>IPA</u> & schedule 2 of the <u>IP Regulation</u>. If you answered "YES" to Q15, the application triggers referral to the Queensland Heritage Council as concurrence agency for the application.</p>	<p>15. Does the application involve development in a heritage registered place as defined under the <i>Queensland Heritage Act 1992</i>?</p> <p>☒ NO</p> <p>☐ YES - complete Part C of Form 1</p>
<p>Declared catchment areas</p> <p>For more information, including a list of the declared catchment areas within Queensland, refer to <u>Guide 13</u>, schedule 8A of the <u>IPA</u> & schedule 2 of the <u>IP Regulation</u>. Unless you answered "none of the above", the application requires assessment by NR&M. If an agency other than NR&M is the assessment manager for the application, NR&M is a concurrence agency for the application in relation to this matter.</p>	<p>16. The application involves development in an areas declared to be a catchment area under the <i>Water Act 2000</i> for: (tick the applicable box/es)</p> <p>☐ (i) reconfiguration of a lot, if any lot resulting from the reconfiguration is less than 16 hectares;</p> <p>☐ (ii) the establishment or expansion of a waste water disposal system, other than a disposal system for carrying out an environmentally relevant activity under the <i>Environmental Protection Act 1994</i></p> <p>☒ (iii) none of the above</p>
<p>Contaminated land</p> <p>Applications involving material change of use and/or reconfiguring a lot may trigger this referral. For more information refer to <u>Guide 5</u>, schedule 8A of the <u>IPA</u> & schedule 2 of the <u>IP Regulation</u>. If you answered "YES" to Q17, the application requires assessment by EPA. If an agency other than EPA is the assessment manager for the application, EPA will be a concurrence agency for the application in relation to this matter.</p>	<p>17. This application involves: (tick the applicable box/es)</p> <p>☒ (a) reconfiguring a lot for which all of part of the premises are -</p> <ul style="list-style-type: none"> (i) premises mentioned in the <i>IPA</i>, schedule 8, part 1, table 2 - <ul style="list-style-type: none"> • item 5, including the exemption otherwise provided for by paragraph (d); • item 6, including the exemption otherwise provided for by paragraph (e); or • item 7, • including the exemption otherwise provided for a mining activity or petroleum activity; or (ii) in an area for which an area management advice has been given for unexploded ordnance - complete Part N of Form 1 <p>☐ (b) a material change of use -</p> <ul style="list-style-type: none"> (i) made assessable under the <i>IPA</i>, schedule 8, part 1, table 2, items 5 to 7; or (ii) if all or part of the premises is in an area for which an area management advice has been given for unexploded ordnance - complete Part N of Form 1 <p>☐ (c) none of the above</p>
<p>Electricity infrastructure</p> <p>For more information refer to schedule 2 of the <u>IP Regulation</u>. Unless you answered "none of the above", the application triggers referral to the agency to which the easement is granted in favour of as advice agency.</p>	<p>18. The application involves: (tick the applicable box/es)</p> <p>☐ (i) reconfiguration of a lot where any part of the lot is -</p> <ul style="list-style-type: none"> • subject to an easement in favour of a distribution entity or transmission entity under the <i>Electricity Act 1994</i> and the easement is for a transmission grid or supply network under that Act; or • situated within 100m of a substation site; <p>☐ (ii) a material change of use, assessable against a planning scheme and not associated with reconfiguring a lot if -</p> <ul style="list-style-type: none"> • any part of the premises is subject to an easement in favour of a distribution entity or transmission entity under the <i>Electricity Act 1994</i> and the easement is for a transmission grid or supply network under that Act; and • any structure or work that is the natural and ordinary consequence of the use is, or will be, located wholly or partly in the easement; <p>☐ (iii) a material change of use, assessable against a planning scheme and not associated with reconfiguring a lot if any part of the premises is situated within 100m of a substation site</p> <p>☐ (iv) operational work that is filling or excavation, not associated with reconfiguring a lot, if -</p> <ul style="list-style-type: none"> • any part of the premises is subject to an easement in favour of a distribution entity or transmission entity under the <i>Electricity Act 1994</i>; and • the work is located wholly or partly in the easement <p>☒ (v) none of the above.</p>

¹⁸ Strategic port land tidal areas are the areas generally 50 meters seaward of high water mark adjacent to strategic port land.

<p>and designated for community infrastructure</p> <p>Applications involving development on land designated for community infrastructure may trigger this referral.</p> <p>For more information refer to schedule 2 of the IP Regulation.</p> <p>If you answered "YES" to Q19, the application requires assessment by the chief executive of the department administering the Act authorising the development for the designated purpose. If an agency other than the designator is the assessment manager for the application, the designating agency will be a concurrence agency for the application in relation to this matter.</p>	<p>19. Does the application involve development on land designated for community infrastructure –</p> <ul style="list-style-type: none"> (i) intended to be supplied by a public sector entity; and (ii) on land not owned by or on behalf of the State; and (iii) other than development – <ul style="list-style-type: none"> • for the designated purpose; or • carried out by, or on behalf of, the designator <p>☒ NO ☐ YES</p>
<p>SEQ Regional Plan</p> <p>For more information refer to schedule 2 of the IP Regulation.</p> <p>If you answered "YES" to Q20, the application requires assessment by the chief executive of the department administering the IPA.</p>	<p>20. Does the application involve a material change of use for urban purposes¹⁹ in the SEQ Region²⁰, other than for a single dwelling on an existing lot, for which all or part of the premises, the subject of the development, is in the –</p> <ul style="list-style-type: none"> (i) Regional Landscape and Rural Production Area; (ii) Rural Living Area; (iii) Investigation Area; or (iv) Mt Lindesay/North Beaudesert Investigation Area, unless the premises is designated or zoned for urban purposes in the relevant planning scheme. <p>☒ NO ☐ YES</p>
<p>Referral coordination</p> <p>An information request requires referral coordination if the application involves –</p> <ul style="list-style-type: none"> (i) 3 or more concurrence agencies; or (ii) a facility or area assessable under a planning scheme and prescribed in schedule 7 or 8 of the IP Regulation; or (iii) development which is subject to an application for preliminary approval mentioned in section 3.1.6 of the IPA. <p>For more information go to <u>Guide 2</u> & <u>Guide 6</u>.</p>	<p>21. Does the application trigger referral coordination?</p> <p>☒ NO ☐ YES, as the application:</p> <ul style="list-style-type: none"> ☐ (i) triggers 3 or more concurrence agencies; ☐ (ii) involves a facility made assessable under a planning scheme and prescribed in schedule 7 of the IP Regulation; ☐ (iii) involves development made assessable under a planning scheme and in an area prescribed in schedule 8 of the IP Regulation; ☐ (iv) is for a preliminary approval mentioned in section 3.1.6 of the IPA
<p>Referral agency responses prior to lodgement</p> <p>Under section 3.3.2 of IPA a referral agency may give a referral agency response on a matter within its jurisdiction about a proposal before an application for the proposal is made to the assessment manager.</p> <p>This is commonly the case where an application requires referral to a building referral agency (eg. Fire and Rescue Service).</p>	<p>22. Did a referral agency give a referral agency response under s3.3.2 of the IPA <u>before</u> the application was made to the assessment manager?</p> <p>☒ NO ☐ YES - attach a copy of the referral agency/s response/s</p>

PLEASE NOTE: The assessment manager may refuse to accept an application, which, at the time of lodgement, fails to provide the completed Referrals Checklist (if applicable).

OFFICE USE ONLY (applicable to assessment manager)

DATE RECEIVED	REFERENCE NUMBER/S
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¹⁹ Urban purposes is defined in schedule 10 of the IPA. To make it clear, urban purposes does not include rural residential purposes as defined in schedule 2 of the Draft South East Queensland Regional Plan.

²⁰ Local Governments within the SEQ Region are identified in the Draft South East Queensland Regional Plan as Beaudesert Shire, Boonah Shire, Brisbane City, Caboolture Shire, Caloundra City, Esk Shire, Galton Shire, Gold Coast City, Ipswich City, Kilcoy Shire, Laidley Shire, Logan City, Maroochy Shire, Noosa Shire, Pine Rivers Shire, Redcliffe City, Redland Shire and Toowoomba City.

BUILDING REFERRALS (advice only)

Below is a list of the referrals that can apply to an application involving building work assessable against the Standard Building Regulation. This information is provided for **advice purposes only** and this section of the referrals checklist is **not** required to be completed and lodged with an application.

Fire safety For more information go to schedule 2 of the <u>IP Regulation</u>	1. An application may trigger referral to Qld Fire and Rescue Services as an advice agency if the building work the subject of the application requires the installation of a fire safety system.
Fire safety for budget accommodation For more information go to schedule 2 of the <u>IP Regulation</u>	2. An application may trigger referral to Qld Fire and Rescue Services as an advice agency if the building work the subject of the application requires the installation of a fire safety system for a budget accommodation building.
Spray painting For more information go to schedule 2 of the <u>IP Regulation</u>	3. An application may trigger referral to the Chief Executive under the <i>Workplace Health and Safety Act 1995</i> as a concurrence agency in the application involves a workplace incorporating spray painting.
Retail meat premises For more information go to schedule 2 of the <u>IP Regulation</u>	4. An application may trigger referral to Safe Food Qld as a concurrence agency if the application involves a retail meat premises.
Private health facilities For more information go to schedule 2 of the <u>IP Regulation</u>	5. An application may trigger referral to the Chief Executive under the <i>Health Act 1937</i> as a concurrence agency is the application involves a private health facility.
Workplace area less than 2.3m² For more information go to schedule 2 of the <u>IP Regulation</u>	6. An application may trigger referral to the Chief Executive under the <i>Workplace Health and Safety Act 1995</i> as an advice agency if the application involves a work place area less than 2.3m ² .
Land contiguous to a State-controlled road For more information go to schedule 2 of the <u>IP Regulation</u>	7. An application may trigger referral to the Chief Executive under the <i>Transport Infrastructure Act 1994</i> as a concurrence agency or advice agency if the application involves land contiguous to a State-controlled road.
Pastoral workers accommodation For more information go to schedule 2 of the <u>IP Regulation</u>	8. An application may trigger referral to the Chief Executive under the <i>Pastoral Works' Accommodation Act 1980</i> as a concurrence agency is the application involves pastoral workers accommodation.
Child care centre For more information go to schedule 2 of the <u>IP Regulation</u>	9. An application may trigger referral to the Chief Executive under the <i>Child Care Act 2002</i> as a concurrence agency if the application involves a child care centre.
Coastal development For more information go to schedule 2 of the <u>IP Regulation</u>	10. An application may trigger referral to the Chief Executive under the <i>Coastal Protection and Management Act 1995</i> as a concurrence agency if the application involves land completely or partly seaward of a coastal building line ²¹ .
Heritage For more information go to schedule 2 of the <u>IP Regulation</u>	11. An application may trigger referral to the Heritage Council as a concurrence agency if the application involves a heritage registered place.

Checklist for Development Applications

PET C02

Application Type Please ☒ / ☐

Material Change of Use (MCU)	Proposed Use:	☐ Code	☒ Impact
Operational Works (OPW)	Reconfiguration of a Lot (ROL)	☐ Code	☐ Impact
☐ Change to Ground Level / Bulk Earthworks ☐ Civil Engineering Drawings ☐ Streetlighting & Electrical Drawings ☐ Tree Works - Private/Development ☐ Landscape Works ☐ Car Parking	☐ Boundary Realignment (BR) ☐ Access Easement (AE) ☐ Community Title (CT) ☐ Subdivision by Lease (LE) ☐ Volumetric Subdivision (VOL)	☐ Freehold Subdivision (FRE) ☐ Management Lot Subdivision (MAG) ☐ Miscellaneous (MIS)	

PART A - Mandatory Items for 'Properly Made' Application Please ☒ / ☐

Signature of all land owners of the site which is the subject of the application (please refer to requirements listed in ITEM 1 on page 2)	☒	☐
Correct application fee as prescribed by current Council Budget. Fee Paid: \$...17,100	☒	☐
All parts of relevant IDAS application forms completed.	☒	☐

PART B - Additional Requirements for a 'Well Made' Application Please ☒ / ☐

IDENTIFICATION OF APPLICABLE CODES Please ☒ all relevant Codes that apply to the proposed development.		☒	☐
Place Codes	Specific Development Codes	Constraint Codes	
Local Area Plan ☐ Beenleigh Town Centre ☐ Broadbeach ☐ Bundall Central ☐ Bundall Equestrian ☐ Burleigh ☐ Burleigh Ridge ☐ Chevron Island ☐ Coolangatta ☐ Coomera ☐ Coomera Town Centre ☐ Currumbin Hill ☐ Eagleby ☐ East Coomera/ Yawalpah ☐ Conservation ☐ Guragunbah ☐ Helensvale Town Centre ☐ Hope Island ☐ Mudgeeraba Village ☐ Nerang ☐ Palm Beach ☐ Paradise Point ☐ Robina (for later incorporation after expiry of the Robina Town Act) ☐ South Stradbroke ☐ Southport ☐ Springbrook ☐ Surfers Paradise ☐ The Spit (Gold Coast Harbour) ☐ Uplands Drive and Woodlands Way ☐ West Burleigh Township ☐ Yatala Enterprise Area	Domain ☐ Rural ☐ Park Living ☐ Village (mixed use) ☐ Detached Dwelling ☐ Residential Choice ☐ Tourist and Residential ☐ Integrated Business ☒ Local Business ☐ Fringe Business ☐ Industry 1 (high impact) ☐ Industry 2 (low impact) ☐ Extractive Industry ☐ Marine Industry ☐ Community Purposes ☐ Conservation ☐ Private Open Space ☐ Public Open Space Emerging Communities ☐ Beenleigh District Structure Plan ☐ Albert Corridor A: Ormeau Structure Plan ☐ Albert Corridor B: Oxenford/Upper Coomera Structure Plan ☐ Albert Corridor C: Otmoor Road Structure Plan ☐ Albert Corridor D: South Helensvale Structure Plan ☐ Albert Corridor E: Kopps Road Structure Plan ☐ Gillston Structure Plan ☐ Reedy Creek Structure Plan ☐ Inter-Urban Break Structure Plan	☐ Adult Entertainment Premises ☐ Advertising Devices ☐ Aged Persons Accommodation ☐ Animal Husbandry ☐ Aquaculture ☐ Attached Dwellings ☐ Bed and Breakfast Tourist Accommodation ☐ Brothels ☐ Caravan Parks ☐ Caretakers Residences ☐ Changes to Ground Level and Creation of New Waterbodies ☐ Child Care Centres ☐ Detached Dwellings ☐ Display Homes and Estate Sales Offices ☐ Ecotourism Facility ☐ Family Accommodation ☐ Farm Forestry ☐ Farm Stay ☐ High Rise Residential and Tourist Accommodation ☐ Kennels ☐ Landscape Work ☐ Low Rise Apartment Building ☐ Low Rise Commercial Tourist Accommodation ☐ Office ☐ Private Recreation ☐ Relocatable Home Parks ☐ Retail and Related Establishments ☐ Reconfiguring a Lot ☐ Rural Industry ☐ Salvage Yards ☐ Service Stations ☐ Surf Life Saving Clubs ☐ Telecommunications Facilities ☐ Temporary Use ☐ Tourist Cabins ☐ Vegetation Management ☒ Vehicle Sales ☐ Working From Home ☐ None of the above	☒ Gold Coast Airport* ☐ Bushfire Management Areas* ☐ Canals and Waterways* ☒ Car Parking, Access and Transport Integration - ☐ Cultural Heritage (Historic)* ☐ Cultural Heritage (Indigenous) ☐ Dam Catchment Areas* ☐ Flood Affected Areas ☐ Natural Wetland Areas and Natural Waterways* ☐ Nature Conservation* ☐ Ocean Front Land* ☐ Rail Corridor Environs ☐ Road Traffic Noise Management ☐ Sediment and Erosion Control ☐ Service Roads (Pacific Motorway) ☐ Steep Slopes or Unstable Soils* ☐ Unsewered Land

Checklist for Development Applications

PET C02

PART B - Additional Requirements for a 'Well Made' Application <i>continued</i>	Applicant	Receiving Officer
☞ Correct number of application copies is attached.	☒	☐
☞ PLANNING/PROPOSAL REPORT - a report is attached detailing the proposed development and addressing compliance with the applicable codes identified above. The report is to contain all necessary information as identified in ITEM 2 on page 3.	☒	☐
PART C - Acknowledgement Please ☒ / ☐		
I acknowledge that the omission of any items in Checklist PART A may result in the refusal of Council to accept the lodgement of this application as 'Properly Made' in accordance with the provisions of the Integrated Planning Act 1997.	☒	☐
I acknowledge that I have attached a proposal report and supporting documentation addressing all Checklist PART B items relevant to my application.	☒	☐
I acknowledge that I have not supplied all the information for PART B and that this may incur a surcharge.	☒	☐

ITEM 1: Guide to Correct Landowners Consent

The property owner must consent to the making of the application. If there are multiple owners, the consent of each owner is required. If there is insufficient space on the form to provide the consent of all landowners, attach additional pages as required.

If the owner of the land is a company, the Australian Company Number (ACN) must be included and accompanied by:

The signature of:

- ☒ Two directors of the company; or
- ☒ A director and a company secretary; or
- ☒ For a proprietary company that has a sole director who is also the sole company secretary, that director, accompanied by a statement advising that this person is the sole director and sole company secretary.

Or

The Company Seal, witnessed by:

- ☒ Two directors of the company; or
- ☒ A director and a company secretary; or
- ☒ For a proprietary company that has a sole director who is also the sole company secretary, that director, accompanied by a statement advising that this person is the sole director and sole company secretary.

If the proposed development site includes an easement or gains access via an easement, the consent of the owner of the 'burdened lot' (servient tenement) is required. The land that has the easement registered on it is the burdened lot. The land advantaged by the easement is the benefited lot (dominant tenement).

If the proposed development site gains access over another piece of land, the consent of the landowner/s to which access will be gained is also required.

If the land is:

- *Leased* - the lessor must sign the form; or
- *Owned by a State agency (eg public roads)* - the agency administering the infrastructure should be approached to ascertain who should sign the form; or
- *Dedicated parkland* - the owner or trustee within the terms of the trust or reserve must sign the form.

If a change of ownership of the land has occurred in the last 6 months, it is recommended that provision of official legal documentation advising the transfer date is attached to the application: ie Solicitor's Letter.

ITEM 2: Information Requirements for 'Well Made' Applications Submission

		Applicant	Assessment Officer
Material Change of Use Applications (Code and Impact)		8 Copies required	
Required	Internal Layout Plan (drawn to appropriate scale)	☒	☐
Required	Site Plan (drawn to appropriate scale): If applicable, should include: <ul style="list-style-type: none"> North point and scale Car Parking Layout, drawn in accordance with Gold Coast Planning Scheme Part 7 - Codes, Division 3 - Constraint Codes, Chapter 4 - Car Parking, Access and Transport Integration Location of Bin Storage Areas Existing Building Footprints Proposed Building Footprints for new Building Work Location of Ingress and Egress Points 	☒	☐
Required	Building Elevations (for new building work)	☒	☐
Required	Site Analysis Plan (drawn to appropriate scale and in accordance with Planning Scheme Policy 17 for Site Analysis):	☒ N/A - minor change only	☐
If applicable	Statement of Landscape Intent	N/A ☒	☐
Optional	Photographs	N/A ☒	☐
Reconfiguration of a Lot Applications (Code and Impact)		8 Copies required	
Required	Subdivision Proposal Plan (drawn to appropriate scale): If applicable, should include: <ul style="list-style-type: none"> Allotment layout showing proposed lots, road reserves, open space and easements. All allotments are to be fully dimensioned and include lot areas. Contours, gully lines, areas of flood inundation and areas of proposed cut and fill. Existing and future roads, open space and drainage linkages to adjoining sites. Any existing improvements on the sites. 	☐	☐
Required	Slope Analysis Plan defining slopes in increment of 5% for sites with slopes in excess of 10%.	☐	☐
Required	A Site Analysis (reference should be made to Planning Scheme Policy 17 for Site Analysis). These requirements should be identified on the Subdivision Proposal Plan or a separate Site Analysis Plan.	☐	☐
If applicable	Statement of Landscape Intent	☐	☐
Operational Works Applications (Code)			
Change to Ground Level / Bulk Earthworks Drawings		3 Copies required	
Required	Requirements as per Land Development Guidelines Section 8.2 Engineering Drawings and Document presentation for requirements.	☐	☐
If applicable	Copy of all relevant Development Permits and approved management plans.	☐	☐

Operational Works Applications (Code) continued		Applicant	Assessment Officer
Civil Engineering Drawings, Street Lighting, Car Parking 3 Copies required			
Required	Engineering Drawing Application Checklist form fully completed (refer to Appendix A of the Land Development Guidelines).	☐	☐
Required	Application for Approval of Engineering Drawings for Reconfiguration of Lot Works form fully completed (refer to Appendix B of the Land Development Guidelines).	☐	☐
Required	Relevant supporting documentation.	☐	☐
If applicable	Details of any non-conforming design and reasons for proposing its use.	☐	☐
If applicable	Live connection design details for water supply and sewer reticulation. The details shall be sufficient to enable early costing by Council for the connection.	☐	☐
If applicable	Copy of all relevant Development Permits and approved management plans, where relevant.	☐	☐
Tree Works Private: 1 Copy required Development: 4 Copies required			
Required	Site plan, drawn to scale, detailing the following information, where relevant: <ul style="list-style-type: none"> ▪ Street frontage and property boundaries, ▪ North point, ▪ Location of all trees proposed for removal, pruning, transplanting or relocation, ▪ The position of existing or proposed buildings, structures, roadworks/earthworks and drainage works, where applicable, ▪ Proposed limits of clearing and construction works, ▪ Copy of approved management plans, where applicable, ▪ Copy of approved building envelope plan, where applicable. 	☐	☐
Landscape Works 3 Copies required or Streetscape/Park applicable: 4 Copies required			
Required	Detailed Landscape Plan.	☐	☐
Required	Landscape plans are to be prepared by a Landscape Architect or a suitably qualified and experienced landscape design professional.	☐	☐
Required	Landscape drawings are to comply with Planning Scheme Policies: <ul style="list-style-type: none"> ▪ Policy 12 - Landscape Character: Guiding the Image of the City ▪ Policy 13 - Landscape Works Documentation Manual 	☐	☐
Required	Landscape drawings should include the following general information: <ul style="list-style-type: none"> ▪ North point ▪ Location of proposed plant species to be shown graphically ▪ Plant schedule indicating common & botanical names, pot sizes & numbers ▪ The nature of existing development adjoining the site ▪ Planting bed preparation detail including topsoil depths, subgrade preparation, mulch type and depth, type of turf, pebble, paving, and garden edge ▪ Reduced levels across the site ▪ The type and height of any retaining walls ▪ A maintenance period Refer to Landscape Works Documentation Manual, Section B, 6.0 Submission Checklist for Detailed Landscape Plans.	☐	☐
<p>Note: Combined Material Change of Use, Reconfiguration of Lot and Operational Works Applications should address all above requirements where relevant.</p>			

Westpac Banking Corporation

BURLEIGH WATERS, TREETOPS SQ. 2 CLASSIC WAY QLD



SURFSIDE AUTO GROUP PTY LTD
ABN 79 102 211 914 ACN 102 211 914

SURFSIDE FORD



DATE: 14-Jul-04

PAY	OR BEARER
GOLD COAST CITY COUNCIL	
THE SUM OF ONE*THOUSAND*SEVEN*HUNDRED*AND*SEVENTY*ONE* DOLLARS DOLLARS*00*CENTS*	

\$

***1,771.00

sch 4 - signature

NOT
NEGOTIABLE
A/C PAYEE
ONLY

For and on behalf of SURFSIDE AUTO GROUP PTY LTD

sch 4 - signature

⑈017203⑈ 034⑈610⑈ 14⑈5165⑈

RTI DL RELEASE - EHP

2023 GOLD COAST HIGHWAY, MIAMI

MATERIAL CHANGE OF USE PLANNING REPORT

This planning report has been prepared by Keilar Fox & McGhie Pty Ltd on behalf of Surfside Ford to accompany an application for a Material Change of Use - Additions to and refurbishment of an existing Vehicle Sales Premises at 2023 Gold Coast Highway, Miami.

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EXECUTIVE SUMMARY

SITE DETAILS

Site Address:	2023 Gold Coast Highway, Miami
Site Description:	Lot 2 on RP910819
Local Government:	Gold Coast City Council
Total Area of Site:	4,553m ²
Planning Scheme Domain:	Local Business Domain
Owners' Name:	Transit Management Pty Ltd

APPLICATION DETAILS

Applicant:	Surfside Ford
Description of proposal:	Material Change of Use – Additions to and refurbishment of an existing Vehicle Sales Premises
Approvals being sought:	Development Permit - <u>Impact Assessment</u>
Place Code:	Local Business Domain Place Code
Specific Development Code:	Vehicle Sales Code
Constraint Code:	Carparking, Access and Transport Integration Code Gold Coast and Aviation Facilities Code
Referral Agencies:	Department of Main Roads – Adjoining a State Controlled Road Environmental Protection Agency- Contaminated Land

REPORT STATUS

Reviewed by:	
Author:	
Report Status:	Final 13 th December 2004

sch 4 - personal information



1.0 INTRODUCTION

1.1 OVERVIEW

- 1.1.1 Keilar Fox and McGhie has prepared this report in support of an application for Material Change of Use (Development Permit) for the property described as:

➤ Lot 2 on RP910819

at 2023 Gold Coast Highway, Miami. The application is seeking approval for 'Additions to and refurbishment of an existing Vehicle Sales Premises'.

This report assesses the planning aspects of the proposal against the relevant sections of the Gold Coast Planning Scheme, which are the:

- Relevant Planning Scheme Domain
- Relevant Codes

- 1.1.2 It is proposed that the site which is located in the "Local Business Domain" will be developed to include additions to and refurbishment of an existing "Vehicle Sales Premises" as defined within the Gold Coast Living City Planning Scheme.

- 1.1.3 The proposed additions to and refurbishment of the existing Vehicle Sales Premises is recognised as an appropriate improvement of the current use for the site and approval is sought to develop the site as such.

- 1.1.4 The proposed development, illustrated on the Proposal Plans – Drawing No. 01535.S-01A to 01535.S-06A, attached in Appendix A, comprises additions to and refurbishment of the Service Division Building within the existing "Surfside Ford" Vehicle Sales Premises. It is noted that the proposed development includes a reduction in the overall GFA of the Service Division Building and the height of the existing building will remain unchanged.

Appendix A Proposal Plans Drawing No. 01535.S-01A to 01535.S-06A

- 1.1.5 It is recommended that Council support of the application is warranted and approval should be granted.

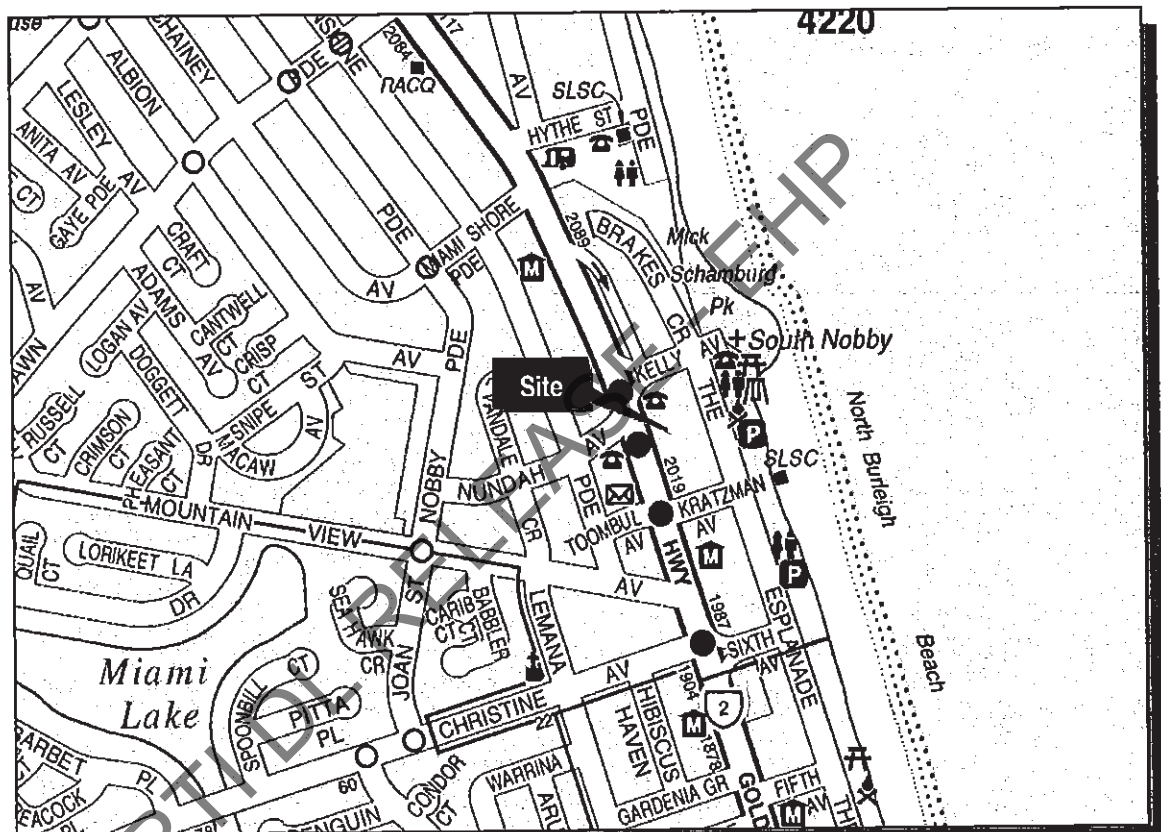


2.0 THE SITE

2.1 SITE DETAILS

- 2.1.1 The site has a 90.525m frontage to the Gold Coast Highway at Miami and is described as Lot 2 on RP910819. It contains an area of 4,553m² and is owned by Transit Management Pty Ltd.

Figure 1 Site Location



Source: UBD Reproduced with permission copyright Universal Press

2.2 CURRENT USE OF SITE

- 2.2.1 The site is currently occupied by a Ford Vehicle Sales Premises and Motor Vehicle Repairs.

Appendix B Title Search

2.3 SURROUNDING AREA

- 2.3.1 The surrounding properties to the site also have access to the Gold Coast Highway, and these allotments are described as Lot 5 on RP45577 and Lot 19 on RP155751 to the north and south respectively. These properties are also classified as Local Business the same as the subject site. The properties directly adjacent to the subject site on the Gold Coast Highway are also classified as Local Business Domain.
- 2.3.2 The properties directly adjoining the subject site to the east are classified as Tourist and Residential and these properties front onto The Esplanade.

2.4.1 The property is located within the Local Business Domain, as illustrated below.

Source: Gold Coast City Council Planning Scheme

2.5.1 The subject site is located within what is considered to be a prime retailing and commercial strip along the Gold Coast Highway. Properties that adjoin the Gold Coast Highway in the vicinity of the subject site generally comprise of a variety of land uses including residential, commercial and retailing activities, and tourist orientated uses.

2.5.2 It is anticipated that the future development in the area will generally maintain the variety of retailing and commercial uses that take advantage of the high exposure and good accessibility from the Gold Coast Highway. It is also intended that these commercial areas will continue to support and complement the surrounding residential/tourist orientated uses.



3.0 HISTORY

3.1 APPROVALS

- 3.1.1 On the 15th April 2004, Gold Coast City Council approved a Material Change Use application to the existing "Surfside Ford" Vehicle Sales Premise to include expansion of the northern section of the building to include a new car delivery area, new vehicle sales and display areas, including offices and a reception. The attached plans depict the proposed additions and refurbishment and also the previous extensions approved by Council.
- 3.1.2 This application is for new Additions to and Refurbishment of the existing "Surfside Ford" Vehicle Sales Premises. It is noted that this application is only minor in nature (40m²) and is to include a Parts Display Area and Café, in accordance with the attached Architectural Plans attached in Appendix A.

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4.0 THE PROPOSAL

4.1 APPLICATION DETAILS

- 4.1.1 It is requested that Council give approval to the application for the proposed Material Change of Use – Additions to and Refurbishment of an existing Vehicle Sales Premises (Development Permit) and issue the requested approval.
- 4.1.2 It is recognised that this application is Impact Assessable and will therefore be publicly notified for a period of 15 business days, in accordance with the *Integrated Planning Act 1997*.

4.2 PROPOSAL DETAILS

- 4.2.1 The proposed development, illustrated on the Proposal Plans – Drawing No. 01535.S-01A to 01535.S-06A, attached in Appendix A, comprises additions to and refurbishment of the Service Division Building within the existing "Surfside Ford" Vehicle Sales Premises.
- 4.2.2 The proposal includes changes to the Ground Floor and the First Floor Mezzanine of the Service Division Building. The Ground Floor of the Service Division Building includes an existing GFA of 1,255m². It is proposed that the north western portion of the Ground Floor will be extended to include a Parts Display Area and a Café area, increasing the GFA to 1,294m². The southern western portion will be refurbished to accommodate a new Service Upgrade Bay with two fold up doors along the southern wall. It is also proposed to demolish the existing awning at the front of the site.
- 4.2.3 The First Floor Mezzanine includes an existing GFA of 80m². It is proposed to demolish the existing walls as indicated on Proposal Plans Drawing No. 01535.S-04A, reducing the GFA of this floor to 36m².
- 4.2.4 The new building elevation will feature a modern architectural design that will be integrated with the other existing buildings on the site. The new additions and refurbishment of the existing Vehicle Sales Premises will maintain the existing building height, which is consistent with the building heights predominant in the surrounding area. Given the overall reduction in gross floor area of the Services Division Building, no new car parking spaces are warranted on site.
- 4.2.5 The proposal can be summarised as follows:

SHOWROOM BUILDING

Existing GFA 440 sqm.
Existing GFA Display 235 sqm.

SERVICE DIVISION BUILDING

Existing Ground Floor 1255 sqm.
Additional Ground Floor 39 sqm.
Demolished Awning 98 sqm.
Existing L1 Mezzanine 80 sqm.
Reduced L1 Mezzanine 36 sqm.

SITE COVERAGE

Site Area 4553 sqm.
Showroom Building 650 sqm.
Services Division Building 1198 sqm.
TOTAL Site Coverage 1848 sqm.

PLOT RATIO

TOTAL GFA 2465
Site Area 4553 sqm
Plot Ratio 0.54

CARPARKING

14 spaces existing



5.0 REFERRAL AGENCIES

5.1 DEPARTMENT OF MAIN ROADS

- 5.1.1 In accordance with Schedule 4 of the Integrated Planning Regulations 1998 the Department of Main Roads has been determined as a Concurrence Agency for the proposed development. The Department of Main Roads has been triggered as a Concurrence Agency because the application proposes a Material Change of Use – Additions to and refurbishment of an existing Vehicle Sales Premises on land that adjoins a State Controlled Road.

5.2 ENVIRONMENTAL PROTECTION AGENCY

- 5.2.1 The Environmental Protection Agency has also been determined as a Concurrence Agency for the proposed development. The Environmental Protection Agency has been triggered because this application proposed a Material Change of Use – Additions to and refurbishment of an existing Vehicle Sales Premises on land that is contained on the Environmental Management Register (see Appendix C – Contaminated Land Search). The site is contained on the Environmental Management Register due to Petroleum Product or Oil Storage.

Appendix C

Contaminated Land Search & ERA Licence

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6.0 PLANNING ASSESSMENT

6.1 INTEGRATED PLANNING ACT 1997

6.1.1 For applications requiring Impact Assessment, Section 3.5.5 of the *Integrated Planning Act 1997* requires that the application is assessed having regard to:

- The common material
- The planning scheme and any other relevant local planning instruments
- Any State planning policy which has not been reflected in the planning scheme
- Any development approval for the subject premises or adjacent premises
- Any lawful use of the subject premises or adjacent premises
- The matters prescribed under an applicable regulation

6.1.2 Chapter 6.0 is an assessment of the proposal in accordance with the following:

- Planning Scheme Domain
- Definition of Vehicles Sales Premises
- Relevant Codes:
 - Place Code - Local Business Domain Place Code
 - Specific Development Codes – Vehicle Sales Code
 - Constraint Code – Car Parking, Access and Transport Integration Code
 - Constraint Code – Gold Coast Airport and Aviation Facilities Code

6.2 PLANNING SCHEME DOMAIN

6.2.1 The site is classified as being within the "Local Business Domain". The intent of this domain is to:

"Ensure that local business centres provide opportunities for local community interaction and a sense of place and identity. It seeks to provide for a wide variety of activities including retailing, office uses, personal services, entertainment and recreational activities, without changing the function or the predominant local service orientation of the business centre."

A key objective of the domain is to ensure that the development of local business centres does not threaten the viability of other existing local centres and other existing and proposed business centres at the District, Sub Regional, Regional, and Key Regional/Metropolitan Activity Centre levels in the activity centre system. This domain seeks to promote a local community focus and to support community identity through the provision of high quality public spaces and effective urban design¹.

6.2.2 The proposed Additions to and Refurbishment of the existing "Surfside Ford" Vehicle Sales Premises will maintain the existing use of the site and hence will not threaten the viability of other existing local centres and other existing and proposed business centres at the District, Sub Regional, Regional, and Key Regional/Metropolitan Activity Centre levels in the activity centre system.

6.2.3 It is further noted that the proposal will feature effective urban design which will be consistent with the existing Surfside Ford Vehicle Sales Premises. The new additions and refurbishment of the existing Vehicle Sales Premises will maintain the existing building height which is consistent with the building heights predominant in the surrounding area.

¹ Part 5, Division 2, Ch 8, Page 1, Gold Coast Planning 2003



6.3 LEVEL OF ASSESSMENT

- 6.3.1 In accordance with Gold Coast Planning Scheme, the level of assessment for development on the subject site is determined from the level of assessment table for the Local Business Domain within the Plan.
- 6.3.2 The level of Assessment for 'additions to and refurbishment of an existing Vehicle Sales Premises' is Impact Assessment within the Local Business Domain.

6.4 VEHICLE SALES PREMISES DEFINITION

- 6.4.1 The following definition, being Vehicle Sales Premises, is applicable to the proposed development over the subject site. The definition for Vehicles Sales Premises as it is described in the Planning Scheme is as follows:

"Any premises used, or intended to be used, to sell or hire motor vehicles, boats or caravans. This term may include the minor repair or servicing of motor vehicles, boats or caravans and the sale or fitting of accessories. It does not include a Service Station or Motor Vehicle Repairs Premises".²

- 6.4.2 The proposed 'Additions to and refurbishment of an existing Vehicle Sales Premises' thus accords with the definition of the above use, as it is described in the Gold Coast Planning Scheme.

6.5 APPLICABLE DOMAIN CODE

- 6.5.1 Applicable Domain Code:

- Place Code - Local Business Domain Place Code

- 6.5.2 The applicable primary code is addressed in Chapter 7.0 of this planning report.

6.6 APPLICABLE SPECIFIC DEVELOPMENT & CONSTRAINT CODES

- 6.6.1 Applicable Specific Development and Constraint Codes:

- Specific Development Code – Vehicle Sales Code
 - Constraint Code – Car Parking, Access and Transport Integration Code
 - Constraint Code – Gold Coast Airport and Aviation Facilities Code

- 6.6.2 The Codes listed above are addressed in Chapters 8.0 to 10.0 of this planning report.

² Part 4, Ch 2, Page 15, Gold Coast Planning Scheme, 2003.
December 2004



7.0 SPECIFIC DEVELOPMENT CODE – VEHICLE SALES

7.1.1 The table below is an assessment of the proposed development in accordance with the Performance Criteria and Acceptable Solutions of the Vehicle Sales Code.

PERFORMANCE CRITERIA		ACCEPTABLE SOLUTIONS	
DEVELOPMENT THAT IS SELF ASSESSABLE, CODE ASSESSABLE OR IMPACT ASSESSABLE			
BUILDING SETBACK			
PC1 All buildings and other structures must provide for setbacks from the street frontage and the side and rear boundaries, which are appropriate to the efficient use of the site and the streetscape character of the area.		AS1.1.1 All buildings and other structures are set back a minimum of six metres from the road frontage. OR AS1.1.2 The site has two road frontages, and all buildings are set back a minimum of three metres from the secondary road frontage.	
Compliance			
AS1.1.1 The proposed additions to and refurbishment of the existing Vehicle Sales Premises will not change the minimum setback of the existing buildings from the road frontage.			
		AS1.2 Side and rear setbacks for buildings and other structures are two metres, unless the Domain or LAP Place Code requires a greater setback.	
Compliance			
AS1.2 The proposed additions to and refurbishment of the existing Vehicle Sales Premises will not change the side and rear setbacks of the existing buildings.			
DEVELOPMENT THAT IS CODE ASSESSABLE OR IMPACT ASSESSABLE			
WORKS EXTENAL TO THE SITE			
PC2 The site must have adequate external works to service the needs of the development.		AS2 Concrete kerb and channelling, footpaths and all drainage work are constructed in accordance with Planning Scheme Policy 11 – Land Development Guidelines.	
Compliance			
AS2 Not Applicable - Concrete kerb and channelling, footpaths and all drainage works already exist.			
BUILDING APPEARANCE			
PC3 The design of all building and structures must be in keeping with the appearance of the local area, and utilise a design theme that expresses a modern and functional appearance.		AS3 No acceptable solution provided.	
Compliance			
PC3 The proposed additions to and refurbishment of the existing Vehicle Sales Premises has been designed in keeping with the appearance of the existing buildings on the site. The new elevation will include fixed glazed windows and a Ford Signage Fascia.			
LOCATION			
PC4 Vehicle Sales premises must be located so that they do not detrimentally impact on the existing and future amenity of the local area.		AS4 Vehicles Sales and premises are located within or adjacent to areas of existing commercial or industrial uses.	



Compliance

AS4 This application is for Additions to and refurbishment of an existing Vehicle Sales Premises that is surrounded by other commercial buildings.

WASTE MANAGEMENT

ASS

Adequate drainage work must be undertaken to ensure that all runoff is managed to reduce any off-site effects, and to maintain the quality of water in local waterways.

AS5

A Liquid Disposal Report, which has been undertaken by a competent person, has determined the most appropriate form of liquid waste disposal to be implemented on-site prior to the commencement of use. The report includes, but is not limited to, the following recommendations.

- a) Discharge of waste from all vehicle wash areas is drained in to a public sewer;
- b) Installation of a settlement and oil separation system;
- c) Drainage work adequate to ensure water quality is not degraded.
- d) Methods to ensure water quality of nearby waterways is maintained and protected from erosion, sediment and contaminants.

Compliance

AS5 Adequate drainage exists over the site. No further drainage work is necessary for additions to and refurbishment of an existing Vehicle Sales Premises.

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8.0 LOCAL BUSINESS DOMAIN PLACE CODE

8.1.1 The table below is an assessment of the proposed development in accordance with the Performance Criteria and Acceptable Solutions of the Local Business Domain Place Code.

Performance Criteria	Acceptable Solutions
DEVELOPMENT THAT IS SELF ASSESSABLE, CODE ASSESSABLE OR IMPACT ASSESSABLE.	
BUILDING HEIGHT	
PC1 All buildings must be constructed to a height that complements the character of the local business centre and must not adversely impact on the amenity of any adjoining residential area.	AS1.1.1 The building is non-residential and has a maximum height not exceeding two storeys. OR AS1.1.2 The building does not exceed the maximum height for the site shown on Overlay Map OM6 – Maximum Building Height , where a maximum height greater than two storeys is provided.
Compliance AS1.1.1 The proposed development is for additions to and refurbishment of an existing Vehicle Sales Premises. The proposal will maintain the existing height of the Service Division Building.	
BUILDING SETBACK	
PC2 All buildings must provide for setbacks from the street frontage and the side and rear boundaries of the site, which are appropriate for: (a) The efficient use of the site; (b) The local business character of the area; (c) The separation from neighbouring properties and from frontages to roads.	AS2.1.1 The first two storeys of the building are set back two metres from the front property boundary. OR AS2.1.2 The first two storeys of the building align with the frontage setbacks of one or more adjoining buildings.
Compliance AS2.1.1 The proposed additions and refurbishment will be adequately setback from the front property boundary in accordance with the requirements of the Vehicle Sales Code. We note that the proposed additions to and refurbishment of the existing Vehicle Sales Premises maintains the existing height of the Service Division Building.	
	AS2.2 The building exceeds two storeys in height, and the part of the building which exceeds two storeys in height is set back: (a) A minimum of six metres from the frontage of the site; (b) A minimum of two metres from the side and rear boundary for that part of the building which does not exceed 7.5 metres in height above the second storey; (c) A minimum of two metres, plus 0.5 from the side and rear boundary for every three metres (or part thereof) for that part of the building that is 7.5 metres or more in height above the second storey.
Compliance AS2.2 The proposed additions and refurbishment of the existing Vehicle Sales Premise maintains the existing building height.	



	<p>AS2.3 The site adjoins a residential lot or public open space area, and the building or structure is set back a minimum of two metres from the common boundary with the residential lot or public open space, the setback area includes:</p> <ul style="list-style-type: none"> (a) A landscape buffer area consisting of dense screen planting; and/or (b) Screen fences on the common boundary to the residential lot.
Compliance	
AS2.3 Not Applicable - This application is for minor additions and refurbishments only.	
ACCOMODATION DENSITY	
<p>PC3 The accommodation density achievable in the local business centre is consistent with the level of services available and provides an incentive for residential mixed use development.</p>	<p>AS3.1.1 The maximum residential density does not exceed one dwelling per 300m² of site area.</p> <p>OR</p> <p>AS3.1.2 The maximum residential density does not exceed that shown for the subject site on Overlay Map OM4 – Residential Density</p>
Compliance	
AS3.1.1 Not applicable - No residential uses are proposed as part of this application.	
PLOT RATIO	
<p>PC4 All buildings must be relative in size to the local business centre where the development is proposed to occur.</p>	<p>AS4.1.1 The building does not exceed four storeys in height, the plot ratio does not exceed 2:1, and all residential floor space is excluded in the calculation of the plot ratio.</p> <p>OR</p> <p>AS4.1.2 The building exceeds four storeys in height and the basic plot ratio complies with the requirements of Specific Development Code 19 – High Rise Residential and Tourist Accommodation.</p>
Compliance	
AS4.1.1 The proposed additions to and refurbishment of the existing Vehicle Sales Premises will maintain the existing building height and is not for a residential use.	
SITE COVERAGE	
<p>PC5 The site coverage of all buildings must allow for sufficient space between buildings, whilst facilitating a consolidated business centre.</p>	<p>AS5 The building site coverage is not greater than 80% unless a specific development code provides for a lesser site coverage.</p>
Compliance	
AS5 The proposed additions and refurbishment of the existing Vehicle Sales Premises will not increase the site cover of the building over 80%, as illustrated on the Proposal Plans attached in Appendix A.	
REFUSE STORAGE	
<p>PC6 A refuse disposal service which is capable of servicing the needs of the particular development must be provided.</p>	<p>AS6 Provision is made for the on-site storage of refuse and suitable access for its removal.</p>
Compliance	
AS6 Refuse storage and disposal on the site will be as per the existing arrangement.	
VEHICULAR CROSSINGS	



<p>PC7 Vehicular crossings associated with the development must be designed and constructed to ensure:</p> <ul style="list-style-type: none"> (a) a safe footpath environment; (b) safe vehicular access to the property; (c) appropriate hydraulic performance of the stormwater infrastructure; (d) no damage to vehicle or road infrastructure; (e) minimal loss of on-street parking spaces; (f) continued amenity of the neighborhood. 	<p>AS7 The vehicular crossing is provided and designed in accordance with Part 10, Division 1 – Standard Drawings:</p> <ul style="list-style-type: none"> ▪ Drawing No. 59213 (Rural Access with Pipe Crossing); ▪ Drawing No. 59217 (Driveway and Verges Low Density Residential); ▪ Drawing No. 59218 (Driveways Industrial, Commercial and Multi-Unit Residential). <p><i>Note: All vehicular crossings require an approval in accordance with Local Law No 11 – Roads and Malls.</i></p>
<p>Compliance</p> <p>AS7 The site has an existing vehicle crossing. No new vehicle crossing will be provided.</p>	
<p>PUBLIC CONVENIENCE FACILITIES</p>	
<p>PC8 Commercial developments are to include public toilet facilities for the comfort and convenience of the users of the local business centre, where there is a need for their provision.</p>	<p>AS8 Where provided, the public toilet facilities are open and readily accessible to the general public during retail trading hours or other trading hours relevant to the development.</p>
<p>Compliance</p> <p>AS8 No new public amenities will be provided. Existing amenities are located on site.</p>	
<p>DEVELOPMENT THAT IS CODE ASSESSABLE OR IMPACT ASSESSABLE</p>	
<p>MAXIMUM GROSS FLOOR AREA OF LOCAL BUSINESS CENTRES</p>	
<p>PC9 The maximum gross floor area of each individual local business centre must not reasonably threaten the viability of other existing and proposed integrated business centres at the District, Sub Regional, Regional and Key Regional/Metropolitan Activity Centre levels in the City's activity centre system.</p>	<p>AS9.1 The site is located within a local business centre and the:</p> <ul style="list-style-type: none"> ▪ Maximum gross floor area of the retail floor space within the centre does not exceed 5,000m² ▪ Maximum gross floor area of office floor does not exceed 2,000m² ▪ Maximum gross floor area used for entertainment purposes, including tavern, café and restaurant floor-space does not exceed 3,000m² <p>AS9.2 The site is located within a local business centre and the:</p> <ul style="list-style-type: none"> ▪ Maximum gross floor area for all the non-residential uses within the centre does not exceed 15,000m²
<p>Compliance</p> <p>AS9.1 The proposed increased floor space over the site is 40m². The total approximate gross floor area (existing and proposed) over the site will be 2,407m².</p> <p>AS9.2 The maximum gross floor area for the vehicle sales premises does not exceed 15,000m². This application proposes an increased floor space of 40m².</p>	
<p>BUILDING HEIGHT</p>	
<p>PC10 All buildings must be constructed to a height that complements the character of the local business centre and must not adversely impact on the amenity of any adjoining residential area.</p>	<p>AS10.1 The building contains a mix of residential and non-residential uses and has a maximum height not exceeding three storeys with the following configuration: commercial use on the ground floor level and residential use on the third storey.</p> <p>OR</p> <p>AS10.1.2 The building does not exceed the maximum building height identified for the site on Overlay map OM6 Maximum Building Height.</p>

**Compliance**

AS10.1.1 The height of the existing building will not change as a result of this proposal and does not contain a residential component.

BUILDING APPEARANCE

PC11 All buildings must be designed to a high aesthetic standard to complement or enhance the character of the local business centre.

AS11.1 The massing and proportions of the building are consistent with those of adjoining commercial buildings.

AS11.2 The building consists of materials, patterns, textures and colours which are complimentary to those of nearby buildings.

AS11.3 The building façade is detailed and articulated with design indentations or window openings.

AS11.4 The garage or carport structures comprise building materials, patterns, textures and colours which complement those of the principal building on the site.

Compliance

AS11.1 The proposed additions to and refurbishment of the existing Vehicle Sales Premises will not contribute to any excess massing of the existing building so that it is out of proportion or character with the surrounding commercial premises.

AS11.2 The proposed additions to and refurbishment of the existing Vehicle Sales Premises consists of materials, patterns, textures and colours that are consistent with that of the existing buildings on the site.

AS11.3 The new extension will include fixed glazed windows that will overlook the site and provide for casual surveillance and a consistent building form.

AS11.4 The Service Upgrade Bay which is proposed in the southern portion of the building, will comprise building materials, patterns, textures and colours which complement those of the principal building on the site.

BUILDING COMFORT AND AMENITIES

PC12 All buildings must be conducive to the comfort of all building users.

AS12.1 The building does not contain glass exceeding a maximum degree of reflection of both heat and light of 20%.

AS12.2 The glass area of the building does not exceed 60% of the total area of the external wall.

AS12.3 The building provides awnings which are cantilevered or suspended a minimum width of 1.5 metres over the adjoining footway within the road reserve area for the full frontage of the building.

AS12.4 The site layout provides a clear delineation between public access areas and service areas of the development.

Compliance

AS12.1 The new glass windows will not exceed the maximum degree of reflection of both heat and light of 20%.

AS12.2 The glassed area at the front of the building does not exceed 60%.

AS12.3 All new awnings will be as per the conditions attached to the previous approval.

AS12.4 All public access and service areas already exist on the site.

BUILDING SERVICES – MECHANICAL EQUIPMENT



PC13 All mechanical equipment must be located and housed, so as to not cause disturbance to residents within or adjacent to the development.	AS13.1.1 The mechanical equipment, including air conditioning plant and swimming pool pump, is incorporated within the building. OR 13.1.2 The mechanical equipment, including air conditioning plant and swimming pool pump, is housed external to the principal building and: (a) is contained within a solid structure; (b) located no closer than 1.5 metres to any site boundary.
Compliance AS13.1.1 If new mechanical equipment is proposed it will be incorporated into the design of the building.	
ADVERTISING DEVICES	
PC14 All signage should be complementary to the design and style of the buildings on the site which it is located and to signs and development on adjoining sites. All advertising devices must be designed and constructed to complement the local character of the area.	AS14.1 All buildings, with a commercial use component contain signage envelopes on the exterior of the frontages of the building structure to enable the signage requirements of the end use business operation to be satisfied. Such signage envelopes allow for signage which does not dominate the façade and which complements the design of the building.
Compliance AS14.1 Signage envelopes are already located on the building as approved by Council. No new signage envelopes are proposed as part of this application.	
	AS14.2 Freestanding signs complement the design of the buildings to which they relate, do not dominate the streetscape of the locality, are compatible with signage on adjoining sites, and clearly identify the product or business being promoted.
Compliance AS14.2 A Ford "icon signage tower" already exists on the site. This tower has been designed to Council specifications. No new freestanding signs are proposed as part of this application.	
LANDSCAPE WORK	
PC15 Landscaping proposals for new development must clearly contribute to the protection and enhancement of the existing dominant visual features of the local area.	AS15 No acceptable solution provided.
Compliance PC15 There is some existing landscaping along the frontage of the site. The proposed additions to and refurbishment of the existing Vehicle Sales Premises does not warrant new landscaping.	
PC16 All ground level car parking, open space and buffer areas must be landscaped and maintained to complement the character of the local area and any adjoining residential or public open space areas.	AS16 The car park area, open space and buffer areas of the lot are landscaped with design and use of plant species generally consistent with that of adjacent and nearby lots. The design may incorporate extensive paved areas for pedestrian use.
Compliance AS16 Landscaping along the frontage of the site already exists. No new car parking areas, open space or buffer areas are proposed and therefore additional landscaping is not required as part of this development application.	
DESIGN OF CAR PARKING AREAS	
PC17 All car parking areas must not be visually intrusive or the dominant feature of any individual development.	AS17 The car park area is provided at ground level and is located to the side or rear of the main building on the site.

**Compliance**

AS17 Existing car parking areas are located at ground level at various different locations on the site as well as off-street car parking catered for along the frontage of the site in the service lane. On site parking includes a screened car parking area to the rear of the site. No new carparking spaces are required as part of this application. It is considered that the proposed additions are minor and not do not warrant the provision of extra carparking spaces, as the extensions will not generate demand for further carparking.

AMENITY PROTECTION

PC18 The proposed use must not detract from the amenity of the local area, having regard, but not limited, to the impact of:

- (a) noise;
- (b) hours of operation;
- (c) traffic;
- (d) lighting;
- (e) signage;
- (f) visual amenity;
- (g) privacy;
- (h) odour and emissions.

AS18 No acceptable solution provided.

Compliance

PC18 The proposed extension/refurbishment does not detract from the existing amenity of the local area.

PC19 The proposed development must take into account and seek to ameliorate any negative aspects of the existing amenity of the local area, having regard, but not limited, to the existing impact of:

- (a) noise;
- (b) hours of operation;
- (c) traffic;
- (d) lighting;
- (e) signage;
- (f) visual amenity;
- (g) privacy;
- (h) odour and emissions.

AS19 No acceptable solution provided.

Compliance

PC19 The proposed development is only for additions to and refurbishment of an existing Vehicle Sales Premises and this is not required to ameliorate any negative aspects of the existing amenity of the local area. We note that the existing building on the site will be improved enhancing the visual amenity of the immediate locality.

LOADING BAYS

PC20 All developments must be provided with adequate facilities for the loading and unloading of goods to meet the needs of the development.

AS20 A loading area is provided on site that is separated from the public access area and readily accessible from all commercial tenancies on the site.

Compliance

AS20 Loading areas on the site are currently existing and these areas will not be altered.



9.0 CONSTRAINT CODES – CAR PARKING, ACCESS & TRANSPORT INTEGRATION

- 9.1.1 The Vehicle Sales Premises already contains 10 car parking spaces. The Car Parking, Access & Transport Integration Code specifies that for a Vehicle Sales Premises car parking will be provided at a rate of 0.5 spaces per 100m² for the new internal display area. In this case, because the internal display area will only result in 40m² of new gross floor area, no additional parking spaces are required.
- 9.1.1.1 The site features an existing "left in, left out" driveway access to the site with a 10m crossover. A second access driveway is located at the southern end of the site. Loading bay and set down requirements already exist on the site and no further provisions are required.
- 9.1.2 Direct access is available for pedestrians to the existing premises from a footpath that exists along the road frontage.
- 9.1.3 The site is currently accessed from a one way service road alongside the Gold Coast Highway, where the access is deemed to be appropriate and safe. As the proposal is for additions to and refurbishment of an existing Vehicle Sales Premises where adequate car parking and servicing arrangements exist, traffic related impacts will be minimal.

RTI DL RELEASE - PREP



10.0 GOLD COAST AIRPORT & AVIATION FACILITIES

- 10.1.1 The proposed minor additions to and refurbishment of the existing Vehicle Sales Premises will maintain the existing building height which is consistent with the height of other buildings in the surrounding area. The height of the existing building will not pose as a hazard to aviation facilities or operations.

RTI DL RELEASE - EHP



11.0 CONCLUSION

11.1 SUMMARY

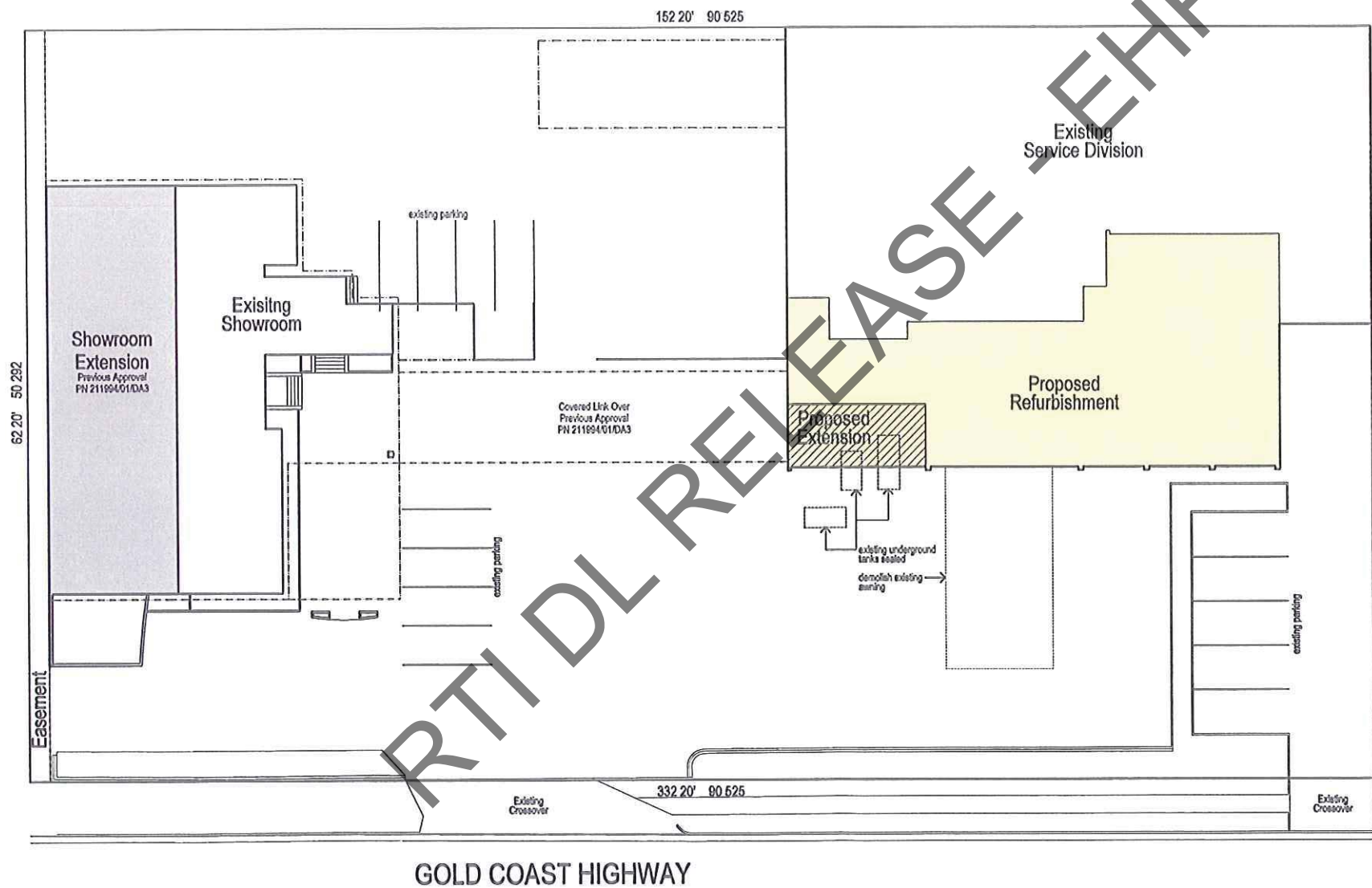
- 11.1.1 This planning report demonstrates that there is sufficient justification for Council to approve the proposed "Additions to and refurbishment of the existing Vehicle Sales Premises" and to issue a development permit.
- 11.1.2 The proposal is in keeping with:
- The provisions of the *Integrated Planning Act 1997*
 - The intent of the "Local Business" Domain
 - The following is a list of the Relevant Codes:
 - Place Code - Local Business Domain Place Code
 - Specific Development Codes – Vehicle Sales Code
 - Constraint Code – Car Parking, Access and Transport Integration Code
 - Constraint Code – Gold Coast and Aviation Facilities Code
- 11.1.3 The proposed development, illustrated on the Proposal Plans – Drawing No. 01535.S-01A to 01535.S-06A, attached in Appendix A, comprises additions to and refurbishment of the Service Division Building within the existing "Surfside Ford" Vehicle Sales Premises. It is noted that the height of the existing building will remain unchanged.
- 11.1.4 It is recommended that Council support of the application is warranted and approval should be granted.



APPENDIX A

PROPOSAL PLANS DRAWING NO.01535.S-01A TO 01535.S-06A
Prepared by Birchall & Partners Architects

RTI DL RELEASE - EHP



GFA	Site Coverage
Showroom Building	Site Area 4553 sq.m
Existing GFA 440 sq.m	Showroom Building 650 sq.m
Existing GFA Display 235 sq.m	Service Division Building 1198 sq.m
	TOTAL Site Coverage 1848 sq.m
Service Division Building	PLOT RATIO
Existing Ground Floor 1235 sq.m	TOTAL GFA 2465
Additional Ground Floor 39 sq.m	Site Area 4553 sq.m
Demolished Awning 88 sq.m	PLOT RATIO 0.64
Existing L1 Mezzanine 80 sq.m	
Reduced L1 Mezzanine 36 sq.m	CARPARKING
Existing L1 Floor 785 sq.m	14 spaces existing

NOTES & LEGEND
RPD
Lot 2 on RP 910619
Parish of Gilling
County of Ward
Site Area: 4553 sq.m

A	Issued for DA	26/07/04	MWG
AMEND	DESCRIPTION	DATE	BY

PROJECT
Proposed Refurbishment
FOR
Surfside Ford Miami
AT
2023 Gold Coast Highway
MIAMI QLD 4220

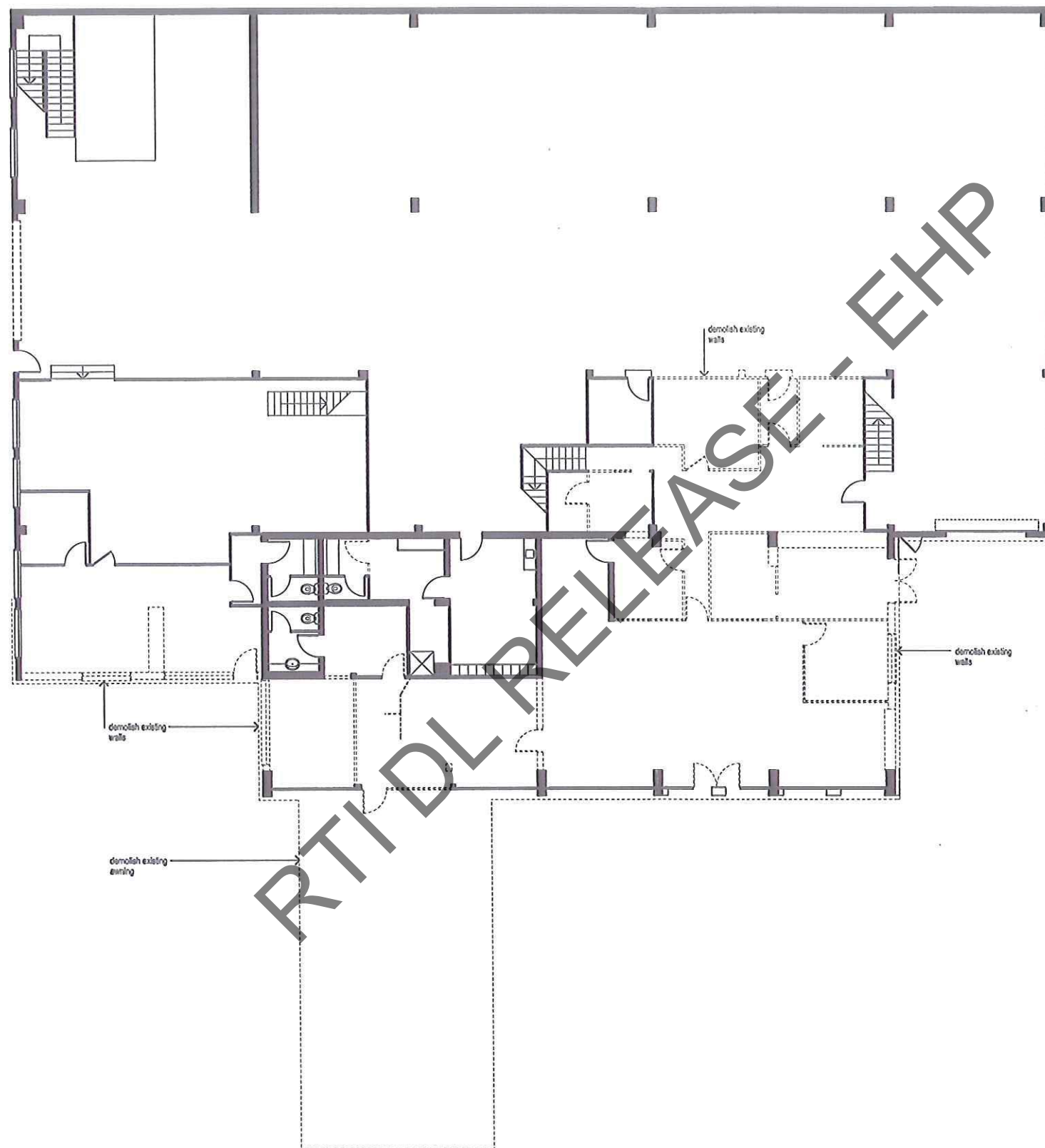


SHEET TITLE
Concept Design Site Plan

SCALE	1:200 @ A1	ORIENTATION
DATE	June 2004	
DRAWN	MWG	



DRAWING No.	SHEET	ISSUE
015356	8 of 01	A



NOTES & LEGEND

A	Issued for DA	260704	MWG
AMEND	DESCRIPTION	DATE	BY

PROJECT
Proposed Refurbishment
 FOR
Surfside Ford Miami
 AT
 2023 Gold Coast Highway
MIAMI QLD 4220



SHEET TITLE
Ground Floor Demolition

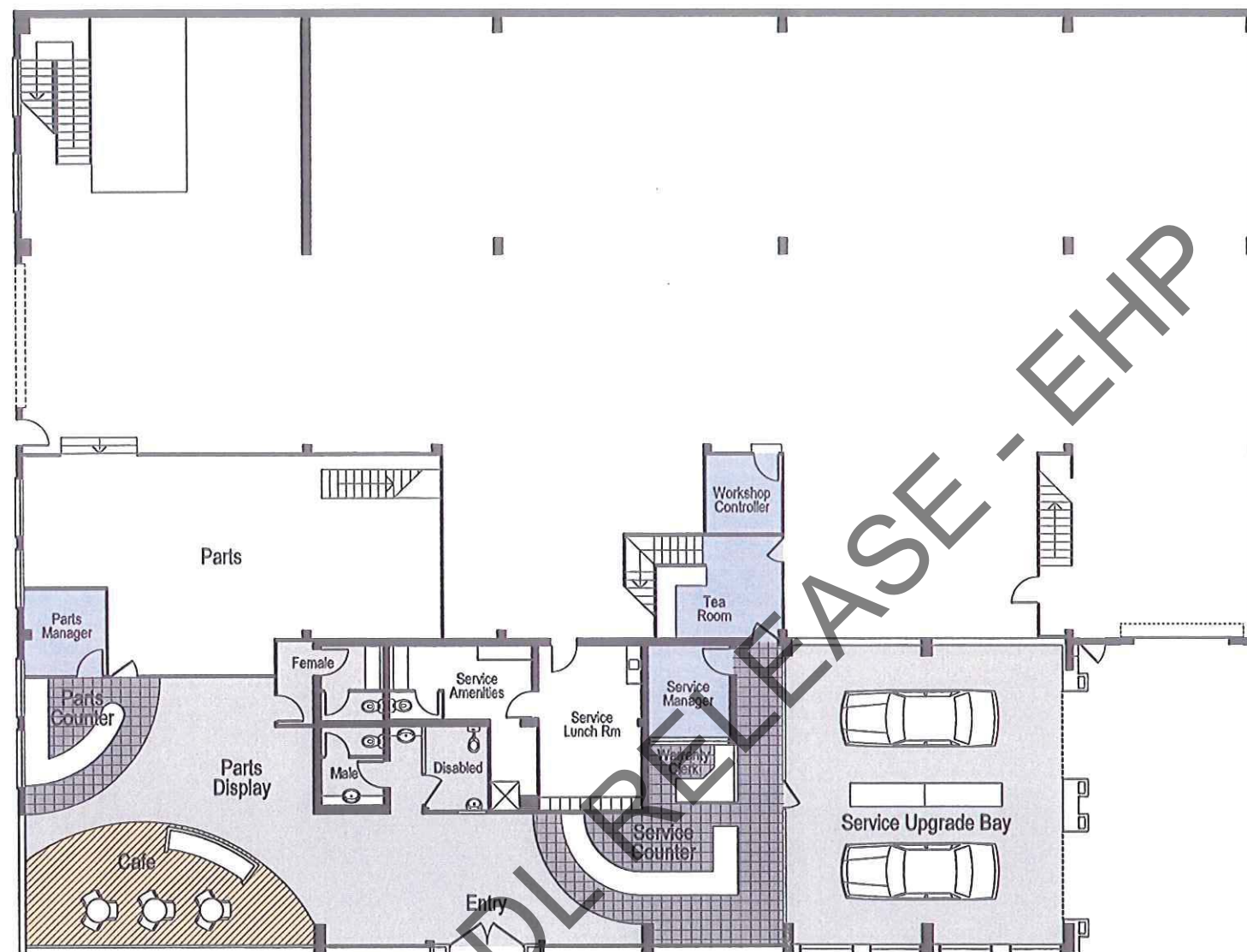
SCALE	1:100 @ A1	ORIENTATION
DATE	June 2004	
DRAWN	MWG	

Birchall Architects
 ABN 41 010 503 488

PO Box 265, 17 Macquarie Street, Eooyal O 4304
 Telephone (07) 3812 2655 Facsimile (07) 3812 2653
 email graham@birchall.com.au

ARCHITECTS * INTERIOR DESIGNERS * PROJECT MANAGERS

DRAWING No.	SHEET	ISSUE
01535 S	02	A



NOTES & LEGEND

A	Issued for DA	260704	MWG
AMEND	DESCRIPTION	DATE	BY

PROJECT
Proposed Refurbishment
 FOR
Surfside Ford Miami
 AT
 2023 Gold Coast Highway
MIAMI QLD 4220



BRAND @ RETAIL

SHEET TITLE
Ground Floor Proposed Plan

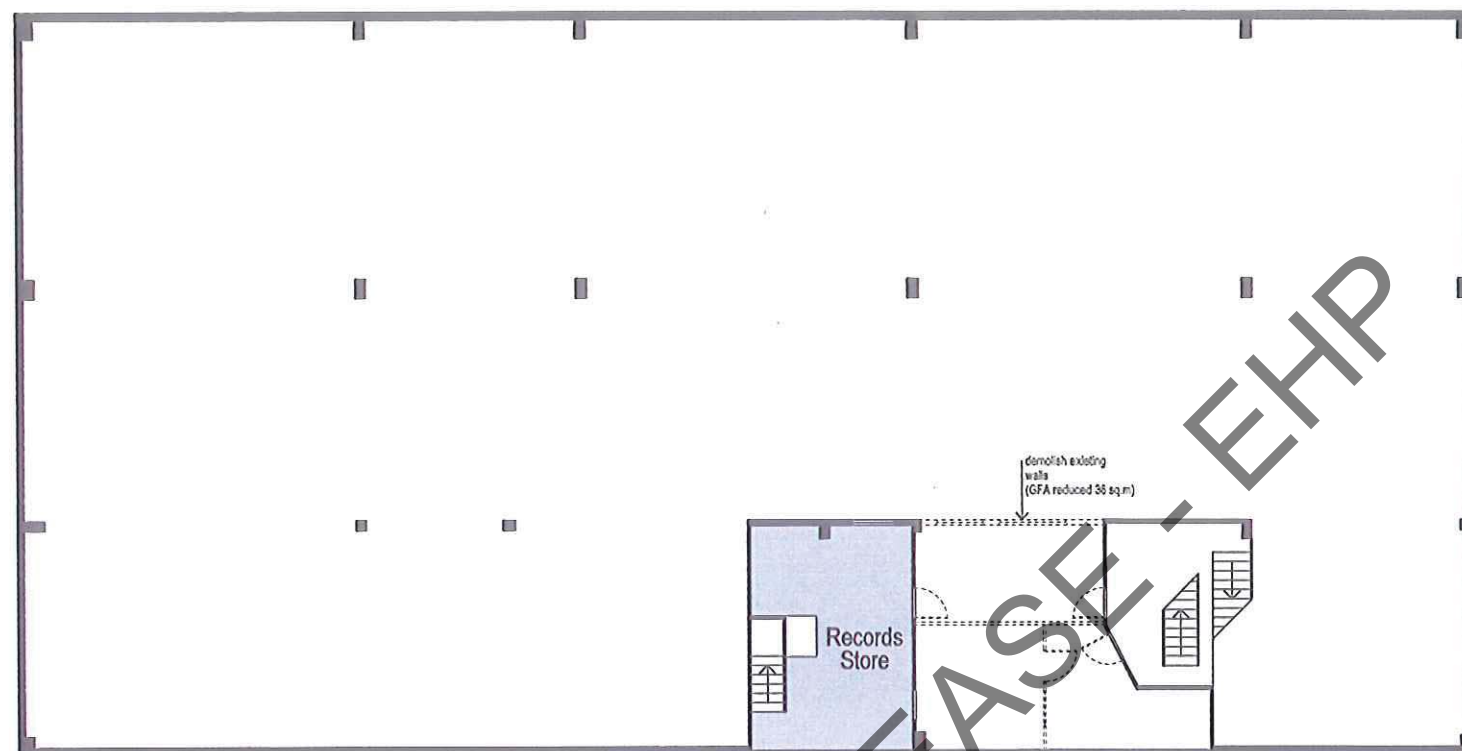
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DATE	June 2004	
DRAWN	MWG	

Birchall Architects
 AEN 41 010 563 408

PO Box 265, 17 Macquarie Street, Eoval, Q 4304
 Telephone (07) 5512 2655 Facsimile (07) 5512 2658
 email graham@birchall.com.au

ARCHITECTS | INTERIOR DESIGNERS | PROJECT MANAGERS

DRAWING No.	SHEET	ISSUE
01535 S	03	A



RTI DL RELEASE - EHP

NOTES & LEGEND

A	Issued for DA	260704	MVG
AMEND	DESCRIPTION	DATE	BY

PROJECT
Proposed Refurbishment
 FOR
Surfside Ford Miami
 AT
 2023 Gold Coast Highway
 MIAMI QLD 4220



SHEET TITLE
First Floor Proposed Plan

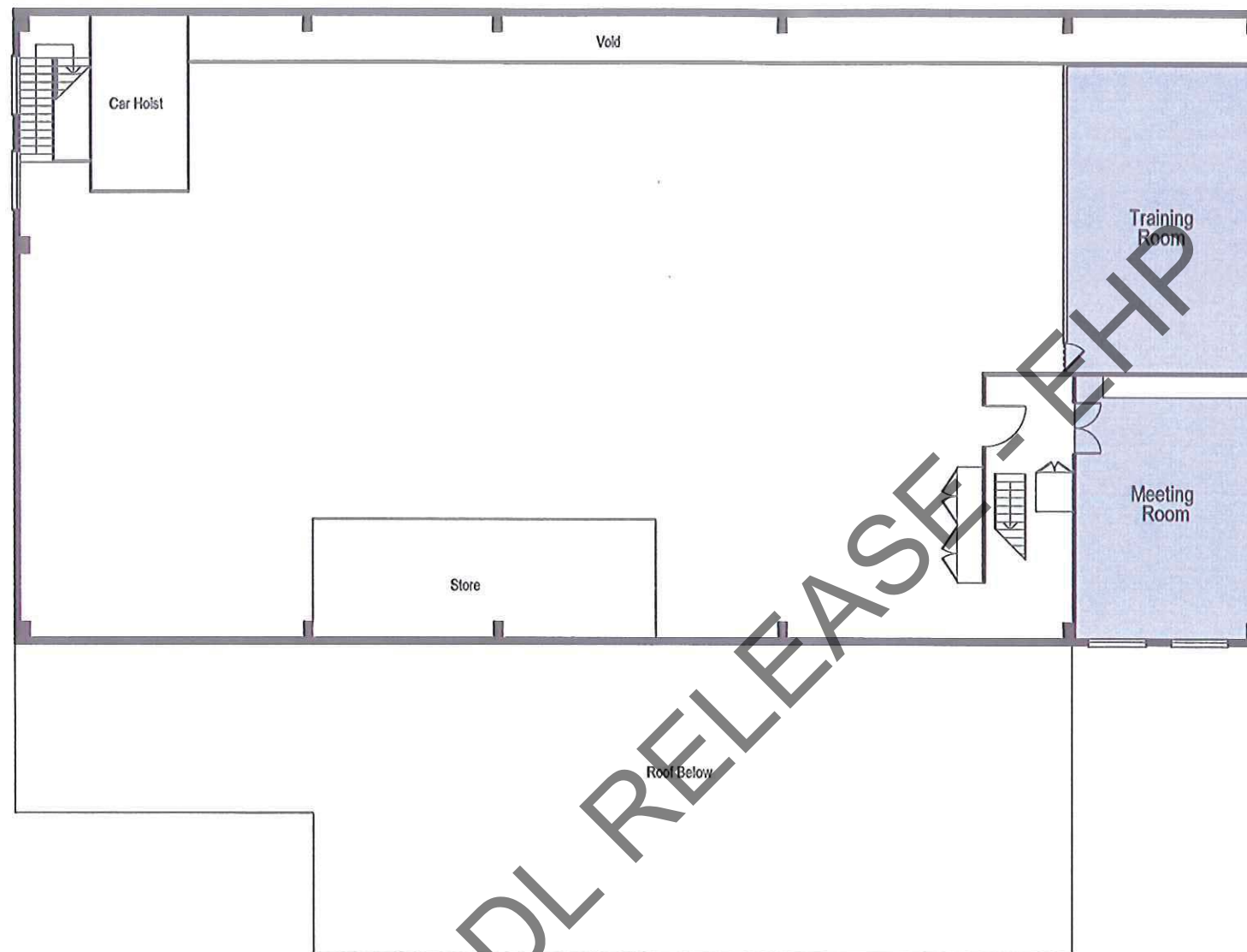
SCALE	1:100 @ A1	ORIENTATION
DATE	June 2004	
DRAWN	MVG	

Architects
 ABN 41 010 583 488

PO Box 265, 17 Macquarie Street, Eoval, Q. 4504
 Telephone (07) 5512 2655 Facsimile (07) 5512 2658
 email graham@dorrell.com.au

ARCHITECTS | INTERIOR DESIGNERS | PROJECT MANAGERS

DRAWING No.	SHEET	ISSUE
016356	04	A



NOTES & LEGEND

A	Issued for DA	260704	MWG
AMEND	DESCRIPTION	DATE	BY

PROJECT
Proposed Refurbishment
 FOR
Surfside Ford Miami
 AT
 2023 Gold Coast Highway
MIAMI QLD 4220

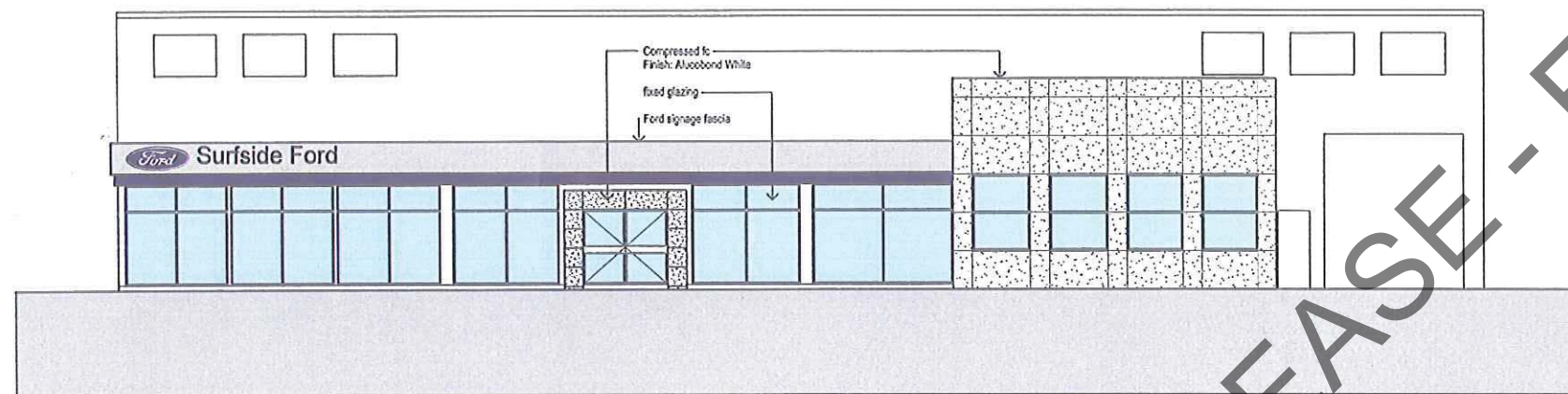


SHEET TITLE
Second Floor Proposed Plan

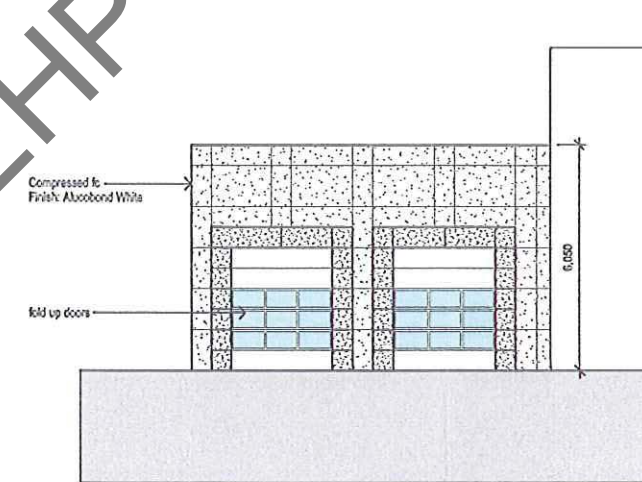
SCALE	1:100 @ A1	ORIENTATION
DATE	June 2004	
DRAWN	MWG	


Borchall Architects
 ABN 41 610 503 465
 PO Box 265, 17 Macquarie Street, Eooyal, Q. 4304
 Telephone (07) 3512 2655 Facsimile (07) 3512 2659
 email graham@borchall.com.au

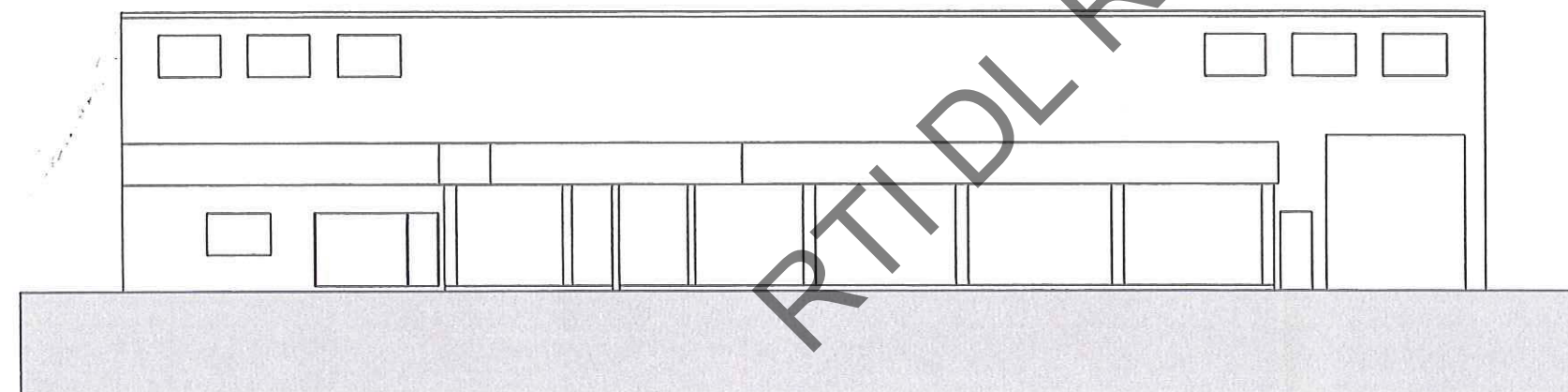
DRAWING No.	SHEET	ISSUE
01535-S	05	A



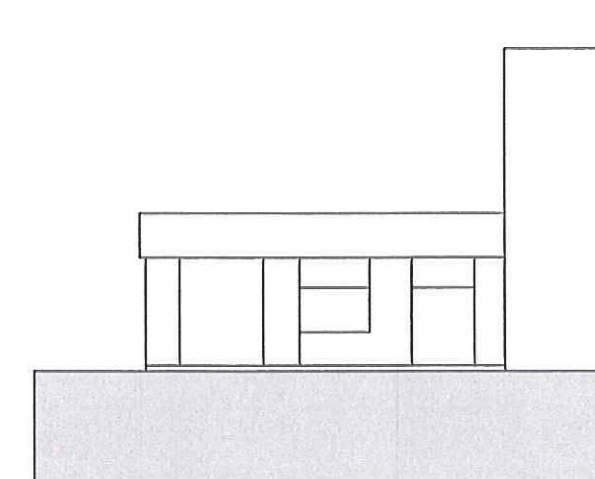
West Elevation - Proposed
Scale 1:100



South Elevation - Proposed
Scale 1:100



West Elevation - Existing
Scale 1:100



South Elevation - Existing
Scale 1:100

NOTES & LEGEND

AMEND	DESCRIPTION	DATE	BY
A	Issued for DA	26/07/04	MWG

PROJECT
Proposed
Refurbishment
FOR
Surfside Ford
Miami
AT
2023 Gold Coast Highway
MIAMI QLD 4220



SHEET TITLE
Elevations

SCALE	1:100 @ A1	ORIENTATION
DATE	June 2004	
DRAWN	MWG	



DRAWING No.	SHEET	ISSUE
015356	06	A



APPENDIX B

TITLE SEARCH

RTI DL RELEASE - EHP

CURRENT TITLE SEARCH
NATURAL RESOURCES & MINES, QUEENSLAND

Request No: 109473506
Search Date: 24/09/2003 8:58 am

Title Reference: 50199538
Date Created: 15/12/1997

Previous Title: 13720037
16309114
16328228

REGISTERED OWNER

Dealing No: 702396741 15/12/1997

TRANSIT MANAGEMENT PTY LTD A.C.N. 001 910 863

ESTATE AND LAND

Estate in Fee Simple

LOT 2 REGISTERED PLAN 910819
County of WARD Parish of GILSTON
Local Government: GOLD COAST CITY

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 11313014 (ALLOT 15 SEC 22)
Deed of Grant No. 11519139 (ALLOT 16 SEC 22)
Deed of Grant No. 11613121 (ALLOT 17 SEC 22)
(ALLOT 18 SEC 22)
Deed of Grant No. 11613228 (ALLOT 14 SEC 22)
2. EASEMENT No 601681792 (D184884) 14/01/1965
BURDENING THE LAND
TO SUB 1 OF ALLOT 14 OF SEC 22
OVER RESUB B ON RP106022
3. EASEMENT No 601681793 (D184885) 14/01/1965
benefiting
PART OF THE LAND FORMERLY LOT 6 ON RP45577 OVER RESUB A
ON RP106022
4. LEASE No 701352049 07/06/1996 at 16:13
to
SURFSIDE AUTOMOTIVE GROUP PTY LIMITED ACN 072 643 120
Original term commencing
30/04/1996
Terminating
29/04/2006
with options as therein stated over the whole of the land

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

Page 1/-

NATURAL RESOURCES & MINES, QUEENSLAND

Request No: 109473506
Search Date: 24/09/2003 8:58 am

Title Reference: 50199538

This plan MUST NOT BE FOLDED but may be rolled.

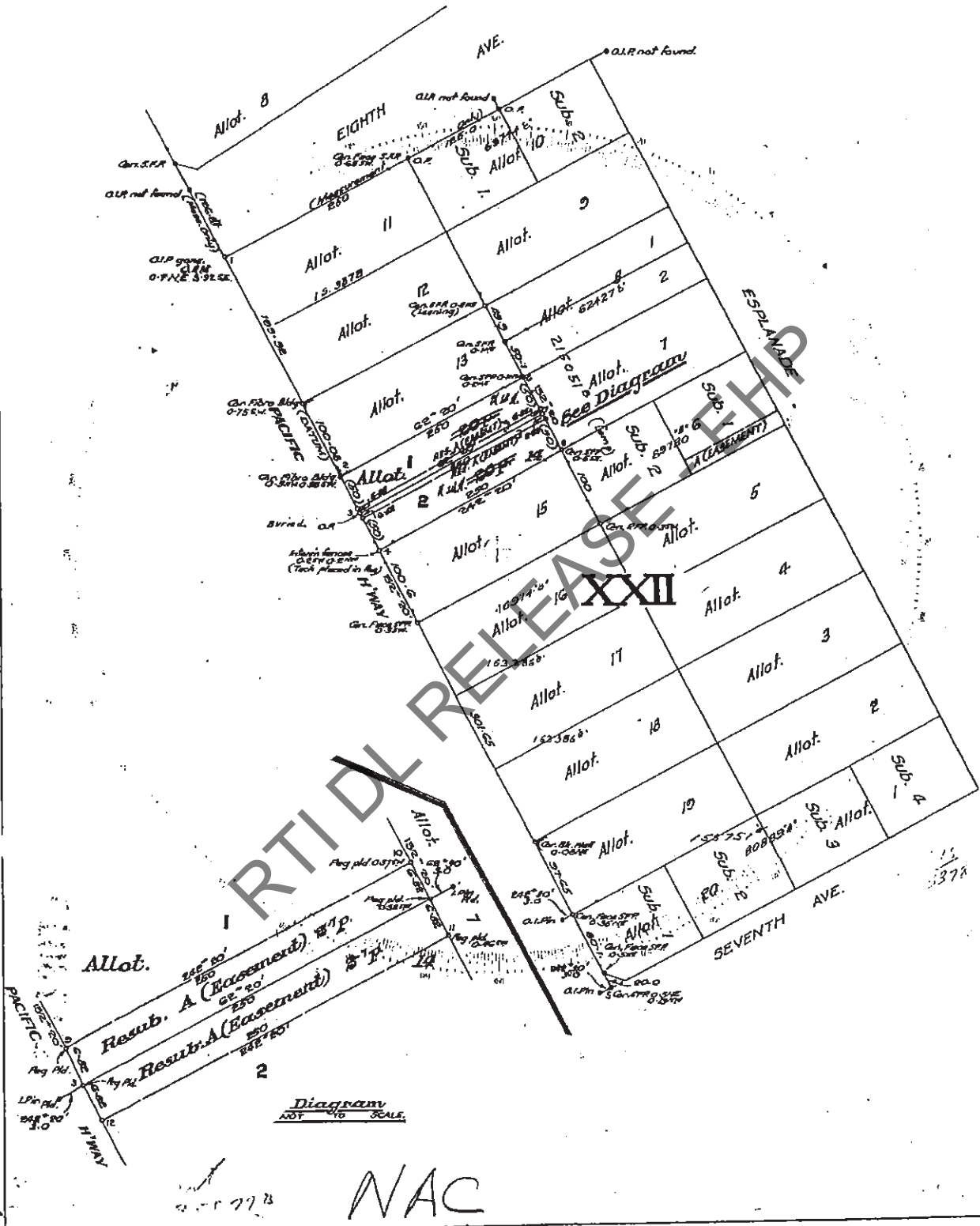
Reg 2 of 1-1-64

106022

106022

Drawing of Plan must be restricted to the space inside blue lines

Drawing of Plan must be restricted to the space inside the blue lines



NAC

Lots Resub. A (Easement) of Sub. 1 & 2 Orig. Portion SCALE 1 chain to an inch
of Allot. 14 of Section XXII Town of Bunleigh
 Parish of Gilston
 Surveyed by N.W. Hyde 11/8/94 CROWN COPYRIGHT RESERVED
 REGISTRAR OF TITLES, QUEENSLAND REGISTERED PLAN 106022 CISP

LAND TITLE ACT 1994

SURVEY PLAN

FORM 21 VERSION 1

910819

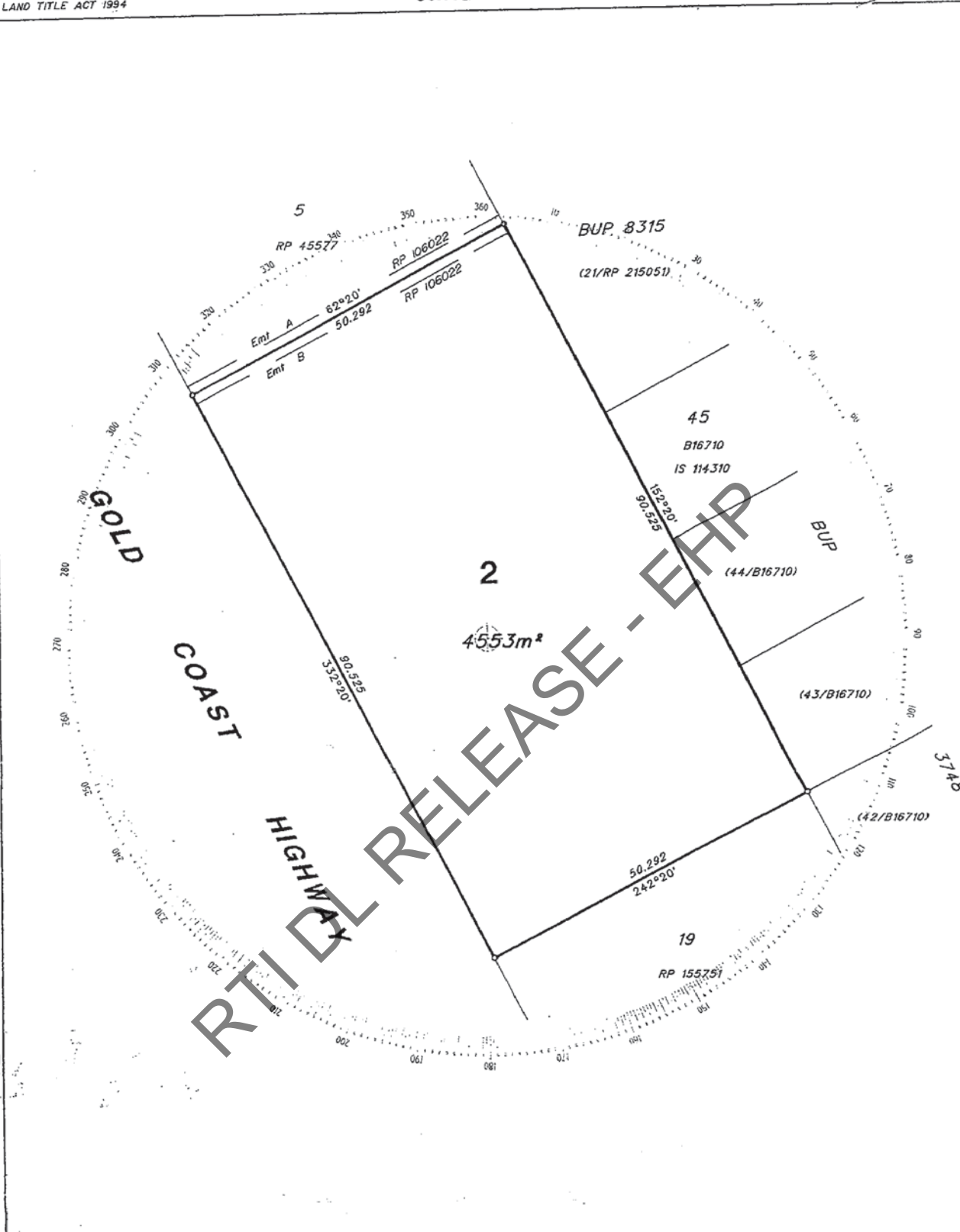
PLAN MUST BE DRAWN WITHIN BLACK LINES

910819

910819

WARNING - PLAN MAY BE ROLLED - A FOLDED OR MUTILATED PLAN WILL NOT BE ACCEPTED

910819



ANDREWS & HANSEN PTY LTD.
ACN 010 742 784
hereby certify that the company has made this
plan pursuant to section 25 of the Surveyors
Regulation 1992 and that the plan is accurate
and complies with the provisions of the
Land Title Act 1994 in the Department of Natural Resources, Brisbane.



Director &
Licensed Surveyor
Date 30/4/97

PLAN OF LOT 2

Cancelling Lot 55 on B16710, Lot 1 on
RP 163386 & Lot 6 on RP 45577.

ORIGINAL Allot 14,15,16,17 & 18 of SEC 22

MERIDIAN
RP 163386

MAP REF
BURLEIGH

SCALE
1 : 500

ENDORSED
ACCREDITED

ARCHIVED
BRISBANE

PARISH GILSTON
COUNTY WARD
TOWN/LOCALITY MIAMI
LOCAL GOVERNMENT CITY OF GOLD COAST
LANDS REGION METROPOLITAN

MINING DISTRICT

REGISTERED PLAN 910819

0 10 20 30 40 50 60 70 80 90 100mm CROWN COPYRIGHT RESERVED





APPENDIX C

CONTAMINATED LAND SEARCH & ERA LICENCE

RTI DL RELEASE - EHP

QLD ENVIRONMENTAL PROTECTION AGENCY
ENVIRONMENTAL MANAGEMENT REGISTER (EMR)
CONTAMINATED LAND REGISTER (CLR)

Transaction ID: 567492 Site ID: 17877 24 September 2003

This response relates to a search request received for the site:

Lot: 2 Plan: RP910819

EMR RESULT

The above site IS included on the Environmental Management Register.

The site you have searched has been subdivided from the following site, which is included on the EMR. Subdivided new parcels will remain on the EMR unless it can be shown that they are not located near the contaminating activity.

Lot: 55 Plan: B16710
Address: 2023 GOLD COAST HIGHWAY
MIAMI 4220

The site has been subject to the following Notifiable Activity pursuant to section 374 of the *Environmental Protection Act 1994*.

PETROLEUM PRODUCT OR OIL STORAGE - storing petroleum products or oil -

(a) in underground tanks with more than 200L capacity; or

(b) in above ground tanks with -

(i) for petroleum products or oil in class 3 in packaging groups 1 and 2 of the dangerous goods code - more than 2,500L capacity; or

(ii) for petroleum products or oil in class 3 in packaging groups 3 of the dangerous goods code - more than 5,000L capacity; or

(iii) for petroleum products that are combustible liquids in class C1 or C2 in Australian Standard AS1940, 'The storage and handling of flammable and combustible liquids' published by Standards Australia - more than 25,000L capacity.

CLR RESULT

The above site is NOT included on the Contaminated Land Register.

ADDITIONAL ADVICE

If you have any queries in relation to this search please phone (07) 3227 7370.

Tess Dobinson
Acting Registrar, Contaminated Land Unit



APPLICANTS NAME: SURFSIDE AUTOMOTIVE GROUP PTY LTD

Gold Coast City Council

LICENCE No: FLQ1069113

FILE No: PN211994/66/01

FLAMMABLE AND COMBUSTIBLE LIQUIDS LICENCE CONDITIONS

MINOR STORAGE

The following precautions shall be observed for any minor storage of flammable or combustible liquids on site. Minor storage quantities are detailed in AS1940 - 93 Section 2 - Minor Storage.

- (a) The storage shall not be in proximity to heating or an ignition source, eg. a stove, heating appliance, light switches, welders, or similar ignition sources;
- (b) Packages shall be kept closed when not in use. Any action to open a package of flammable liquid or decant from it should be carried out in a well ventilated area and away from any potential source of ignition. Note: Decanting and pouring of small quantities of flammable liquids can generate a static spark of sufficient energy to ignite a flammable vapour-air mixture;
- (c) The transfer of flammable liquid from storage to the point of use shall be carried out in a manner that minimises the possibility of spillage or fire;
- (d) Liquids shall not be stored or used where they may jeopardise escape from a building in the event of fire;
- (e) Persons who handle flammable and combustible liquids shall be aware of the hazards involved;
- (f) Any spillage shall be cleaned up immediately and the materials used in the clean-up shall be disposed of safely and in accordance with Council guidelines;
- (g) No combustible waste material or residues shall be permitted to remain in or around areas in which such liquids are stored or decanted;
- (h) Any materials that might interact dangerously if mixed shall be kept apart so that the possibility of interaction is minimised, eg. fuel and pool chlorine;
- (i) Packages used shall not be pressurised as a means to transfer the contents unless specifically designed for this duty;
- (j) For premises other than residences or farms, where flammable liquids in excess of 100 litres total quantity are stored or used, a 9kg AB(E) fire extinguisher and a warning sign worded "DANGER - FLAMMABLE LIQUID - NO SMOKING - KEEP FIRE AWAY" shall be placed at an effective location adjacent to the storage;
- (k) Occupiers and operators are expected to optimise safety by providing, and using, adequate stowage for packages on shelves, in cupboards or the like.

OPERATIONS

- 01 It shall be the responsibility of the occupier of the installation to develop and implement procedures appropriate to the installation as follows:
- (a) Site plan or plans indicating plant, main pipework (or routes) switchboards or sub-stations, emergency stop valves or actuating devices, fire protection systems, drainage, etc, depending on the intended use of the plan.
 - (b) Operating procedures, covering all aspects of the day-to-day operation of the facility.
 - (c) Maintenance procedures, covering regular testing, inspection, and monitoring of the equipment.

- (d) Emergency procedures, covering action to be taken in the event of fire, spillage, accident, equipment failure or other abnormalities or emergencies.
- (e) Construction procedures, covering new facilities and modification of existing plant.

These procedures shall be documented in notices, manuals, or other recorded instructions as appropriate to the particular installation, on view or readily available on site and shall be modified when necessary because of equipment or organisational changes, and shall otherwise be reviewed at least every two (2) years.

- 02 It shall be the responsibility of the occupier of the installation to ensure that training or instruction in established procedures is provided in accordance with the following Clauses. (Particular care should be taken to ensure comprehension in the case of language difficulties.)

(i) Employees

Each employee shall be trained in such duties as have been individually assigned to that person. The training shall include the following as appropriate:

- (a) Procedures to be followed in the event of an incident (spillage, accident or fire).
- (b) Layout of the installation.
- (c) Location of firefighting equipment.
- (d) Basic principles of firefighting, and the use of fire extinguishers and firefighting equipment.
- (e) Statutory regulations relevant to employees' tasks.
- (f) Awareness of the properties, characteristics and hazards of any materials kept or handled and materials to be brought on-site.
- (g) Correct use of any personnel protective equipment provided.
- (h) Area housekeeping.
- (i) Safety rules of the installation, including any restrictions on movement, access or activities.

(ii) Contractors

Contractors and their staff shall be trained in the following as appropriate to the specific task to be performed:

- (a) Safety rules of the installation, including any restrictions on movement, access, activities and use of personnel protective equipment.
- (b) Conditions and obligations associated with work permits and confined-space entry permits.
- (c) Hazards likely to be encountered, including any materials stored or handled on site.
- (d) Procedures to be followed in the event of an incident, eg. spillage, accident or fire.

(iii) Visitors

- (a) Every person who enters premises where flammable liquids are kept shall comply with all signage and notices for the site.
- (b) Every person entering restricted areas shall be instructed to comply with the relevant safety instructions.

(iv) Emergency Response Personnel

Persons having been assigned emergency duties shall be given specific training in those duties. Such duties may include, among other things -

- (a) firefighting;
- (b) spillage control, clean-up and decontamination;
- (c) evacuation control; and
- (d) first aid.

Drills shall be conducted at regular intervals to ensure that assigned persons have adequate opportunity to become familiar with their tasks. Local emergency services should be involved in joint exercises wherever possible.

(v) Refresher Training

Training procedures shall include provision for refresher training at sufficient intervals to ensure that capability is maintained.

03 Records shall be kept of the following:

- (a) Training and retraining (permanent record).
- (b) Equipment tests required by this Standard and reference Standards.
- (c) In-service inspections (life of installation).
- (d) Drills (six years).
- (e) Maintenance and repairs (life of installation).
- (f) Fires, significant spillage, accident, injury, dangerous occurrence or other abnormal incident (life of installation).

04 Work in or impinging on a hazardous zone that involves cutting or welding by gas or electric arc or any non-welding work of equivalent risk, eg. Grinding, drilling, or the use of percussion tools shall comply with the provisions of AS1674.1 "Safety in Welding and Allied Processes. Part 1: Fire Precautions".

05 All Packages to be filled with flammable liquids shall comply with the ADG Code or AS2906 "Fuel Container-Portable-Plastics and Metal" as appropriate.

06 Operating procedures shall be established to ensure the following precautions are adhered to at all times:

- (i) Prevention of smoking or any other ignition source within three (3) metres of any point where flammable and combustible liquids is being dispensed.
- (ii) All vehicles to stop engine before refuelling is commenced.
- (iii) Fill and dip caps to be maintained in a liquid-tight condition.
- (iv) All containers to be filled by a dispenser shall be suitable for that purpose, ie: container condition and material, presence of an effective cap, correct labelling, and the prohibition of container filling inside vehicle compartments.
- (v) Procedures to be established to refuse to refill plastic containers that do not comply with AS2906 "Fuel Containers - Portable-Plastics and Metal" or an equivalent recognised standard.
- (vi) Procedures to be established in the event of spillage, and particularly the spillage of flammable liquid on clothing.

- (vii) The availability of emergency clean-up equipment in case of spillage.
 - (viii) The prevention of persons under the age of fifteen (15) years operating dispensers.
 - (ix) Instructions on how to use emergency equipment as provided.
- 07 Inventory records shall be maintained and checked for discrepancies. Where leakage is indicated the installation shall be checked and any leaks found shall be rectified.
- 08 All portable fire extinguishing equipment shall be maintained in accordance with AS 1851 - "Maintenance of Fire Protection Equipment Part 1: Portable Fire Extinguishers".
The occupier of any licensed premises shall arrange for the inspection and testing at least once each six months of all fire extinguishing equipment and in the event of such equipment being found to be defective shall immediately cause the defects to be rectified. The service shall be stamped by testing personnel on completion of the operation.
- 09 All fire hose reels shall be maintained in accordance with AS1851.2 - "Maintenance of Fire Protection Equipment: Fire Hose Reels". Each fire hose reel shall be inspected at intervals not exceeding six (6) months and in the event of such equipment being found to be defective shall immediately cause the defects to be rectified. The service shall be stamped by testing personnel on completion of the operation.
- 010 The licensee may not store more than the quantities of flammable and combustible liquids stated in this licence. In any case, any structural or operational changes made to the licensed facility must:
- (i) comply with the Dangerous Goods Safety Management Act 2001
 - (ii) comply with the licence conditions; and
 - (iii) comply with the provisions outlined in AS1940 - 1993 The storage and handling of flammable and combustible liquids, or other equivalent or satisfactory standards approved by a Senior Environmental Health Officer.

UNDERGROUND TANK

- UT1 The fill, dip and vapour recovery point for the underground tank/s shall be identified in accordance with AIP CP5.
- UT2 The vent pipe/s for the underground tank/s for the storage of flammable/combustible liquids shall terminate in approved vertical or horizontal discharging vent caps not less than:
- (a) 4 metres above the level of the ground covering the tank/s.
 - (b) 4 metres laterally from any opening into a building (eg. window, door, ventilator, air-conditioner, mechanical vent intake, etc) for flammable liquids and 2 metres for combustible liquids.
- UT3 The discharge end of a vent shall be protected from the ingress of foreign material with an approved cap or fitting.

- UT4 The freestanding vent pipe/s for the underground tank(s) shall be supported by being securely saddled to the top and bottom of a ground standpipe. The standpipe shall be of substantial construction to prevent damage to the vent pipe.
- UT5 All electrical wiring and equipment used or located in a hazardous zone shall comply with AS3000 SAA "Wiring Rules".
- UT6 All electrical wiring and equipment for the dispenser/s shall comply with the requirements of AS3000 SAA "Wiring Rules" and in particular where flammable liquid are dispensed shall comply with AS2229 "Electrical Systems of Dispensing Equipment for Explosive Atmospheres".

FUEL DISPENSING ON LAND

- FD1 The dispensing pump/s shall be sited in accordance with the following minimum separation distances:-
- (a) 4 metres from any property boundary.
 - (b) 8 metres from any aboveground flammable liquid storage or handling facility other than a dispenser.
- FD2 The carriageway and the area within 1.5 metres of the dispenser are to be graded so that any fuel spilled during any dispensing will flow directly out from and clear of the building. The spill shall be contained on the premises.
- FD3 All dispensing installations shall be provided with a clearly identified switch or circuit-breaker which will enable the power to be shut-off to all dispensing units at a location remote from any dispensing unit and easily accessible in an emergency.
- FD4 A prominent sign shall be provided on or near the dispenser with letters marked at least 50mm in height with the following words:
STOP ENGINE - NO SMOKING
- FD5 The delivery nozzle for the dispenser/s must incorporate the following features:
- (a) The nozzle shall incorporate a device which automatically shuts off fuel flow when the level of the liquid in the receiving vessel reaches the end of the nozzle.
 - (b) The nozzle shall be so designed that fuel flow is shut off and remains shut off if the nozzle is dropped onto a non-resilient surface from a height of 250 mm or greater.
 - (c) The nozzle shall incorporate a safety device (safety cut-out attitude valve) so designed that the fuel flow is shut off and remains shut off if the nozzle spout is tilted above horizontal from its normal operating position.
 - (d) Nozzles incorporating the features in (a), (b) and (c) above shall be fitted on new or reconditioned dispensers or when an old nozzle is replaced.
 - (e) The nozzle/hose assembly shall be capable of dissipating any static electricity charge generated during filling.

APPLICANTS NAME: SURFSIDE AUTOMOTIVE GROUP PTY LTD

LICENCE NO: FLQ1069113

FILE NO: PN211994/66/01

- FD6 The fire extinguishers shall be sited externally in a security box with a break glass screen or equivalent.
- FD7 A minimum of one (1) unit of 9 kg AB(E) dry chemical fire extinguisher shall be provided for the fuel dispensing installation. The unit shall be placed within the dispensing area in easily accessible position.

RTI DL RELEASE - EHP



APPENDIX D

TOWN PLANNING PERMITS/APPROVALS

RTI DL RELEASE - EHP

Certified Mail G2079

Mr. E. Venturini
347

818/86/87

14th July, 1986

The Manager,
Miami Mitsubishi,
P.O. Box 73,
MIAMI. Q. 4220

Dear Sir,

THE CITY OF GOLD COAST TOWN PLANNING SCHEME

TOWN PLANNING PERMIT NO. 8/292

In pursuance of its powers under the provisions of the City of Gold Coast Town Planning Scheme, Council at its meeting held on 11th July, 1986 resolved to approve an application to establish a Vehicle Sales Premises on land situated at 2031 Gold Coast Highway, Miami and described as Allotment 15 of Section 22, Parish of Gilston, County of Ward, subject to the following conditions:-

- (1) Submission to and approval by Council of satisfactory building plans and specifications in accordance with the Building Act, Council's By-laws where applicable and the City of Gold Coast Town Planning Scheme. These plans are to generally accord with the plan approved in this Town Planning Permit apart from where amendments are necessary to comply with the conditions of the Permit. The building is to be constructed in accordance with the approved building plans prior to the commencement of the use approved in this Town Planning Permit.
- (2) Provision of fire services in accordance with the Fire Safety Act.
- (3) Compliance with the Health Acts and all Regulations made thereunder.
- (4) Any noise generated is to comply with the provisions of By-law 270 of Chapter 11 of Council's By-laws and The Noise Abatement Act and the requirements of any other Authorities.

- (5) All service equipment and refrigeration units are to be positioned and housed so as not to cause nuisance or disturbance to persons or property not connected with the development and to the reasonable satisfaction of the Planning and Development Manager.
- (6) Any lighting device is to be so positioned and shielded as not to cause any glare nuisance to any nearby residential occupation or passing motorist.
- (7) Provision of at least two (2) off-street car parking spaces and access thereto to be constructed in accordance with Paragraphs 17 to 20, Division II, Part VIII of the Town Planning Scheme and Council's Carparking Policy and to the reasonable satisfaction of the Planning and Development Manager. Should the development be designed in such a manner as to reduce the amount of required car parking, the required amount of car parking may upon application to the Planning and Development Manager, be amended accordingly.
- (8) There is to be no interference with the amenity of the neighbourhood by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil or otherwise.
- (9) The open space and setback areas being landscaped in accordance with a properly prepared planting plan to be submitted to and approved by the Planning and Development Manager prior to the issue of a building approval. Where building approval is not required, the planting plan is to be submitted and approved prior to the commencement of the said use. Such landscaping is to be completed in accordance with the approved planting plan prior to the premises being occupied and maintained at all times thereafter to the reasonable satisfaction of the Planning and Development Manager. The plan is to include the location of any proposed advertising devices.
- (10) Provision of water supply and sewerage to the satisfaction of the Chief Engineer and in accordance with the Sewerage and Water Supply Act and Council Policy.
- (11) The provisions of the Town Planning Permit are to be effected prior to the commencement of the specific use as granted by the said permit.
- (12) All motor cycles/vehicles are to be displayed on site within the property boundaries. There is to be no display of motor cycles/vehicles on the streets about the site.
- (13) Any advertising device is to comply with Chapter 13 of Council's By-laws.
- (14) Car parking bays and aisle widths to be in accordance with Council's car parking policy.
- (15) The landscaped setback areas are to be kept clear of display vehicles.
- (16) The proposed detailing building is not to be used for general automotive repairs.
All buildings and vehicle display areas are to be set back at least 2 metres from the front property alignment.

PERMANENT ACCESS AND PROVISION FOR TRAFFIC

- (17) Access to site, vehicular parking and loading bay requirements are to be in accordance with Council's parking policy and any relevant standard drawings. Alterations of access alignments may be necessary to comply with existing on-street parking arrangements and shall be determined following discussions with Council's traffic section and to the reasonable satisfaction of the Chief Engineer. Should such alterations be considered necessary, the applicant shall modify all design plans accordingly prior to submission for building approval.
- (18) Access to site is to be to the approval of the Main Roads Department.
- (19) A suitable loading area shall be fully contained on site and shall obtain access from a common driveway into the development unless otherwise approved by the Chief Engineer. Should the proposed development be of such a nature to require the delivery of goods by semi-trailer, then the loading area and access will need to be designed in accordance with Council's car parking Policy. Reversing of delivery vehicles to or from the site shall not be permitted.

An assessment has been made of this development and it has been decided that A Class "C" loading bay shall be provided

(Class A - Small Delivery Vehicles	- 8.0m x 3.6m)
(Class B - Single Unit Trucks	- 12.0m x 3.6m)
(Class C - Semi-trailers	- 15.0m x 3.6m)

CONSTRUCTION ACCESS AND PROVISION FOR TRAFFIC

- (20) Access to site during construction shall be in accordance with Council's Construction Access and provision for Traffic at Development Site Policy.
- (21) Unloading, storage or movement of construction material or equipment shall take place on site in accordance with Council's construction Access and provision for Traffic at Development Site Policy.

COMPONENT 2 HEADWORKS

- (22) In accordance with Council policy 'Development Charges for Water Supply and Sewerage Services' contributions are applicable towards water supply and sewerage headworks (Component 2).

The contributions are based on the equivalent population proposed in excess of that either connected to water and sewerage or for which contributions towards headworks (Component 2) have been paid.

Council has resolved that these contributions will be determined at the time of processing a building application for the land the subject of this application at the rates applicable at that time.

- (23) This permit may be revoked pursuant to Section 33 (16D) of the Local Government Act if substantial progress has not been made in the erection of any building or other structure in accordance with this permit or the rights conferred by this permit are not exercised in accordance with this permit within twenty-four (24) months of the date hereof.
- (24) If at any time after twenty-four (24) months the use, once established, is discontinued for a period of six (6) months for any cause whatsoever this permit may be revoked pursuant to Section 33 (16D) of the Local Government Act.

Yours faithfully,

sch 4 - signature

R. H. Brown
TOWN CLERK

EV/jr

sch 4 - signature

Copies of the relevant Sections of the Local Government Act are enclosed for your information.

RTI DL RELEASE - EHP

29 March 1996
Ms D Walker
Nerang
(07) 5578 0852

(4)818/95/146

Transit Management Pty Ltd
City & Regional Planner Pty Ltd
Digital Building
Bond University
ROBINA QLD 4226

Dear Sir/Madam

**THE CITY OF GOLD COAST PLANNING SCHEME
TOWN PLANNING CONSENT PERMIT NO. 818/95/146
DATE OF ISSUE - 29 MARCH 1996**

Pursuant to the provisions of the City of Gold Coast Planning Scheme, Council, at its meeting held on 2 February 1996 (Minute No. S96.0124.010), approved this application for vehicle sales premises, subject to conditions. This Town Planning Consent Permit is issued in accordance with the Local Government (Planning & Environment) Act for the premises and uses as described herein and is subject to the following conditions:-

Address	2031 Gold Coast Highway, Miami
RPD	Lot 6 on RP 45577
Site Area	506m ²

the application to use land and/or erect a building on the site described above, for the purpose of a vehicle sales premise be approved subject to the following conditions:-

APPROVED PLANS

- 1 An amended plan shall be submitted prior to any works being undertaken showing the following modifications:
 - a landscaping
 - b car parking

NOISE & AMENITY CONTROL

- 2 There is to be no interference with the amenity of the neighbourhood by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil or otherwise.

LIGHTING DEVICES - GENERAL

- 3 Any lighting device is to be so positioned and shielded as not to cause any glare nuisance to any nearby residential occupation or passing motorist.

Continued

LANDSCAPING

- 4 A one (1) metre landscaped open space area shall be continued from the existing vehicle sales premise along the frontage of the property to the satisfaction of the Chief Executive Officer.
- 5 A two (2) metre landscaped buffer strip is to be provided at the rear of the property adjoining neighbouring residential property. The planting and screen fencing shall be designed to provide an effective buffer to adjoining residential sites, to the reasonable satisfaction of the Chief Executive Officer.
- 6 Submission of a detailed landscape plan (prepared by a suitably qualified landscape architect) for approval and endorsement by the Chief Executive Officer prior to the building plans being submitted for approval.

CAR PARKING AND LOADING FACILITIES

- 7 All of the required car parking shall be provided so as to be freely accessible to accommodate the vehicles of persons employed on the site for the time the development is open for business and those of bona fide visitors for the duration of any visit to the site. There shall be no encumbrance, fee or charge, and no gateways, doors or similar devices being erected or located which would restrict vehicular access to these spaces or no signs displayed which restrict the use of these spaces.
- 8 All car parking and loading areas shall be constructed, drained, sealed, marked and maintained to the satisfaction of the Chief Executive Officer.
- 9 A minimum of four (4) off street parking spaces are to be provided in accordance with the endorsed plan referred to in Condition 1 hereof, and such requirement may only be modified by the Chief Executive Officer.

The comments on the objections contained in the reference be adopted as Council's representations on these objections in its application to the Minister.

LAPSING OF TOWN PLANNING CONSENT PERMIT

This Town Planning Consent Permit lapses where:-

- a the use of land or the use or erection of a building or other structure on land, the subject of approval in respect of which the permit was issued, has not been commenced within 4 years of the date of issue of the permit or such extended period or periods as the Local Authority upon application being made to it therefore approves;
- or
- b a use of any premises established pursuant to the permit has ceased for a period of at least 12 months.

Continued

REVOCATION OF TOWN PLANNING CONSENT PERMIT

Council may revoke this Town Planning Consent Permit subject to the provisions of the Local Government (Planning & Environment) Act. A copy of this Section is enclosed for your information.

Yours faithfully

sch 4 - signature

for Warren Rowe
**DIRECTOR PLANNING,
DEVELOPMENT & TRANSPORT**

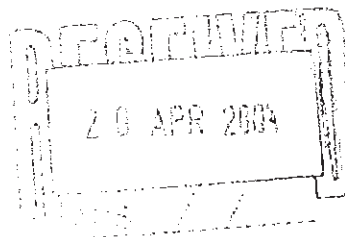
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RTI DL RELEASE - EHP

Date: 15 April 2004
Contact: Mr Sam Pourmoradian
Location: Statutory Planning Branch, Nerang
Telephone: (07) 5582-8712
Your Reference: JF320100.015(NOC).docATC:ATC
Our Reference: PN211994/01/DA3



sch 4 - personal information

Keilar Fox & McGhie Pty Ltd
PO Box 608
SPRING HILL QLD 4004

Dear Sir,

**DECISION NOTICE - MATERIAL CHANGE OF USE (IMPACT ASSESSMENT) FOR AN
EXTENSION TO A VEHICLE SALES PREMISES - SURFSIDE FORD C / - KEILAR FOX
AND MCGHIE - LOT 2 ON RP910819 - LOCATED AT 2023 GOLD COAST
HIGHWAY, MIAMI**

With reference to the above development application you are advised that on 5 April 2004 the Manager Statutory Planning under authority delegated by Council resolved as follows:

That in respect to the following property:

Real Property Description	Lot 2 on RP910819
Address of Property	2023 Gold Coast Highway, Miami
Area of Property	4,553m ²
Proposed Use	Extension to Vehicle Sales Premises

- A The applicant be notified as required under the provisions of the Integrated Planning Act that under Special Delegation (ex Minute No. C01.1109.005) Council approves the issue of a Development Permit for Material Change of Use for an extension to a Vehicle Sales Premises subject to the following conditions:

DEVELOPMENT IN ACCORDANCE WITH PLANS

- 1 The development shall be carried out generally in accordance with the approved plans and details submitted to Council stamped and returned to the applicant with this decision notice and as listed below:

::ODMA\PCDOCS\TRACKS\1546835\1 - DecNot2 - 16/9/03

<i>Drawing Number</i>	<i>Title</i>	<i>Date</i>	<i>Drawn by</i>
01535A (01B)	Ground Floor Demolition Plan	February 2003	Birchall & Partners Architects
01535A (02B)	Ground Floor Plan	February 2003	Birchall & Partners Architects
01535A (03B)	Level 1 Floor Plan	February 2003	Birchall & Partners Architects
01535A (04B)	Level 2 Floor Plan	February 2003	Birchall & Partners Architects

INFRASTRUCTURE CHARGES

- 2 Payment of contributions shall be made towards water supply headworks, sewerage headworks and transport infrastructure, to be assessed on the basis of approved building plans or approved subdivision plans relevant to the proposed development. The contributions are due for payment prior to the issue of a Certificate of Classification, Building Final for any building works, the date of sealing of registrable plans of subdivision, or occupation of the building, whichever occurs first. The contributions shall be calculated in accordance with the rates in force at the time of payment.

CAR PARKING AND ACCESS

- 3 On site car parking spaces shall be provided in accordance with the endorsed plan referred to in Condition 1 of this decision notice, such area shall be constructed to AS2890 / Local Planning Policy No. 1, drained, sealed, marked and maintained to the satisfaction of the Chief Executive Officer.
- 4 All car parking spaces shall be provided so as to be freely accessible to accommodate the vehicles of persons employed on the site for the time the development is open for business and those of bona fide visitors for the duration of any visit to the site.
- 5 All loading and unloading operations shall be conducted within the site and vehicles waiting to be loaded and unloaded shall stand entirely within the site.

SERVICES AND UTILITIES

- 6 The development shall be connected to Council's reticulated sewerage system prior to the commencement of the use, at a point nominated by the Chief Executive Officer, and at no cost to Council.
- 7 The development shall be connected to Council's water supply system prior to the commencement of the use, at a point nominated by the Chief Executive Officer, and at no cost to Council.

- 8 Any alteration to public utility mains, Council infrastructure, services or installations necessitated by the development shall be undertaken at no cost to Council and to the satisfaction of the Chief Executive Officer or the relevant utility agency, as the case may be. Such shall occur prior to the commencement of the use the subject of this approval.
- 9 All proposed structures shall be located a minimum distance of 2.0 metres from Council infrastructure (i.e. sewer, stormwater and water).
- 10 Provision of Refuse and Recycling Services are to comply with the "Environmental Protection (Interim Waste Regulation) 1996" and the "Waste Management Policy Relating to Refuse Requirements for Proposed and Existing Building Developments Within the City of Gold Coast" Dated January 1995, 1st Edition.

AMENITY

- 11 All service equipment, mechanical ventilation and refrigeration units associated with the development shall be installed and located to the satisfaction of the Chief Executive Officer so as not to cause nuisance or disturbance to persons outside the curtilage of the subject site.
- 12 All lighting devices associated with the development shall be positioned on the site and shielded to the satisfaction of the Chief Executive Officer so as not to cause glare or other nuisance to nearby residents and motorists.
- 13 No sign or similar device shall be erected on the subject land unless a plan is submitted detailing the location, size, type and content and is approved by the Chief Executive Officer. All signage is required to conform with Council's Policy relevant to signage.

DRAINAGE AND FILLING

- 14 During the transportation of soil and other fill material:
 - All trucks hauling soil, or fill material shall have their loads secure and covered; and
 - Any spillage that falls from the trucks or their wheels shall be collected and removed from the site and streets along which the trucks travel, on a daily basis; and
 - Prior to vehicles exiting the site, measures shall be taken to remove soil from the wheels of such vehicles to prevent soil and mud being deposited on public roads and streets.
- 15 Evidence demonstrating that all stormwater drainage discharges to a lawful point and does not adversely affect downstream properties shall be submitted and approved by the Chief Executive Officer. This is to occur prior to the issue of the development permit for carrying out building work, or if an application for carrying out building work is not required, prior to commencement of the use the subject of this approval.

- 16 Vehicle washing shall not be undertaken on site unless it can be demonstrated to the Administering Authority that the wastewater produced can be collected, treated and discharged to sewer under and in accordance with a trade waste permit granted by the local government under the *Sewerage and Water Supply Act 1949*.

GENERAL

- 17 A copy of the decision notice and accompanying stamped approved plans for this material change of use shall be submitted with any application for the carrying out of building work.

GENERAL ADVICE

1. If the applicant desires to carry out any upgrades in the road reserve area adjacent to the site, works are to be undertaken in accordance with the Miami Centre Improvement Program Document. It should be noted that this is not an approval to undertake such works. In such instance, a detailed landscaping plan is to be submitted to Council for approval for any work in the road reserve as a separate application to the Material Change of Use. If any such application is required, please contact Jennie Graham of Centre Improvement Program on 5582 8467.
2. That the Applicant be advised that nothing in this decision notice alleviates the need to observe all relevant legislation, Council's Planning Schemes and Local Laws.

The name and address of each referral agency for this application were as follows:

Department of Main Roads
South Coast Hinterland District
PO Box 442
NERANG QLD 4211

To allow the development to be carried out the following further development permits are required: Carrying Out Building Work / Carrying Out Plumbing Or Drainage Work / Carrying Out Operational Work.

The applicant has the right of appeal to the Planning and Environment Court regarding this decision. A copy of section 4.1.27 of the Integrated Planning Act is enclosed for your information.

The applicant is advised that no submissions were received in regard to this application.

If the applicant notifies Council in writing that the decision is accepted without dispute and they will not exercise any right of appeal to the Court in respect of this decision, this Decision Notice may be taken to be the Development Approval.

Should you wish to clarify any issues contained in the above letter please do not hesitate to contact Sam Pourmoradian on telephone number (07) 5582-8712.

Yours faithfully

sch 4 - signature

for Ian Glew
MANAGER STATUTORY PLANNING

Encl.

RTI DL RELEASE - EHP

Division 8 - Appeals to court relating to development applications

Appeals by applicants

4.1.27 (1) An applicant for a development application may appeal to the court against any of the following -

- (a) the refusal, or the refusal in part, of a development application;
 - (b) a matter stated in a development approval, including any condition applying to the development, and the identification of a code under section 3.1.6; **
 - (c) the decision to give a preliminary approval when a development permit was applied for;
 - (d) the length of a currency period;
 - (e) a deemed refusal.
- (2) An appeal under subsection (1)(a) to (d) must be started within 20 business days (the "applicant's appeal period") after the day the decision notice or negotiated decision notice is given to the applicant.
- (3) An appeal under subsection (1)(e) may be started at any time after the last day a decision on the matter should have been made.

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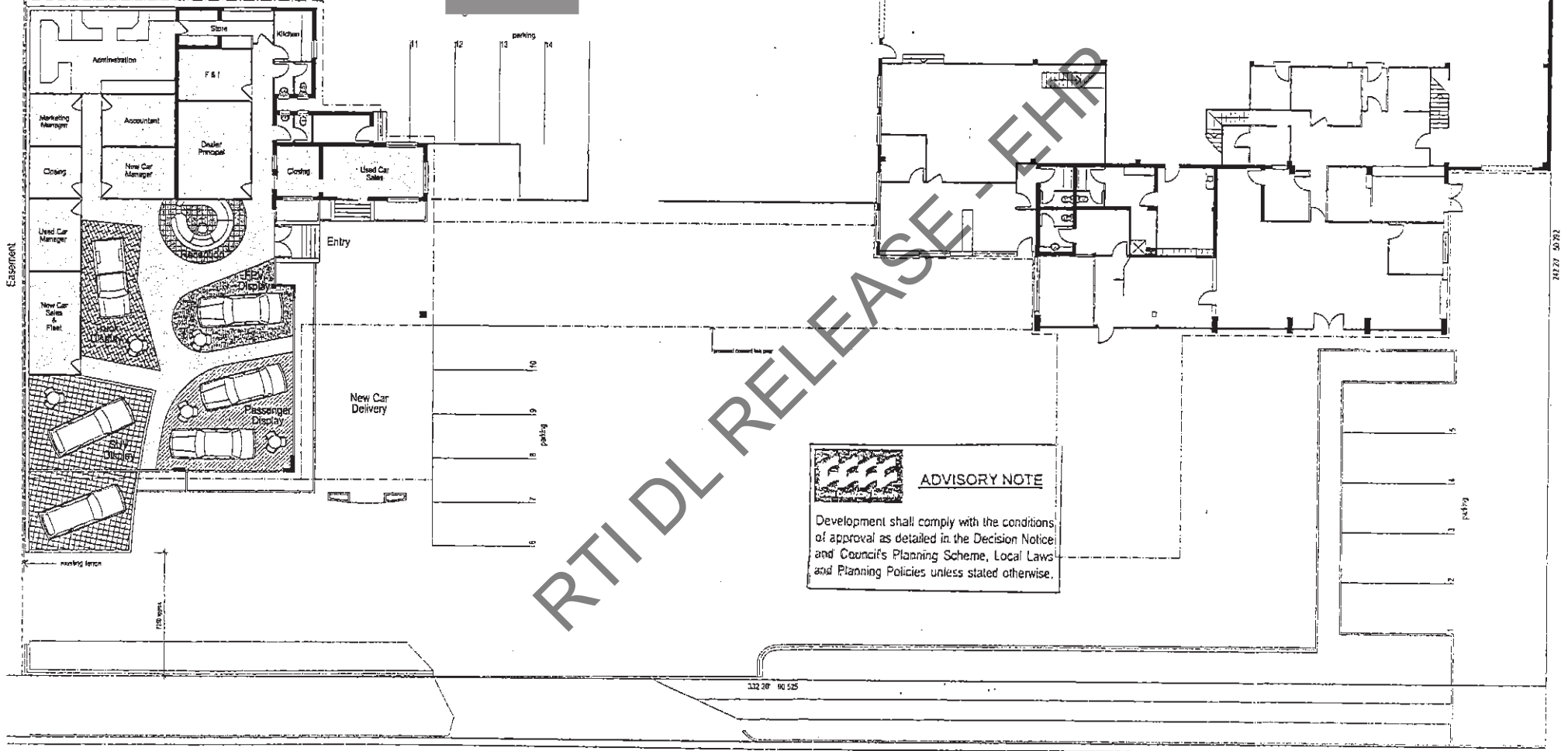


Application No. 1044 (01/043 (P))

APPROVED

Date: 5/4/04 Signature

sch 4 - signature



ADVISORY NOTE

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

GOLD COAST HIGHWAY



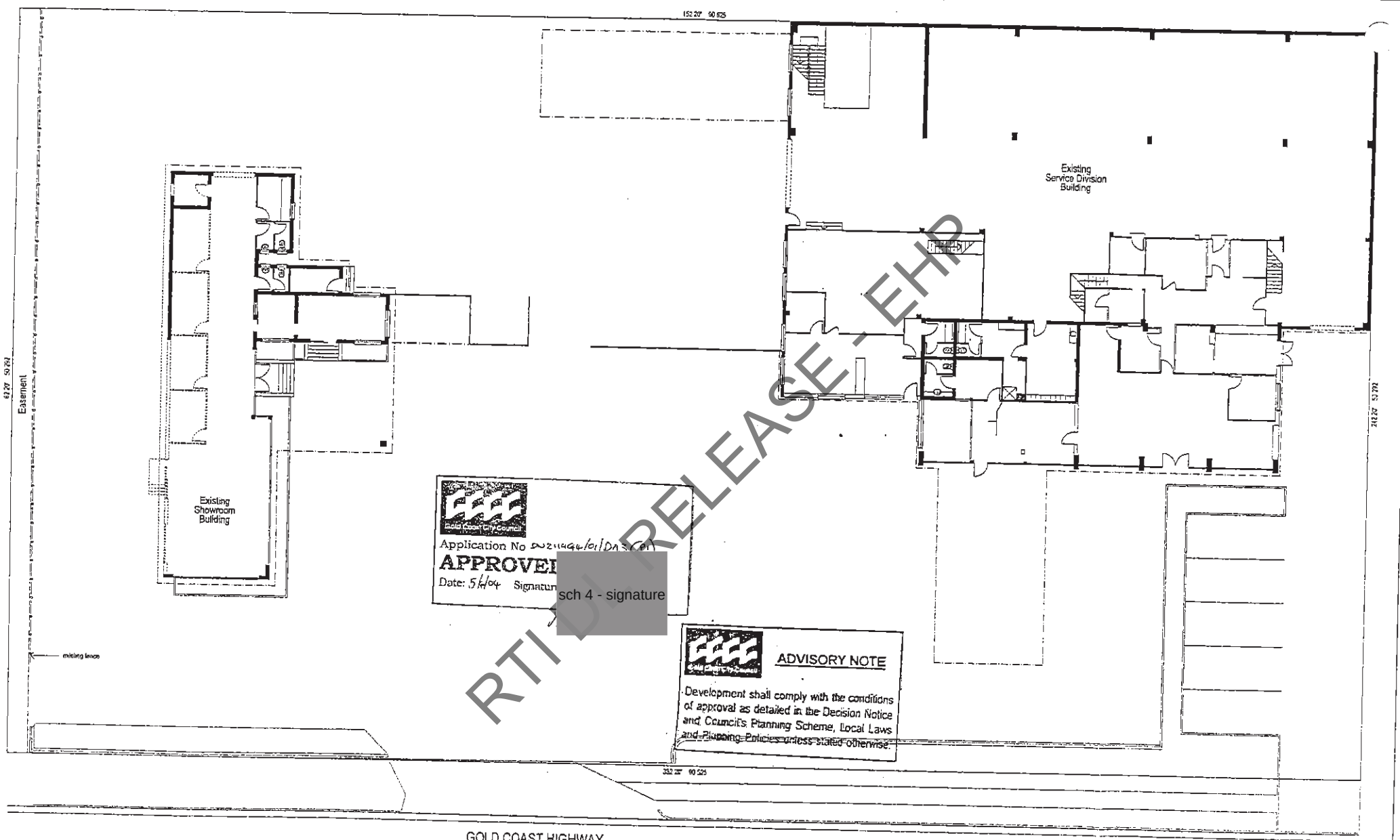
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NOTES & LAYOUT
RPD
Lot 2 on RP 111113
Part of 10/11/13
County of Ward
Site Area: 4353 sq.m

GFA
Showroom Building
Existing GFA 2110 sq.m
Existing GFA Display 710 sq.m
Proposed GFA 440 sq.m
Proposed GFA Display 425 sq.m
Service Delivery Building
Existing Ground Floor 1253 sq.m
Existing L1 Mezzanine 82 sq.m
Existing L2 Floor 780 sq.m

PROPOSED REFURBISHMENT
SURFSIDE FORD - MIAMI
2023 GOLD COAST HIGHWAY MIAMI QLD 4220
RTI Documents
GROUND FLOOR PLAN

SCALE
1:100 @ 21
DATE
FEB 2003
DRAWN
MW/S
DESIGNED BY
01535A
SHEET
02
SCALE
8



ND @ RETAIL

RTI - 13-495

NOTES & LEGEND

RPD

Lot 2 on RP 010518

Parish of Gullion

County of Wood

Site Area: 4553 sq.m

AREA	DESCRIPTION	AREA	DESCRIPTION
EXISTING	EXISTING	EXISTING	EXISTING
DEMOLITION	DEMOLITION	DEMOLITION	DEMOLITION

GFA

Showroom Building

Existing GFA 210 sq.m

Existing GFA Display 70 sq.m

Proposed GFA 440 sq.m

Proposed GFA Display 225 sq.m

Service Division Building

Existing Ground Floor 1255 sq.m

Existing L1 Mezzanine 80 sq.m

Existing L1 Floor 715 sq.m

Site Coverage

Site Area 4553 sq.m

Showroom Building 355 sq.m

Service Division Building 1255 sq.m

TOTAL Site Coverage 7810 sq.m

Plot Ratio

TOTAL GFA 2575

Site Area 4553 sq.m

Plot Ratio 0.56

CAR PARKING

Existing 8 spaces

Proposed 8 spaces

PROJECT

PROPOSED REFURBISHMENT

SURFSIDE FORD - MIAMI

2023 GOLD COAST HIGHWAY MIAMI QLD 4220

SCALE 1:100 @ B1

DATE FEB 2003

DRAWN MWG

INSPECTED 01535A

SHEET 01

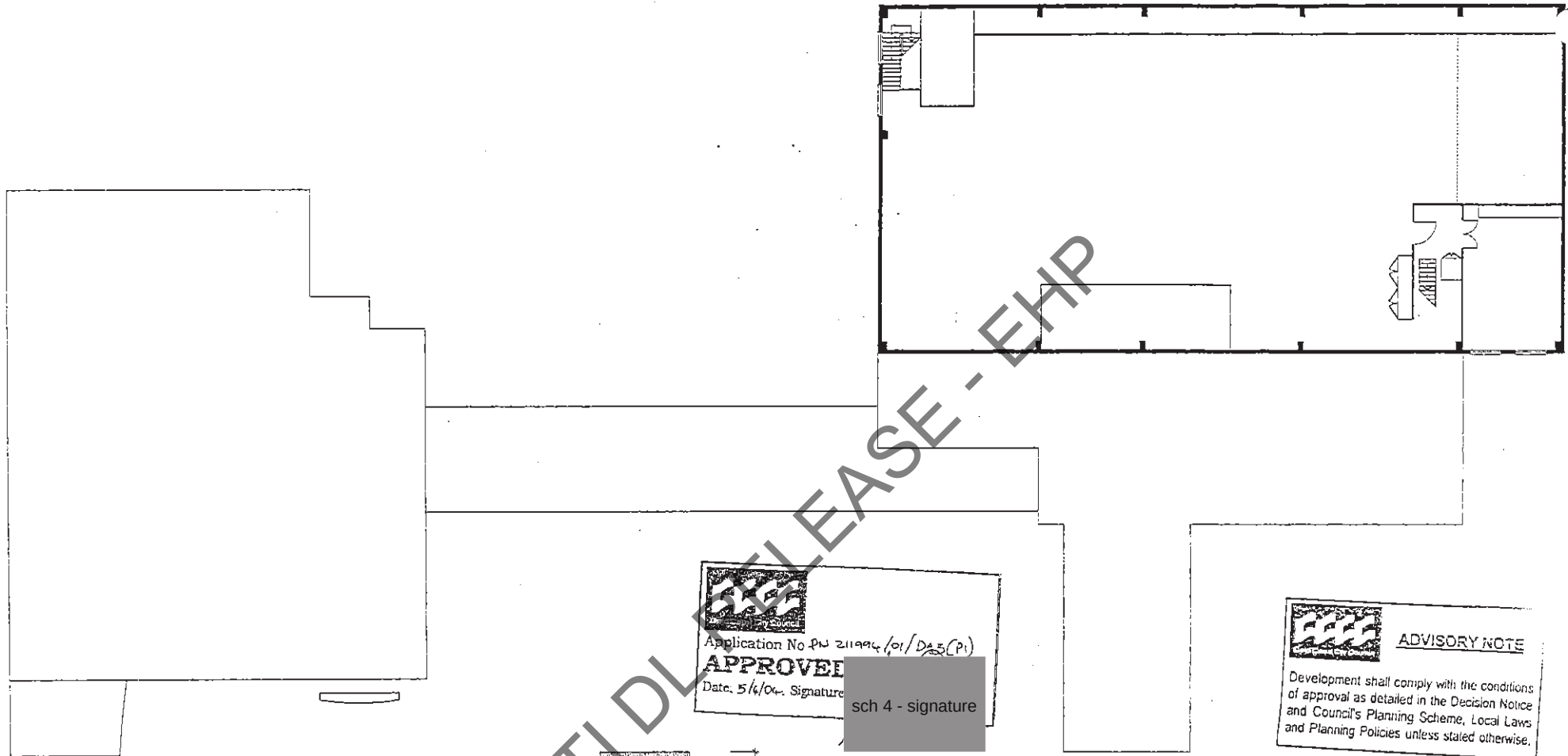
GROUND FLOOR DEMOLITION PLAN

INSPECTION

RTI RELEASE - EHP

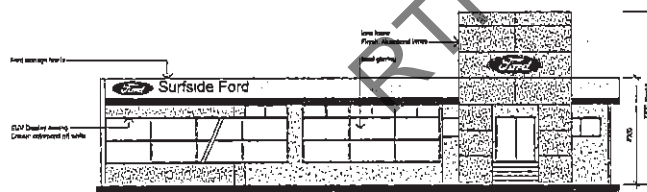
Page 79 of 87

RTI RELEASE - EHP

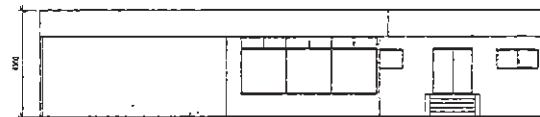


Application No PN 211994 / 01 / D25 (P1)
APPROVED
 Date: 5/4/04. Signature: [Redacted] sch 4 - signature

ADVISORY NOTE
 Development shall comply with the conditions of approval as detailed in the Decision Notice and Council's Planning Scheme, Local Laws and Planning Policies unless stated otherwise.



PROPOSED ELEVATION
 Scale 1:100



EXISTING ELEVATION
 Scale 1:100



RAND @ RETAIL



13-495	1:1000	1:1000
1:1000	1:1000	1:1000
1:1000	1:1000	1:1000

NOTES & LEGEND

GFA	Site Coverage
Showroom Building	Site Area 4321 sq.m
Existing GFA 240 sq.m	Showroom Building 335 sq.m
Existing GFA Display 70 sq.m	Service Design Building 1235 sq.m
Proposed GFA 440 sq.m	TOTAL Site Coverage 1610 sq.m
Proposed GFA Display 235 sq.m	
Service Design Building	Plot Ratio
Existing Ground Floor 1235 sq.m	TOTAL GFA 2678
Existing L1 Mezzanine 80 sq.m	Site Area 4321 sq.m
Existing L1 Floor 710 sq.m	Plot Ratio 0.59
	Prepared 5/1/04

PROJECT
PROPOSED REFURBISHMENT
SURFSIDE FORD - MIAMI
 AT
 2023 GOLD COAST HIGHWAY MIAMI QLD 4220

SHEET TITLE
LEVEL 2 FLOOR PLAN

SCALE	1:100 @ B1	ORIENTATION
DATE	FEB 2003	
DRAWN	MWG	

DRAWING NO.	01535A	SHEET	04	SUB	B
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RTI RELEASE - EHP

Application No PN 214444 / 01 / DA 3 (P1)
APPROVED
 Date: 5/4/04. Signature: [Redacted] sch 4 - signature

ADVISORY NOTE
 Development shall comply with the conditions of approval as detailed in the Decision Notice and Council's Planning Scheme, Local Laws and Planning Policies unless stated otherwise.

<p>ND @ RETAIL REL-13-495</p>	<table border="1"> <tr> <td>DATE</td> <td>21/03/04</td> <td>AMPS</td> </tr> <tr> <td>REVISION</td> <td>1</td> <td>AMPS</td> </tr> <tr> <td>DESCRIPTION</td> <td colspan="2">DATE: 2/3/04</td> </tr> </table>	DATE	21/03/04	AMPS	REVISION	1	AMPS	DESCRIPTION	DATE: 2/3/04		<p>NOTED & LOADED</p>	<p>GFA</p> <p>Showeroom Building Existing GFA 210 sq.m Existing GFA Display 70 sq.m Proposed GFA 440 sq.m Proposed GFA Display 215 sq.m</p> <p>Service Detention Building Existing Ground Floor 1255 sq.m Existing L1 Mezzanine 50 sq.m Existing L1 Floor 785 sq.m</p> <p>Site Coverage Site Area 4533 sq.m Showerroom Building 355 sq.m Service Detention Building 1255 sq.m TOTAL Site Coverage 1810 sq.m</p> <p>Plot Ratio TOTAL GFA 3025 Site Area 4533 sq.m Plot Ratio 0.67</p> <p>CAR PARKING Existing 3 spaces Proposed 6 spaces</p>	<p>PROPOSED REFURBISHMENT SURFSIDE FORD - MIAMI AT 2023 GOLD COAST HIGHWAY MIAMI QLD 4220</p> <p>SHEET TITLE LEVEL 1 FLOOR PLAN</p>	<p>SCALE 1:100 @ B1</p> <p>DATE FEB 2003</p> <p>PROJECT MWG</p> <p>DRAWING NO. 01535A SHEET 03 ROLL B</p>	<p>Page 81 of 87</p>
DATE	21/03/04	AMPS													
REVISION	1	AMPS													
DESCRIPTION	DATE: 2/3/04														

Gold Coast

AGS
900965

FACSIMILE TRANSMISSION

HAZARDOUS WASTES AND
CONTAMINATED SITES SECTION

24 JUL 1995



COUNCIL OF THE
CITY OF GOLD COAST
PO BOX 5042
GOLD COAST MAIL CENTRE 4217
Fax No: (075) 816346

COUNCIL REF: _____

Do you wish this fax
to be filed? YES/NO

FAX NO.: (07) 227 6534

TO: DEH - CONTAMINATED LAND UNIT

ATTENTION: THE REGISTRAR YOUR REF: _____

FROM: PAUL EVES PHONE: (07) 55816220

SUBJECT: 'POSSIBLE SITES'

This Transmission contains10..... Pages

If you do not receive this Transmission satisfactorily or it has been transmitted to the wrong number, please phone COUNCIL OF THE CITY OF GOLD COAST on (075) 816220.....

Please enter the sites which have a PP ~~as~~ code listed beside the site details.

Remainder of sites will need to be referred back to CCC for clarification of PP activity

49 sites

Don't appear on CSR.

PP unclear on ~ 1/2 the sites

RTI - 13-495

April

pp. queried by
letter 23/10/96.
Reply by fax
4/12/95.

April 18/10/95

Documents

1 extracted from
ed to be accurate, no

use of the addressee
you are hereby
file is strictly
this office
at the above address.

or official letterhead

ate: 20/7/95

ate: _____

Page 82 of 87

s73 - irrelevant

SITE: L55 B16710
LOCATION: 2023 GOLD COAST HIGHWAY, MIAMI
OCCUPIER: MIAMI MITSUBISHI
OWNER: TRANSIT MANAGEMENT PTY LTD - PO BOX 68, AVALON BEACH 2107
AREA: 1012
PRESENT USE: MOTOR DEALER (VEHICLE REFUELLING TANK)
PREVIOUS USE: -

169-003992

entered 23/10/95 A.

PP = 3516

s73 - irrelevant

COPY

April Gunning-Davis
(07) 3225 1974

20 December 1995

R W Rowe
Transit Management Pty Ltd
PO Box 68
AVALON NSW 2107

Dear Sir/Madam

Re: **Lot 55 on B16710 - 2023 Gold Coast Highway MIAMI QLD 4220**

I am writing in reply to your letter dated 12 December 1995 in which you requested further information in relation to the classification of the above site on the Contaminated Sites Register (CSR).

I wish to advise that this Department received a Notice of Contamination advising that this site had been used for the Prescribed Purpose -Fuel storage. This information was provided by the Gold Coast City Council (GCCC) pursuant to Section 17(4) of the Contaminated Land Act 1991.

Under Schedule 1 of the Contaminated Land Regulation 1991 fuel storage is a prescribed purpose activity. If you are able to forward information concerning the volume and fuel class stored on site it will be possible to determine if the site is required to remain on the CSR.

If it is found that the volume of fuel stored required the site will remain on the Contaminated Sites Register as a 'Probable' site, the classification will remain until a site investigation is undertaken and the results of that investigation are assessed by officers of this Department.

If you feel that the notification was in error the site may be deleted from the CSR if Gold Coast City Council can verify the error.

If you require any further information please do not hesitate to contact the Hazardous Waste and Contaminated Sites Section.

Yours sincerely

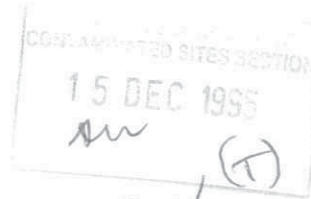
sch 4 - signature

April Gunning-Davis Registrar
Contaminated Sites Register

900965

TRANSIT MANAGEMENT PTY LTD

A.C.N. 001910863
PO Box 68
AVALON NSW 2107
Ph: (02) 9918 2266
Mobile: sch 4 - mobile
Fax: (02) 9918 6117



12 December, 1995

Division of Environment
Queensland Dept of Environment & Heritage
PO Box 155
BRISBANE QLD 4002



Attention Mr D N Miles
Director, Waste Management Branch

Dear Sir

SITE CONTAMINATION REGISTER
Lot 55 DP B16710 - 2023 Gold Coast Highway Miami 4220

We refer to your letter dated 24 October 1995 advising that the above property has been classified as a probable site in the Contaminated Sites Register - chemical storage over 10 tonnes/fuel storage.

As owner of this property, we understand that there has been no service station or fuel storage on this site for 20 years, if at all. Our records indicate that the nearest service station was some two blocks away from this site.

Accordingly, we would appreciate you advising what information you have on record to classify this as a probable contaminated site.

Yours faithfully
TRANSIT MANAGEMENT PTY LTD

sch 4 - signature

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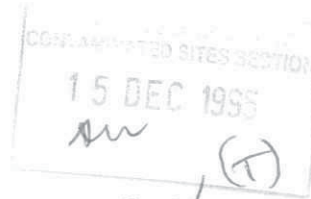
sch 4 - signature

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