

Our reference: MCU/2023/418
Your reference: 23-00952

Decision notice—approval (with conditions)

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

Date of decision notice: 10 April 2024

Applicant details

Applicant name: Burnside Developments P/L & Yellowstone Investment P/L
Applicant contact details: C/- I-Plan Town Planning Pty Ltd
PO BOX 242
ANNERLEY QLD 4103

Application details

Application number: MCU/2023/418
Approval sought: Material Change of Use (Code assessment)
Details of proposed development: Medium impact industry (for the manufacture, storage and distribution of aluminium and steel roller shutters, high-speed overhead doors and associated goods).

Location details

Street address: 15 Proximity Place, Stapylton, Qld 4207
Real property description: Lot 16 SP342459

Decision

Date of decision: 3 April 2024
Decision details: Under Delegated Authority, the A/Manager Planning Assessment of the City Development Branch of Council has resolved to approve the development application in full with conditions.

Information note:

Pursuant to section 5.3.3 of City Plan, the development has been assessed against Required outcomes RO1, RO8 and RO9 of the Industrial design code, Required outcome RO1 of the Healthy waters code and Required outcomes RO4 and RO7 of the Transport code, based on the information and confirmation provided by the applicant. The development must comply with all other Required outcomes of the applicable codes, defined in Table 5.5.55 of City Plan.

Referral agency(s) for the application

Not applicable – no part of the application required referral.

Details of the approval

Development approval: Material change of use for Medium impact industry (for the manufacture, storage and distribution of aluminium and steel roller shutters, high-speed overhead doors and associated goods).

Conditions

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

Further development permits

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

- Connections / disconnections: Application to work on the City's Infrastructure
- Temporary Road Closure and Works Zone Permit Application
- Operational works - landscape works (Private works)

Notwithstanding the above, other approvals/development permits may be required.

Properly made submissions

Not applicable—No part of the application required public notification.

Currency period for the approval (section 85 of the *Planning Act 2016*)

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

Approved plans and drawings

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

Appeal rights

Applicant	You have appeal rights in relation to this decision. An appeal may be made against, as applicable: • the refusal of part of the development application; or • a provision of the development approval; or • if a development permit was applied for, the decision to give a preliminary approval. An appeal must be started within 20 business days after this notice is given to you. An appeal may be made to the Planning and Environment Court or, for certain matters which are identified in section 1(2) of Schedule 1 of the <i>Planning Act 2016</i>, to a development tribunal. An appeal is started by lodging a notice of appeal with the registrar of the Planning and Environment Court or a development tribunal, as applicable. The notice of appeal must be in the approved form, succinctly state the grounds of the appeal and be accompanied by the required fee. An appellant to the Planning and Environment Court must give a copy of the notice of appeal, within 10 business days after the appeal is started, to the persons identified in section 230(3) of the <i>Planning Act 2016</i>. A person who is appealing to the Planning and Environment Court must comply with the rules of the court that apply to the appeal. An extract of Chapter 6, Part 1 and Schedule 1 of the <i>Planning Act 2016</i> is attached to this notice, which sets out further information about the appeal rights.
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For further information please contact Nicholas Cudicio, Planner on p: 07 5582 8866 or via email mail@goldcoast.qld.gov.au who will be pleased to assist.

AUTHORISED BY

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

Scott Arnott

A/Supervising Planner (South)

For the Chief Executive Officer

Council of the City of Gold Coast

enc:

Conditions imposed by Council as Assessment manager

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

Attach:

Stamped approved plans and drawings

Infrastructure charges notice for the approved development

Appeal rights extracts

Information note:

Pursuant to section 5.3.3 of City Plan, the development has been assessed against Required outcomes RO1, RO8 and RO9 of the Industrial design code, Required outcome RO1 of the Healthy waters code and Required outcomes RO4 and RO7 of the Transport code, based on the information and confirmation provided by the applicant. The development must comply with all other Required outcomes of the applicable codes, defined in Table 5.5.55 of City Plan.

Development conditions imposed are only in relation to the identified Required outcomes above, in respect to the permitted scope of assessment under Section 5.3.3 of the City Plan and to ensure that the basis for the development application is accurate.

Development Conditions imposed by Council as Assessment Manager																													
General																													
1	Timing a All conditions of this development approval must be complied with at no cost to Council at all times unless otherwise stated in another condition. b Where the timing in a condition is prior to commencement of the use and a Building Format Plan is lodged for approval, the timing in the condition changes from being prior to commencement of the use to being prior to the earlier of the commencement of the use and approval of the plan of subdivision. This timing requirement prevails despite any inconsistency with the timing requirement in another condition.																												
2	Approved drawings Undertake and maintain the development generally in accordance with the following drawings: <table border="1"> <thead> <tr> <th>Drawing Title</th><th>Author</th><th>Date</th><th>Drawing No.</th><th>Ver</th></tr> </thead> <tbody> <tr> <td>Site Plan</td><td>Multi Span Projects</td><td>02/02/2024</td><td>AR-1001</td><td>H</td></tr> <tr> <td>Elevations 1</td><td>Multi Span Projects</td><td>02/02/2024</td><td>AR-3001</td><td>G</td></tr> <tr> <td>Elevations 2</td><td>Multi Span Projects</td><td>02/02/2024</td><td>AR-3002</td><td>G</td></tr> <tr> <td>Colour + Material Palette</td><td>Multi Span Projects</td><td>02/02/2024</td><td>AR-9510</td><td>A</td></tr> </tbody> </table> The conditions of this approval are to be read in conjunction with the attached stamped approved drawings. Where a conflict occurs between the conditions of this approval and the stamped approved drawings, the conditions of this approval shall take precedence.				Drawing Title	Author	Date	Drawing No.	Ver	Site Plan	Multi Span Projects	02/02/2024	AR-1001	H	Elevations 1	Multi Span Projects	02/02/2024	AR-3001	G	Elevations 2	Multi Span Projects	02/02/2024	AR-3002	G	Colour + Material Palette	Multi Span Projects	02/02/2024	AR-9510	A
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3	Scope of approval The development must comply with all required outcomes of the following codes: - i High impact industry zone code - ii Acid sulfate soils overlay code - iii Airport environs overlay code - iv Bushfire hazard overlay code - v Environmental significance overlay code - vi Extractive resources overlay code - vii Industry, community infrastructure and agriculture land interface area overlay code - viii Water resource overlay code - ix General development provisions code - x Industrial design code, other than RO1, RO8 and RO9 - xi Healthy waters code, other than RO1 - xii Transport code, other than RO4 and RO7																												

Information note: This condition reflects the rules outlined in section 5.3.3(4)(b)(ii) of the City Plan.											
Property											
4	Scope of approval – Ancillary Office (<i>specific condition</i>) This approval permits an ancillary office to be used in conjunction with, and subordinate to, the approved Medium impact industry (for the manufacture, storage and distribution of aluminium and steel roller shutters, high-speed overhead doors and associated goods) on the same lot. The scope of approval includes: a Only administrative functions of the lawfully established Medium impact industry (for the manufacture, storage and distribution of aluminium and steel roller shutters, high-speed overhead doors and associated goods) use on the premises are permitted to be accommodated within the ancillary office. b The ancillary office is not permitted to be used by any third parties not directly operating a Medium impact industry (for the manufacture, storage and distribution of aluminium and steel roller shutters, high-speed overhead doors and associated goods) use on the site. c The ancillary office is not permitted to be increased in size. <i>Advice note: To remove all doubt, this development approval prohibits third parties from utilising the office in a manner which would otherwise be considered a stand-alone Office land use.</i>										
5	Restrictions regarding Council sewer and water supply infrastructure a Ensure all proposed buildings, structures and footings are a minimum distance of 1.2 horizontal metres from Council infrastructure. b Ensure all proposed buildings, deep landscaping, structures and footings are a minimum 1 metre clear of the property sewer connection. c Ensure a minimum 2.4 metres unobstructed vertical clearance from the finished surface level above Council sewerage infrastructure including the property inspection opening (IO).										
Amenity											
6	Screening of visually offensive components Locate and screen the following components of the development so that they are not visible from any road to which the site has frontage, adjoining premises or otherwise on display from any public thoroughfare or vantage point: a Refuse storage and servicing areas b Service equipment c Mechanical ventilation d Refrigeration units e Storage areas for machinery, materials, vehicles or the like.										
Environmental and Landscaping											
7	Landscaping works a Obtain an operational works approval to landscape the site and the adjoining road reserve generally in accordance with the Site Plan listed below, prior to commencement of the use at no cost to Council: <table><tr><th>Drawing Title</th><th>Author</th><th>Date</th><th>Drawing No.</th><th>Ver</th></tr><tr><td>Site Plan</td><td>Multi Span Australia</td><td>02/02/2024</td><td>AR-1001</td><td>H</td></tr></table> and include in particular: i Demonstrate that all structures and service infrastructure (including, but not limited, to electrical connections, water/sub meters, stormwater infrastructure, gas	Drawing Title	Author	Date	Drawing No.	Ver	Site Plan	Multi Span Australia	02/02/2024	AR-1001	H
Drawing Title	Author	Date	Drawing No.	Ver							
Site Plan	Multi Span Australia	02/02/2024	AR-1001	H							

	infrastructure, fire boosters, mailboxes) are located to ensure the successful health and mature morphology of the required species. - ii Large canopy trees must be planted at 6m centres (where setbacks to the building allow) across the entire landscape frontage; large shrubs must be used at the same interval where proximity to the building prevent the use of trees. - iii Tree species must be a minimum bag size of 100L at the time of planting. - iv Palm species must be a minimum 3 metres in height at the time of planting. - v Shrub species must be a minimum 200mm pot size at the time of planting. - vi Screening shrubs must be able to achieve a minimum height of 3 metres at maturity. - vii Tree species planted with root zones adjacent to structures must have root control barriers and/or structure strengthening systems installed. Full demonstration of these systems is required. - viii Pandanus species must be ex-ground, a minimum 3 metres in height and multi headed at the time of planting. - ix All road reserve turf must be repaired and replaced if damaged. - x Install four (4) street trees within the public road reserve fronting the subject site on Proximity Place generally in accordance with standard drawing 05-102 and 05-103 within SC6.12.10 City Plan Policy – Land development guidelines. b Construct and maintain the private landscaping identified above at no cost to Council at all times.
Transport	
8	Off street bicycle parking facilities - a Design and construct off street bicycle parking facilities at no cost to Council, generally in accordance with the Transport code of the City Plan, and include in particular: - i The off-street bicycle parking facilities must be in accordance with the approved drawings. - ii Signs and line marking to give direction to bicycle parking to be visible to cyclists upon entering the site in accordance with AS2890.3. Signage and line marking is to be provided along the route and where bicycle parking is provided. - b Undertake and maintain all works prior to commencement of the use at no cost to Council at all times.
Engineering	
9	Rectification of Council's infrastructure - a Rectify any damage caused to Council infrastructure (including kerb, channelling, service pits, footpaths and water and sewer reticulation networks) prior to commencement of the use at no cost to Council. - b Construct and maintain the rectified Council infrastructure at no cost to Council prior to commencement of the use.
10	Existing infrastructure, structures and services - a Remove / relocate existing infrastructure, structures and services listed below prior to commencement of the use at no cost to Council: - i Remove redundant vehicle crossing/s. - ii Remove any redundant stormwater kerb adaptors and disused service pits from the kerb and channel (including any associated pipework across the footpath). - iii Remove/seal/cap any redundant sewer property service.

11	Driveways and vehicle crossings Obtain an operational works / licence approval as necessary for the design and construction of the driveway and vehicle crossings, prior to commencement of the use at no cost to Council and ensure the vehicle crossings are: - i Constructed and positioned to enable the maintenance of a public road and road verge, and not cause any obstruction to pedestrians or vehicle traffic. - ii Designed generally in accordance with IPWEA RS-051. - iii Designed not cause damage to vehicles or road infrastructure. - iv Providing effective access between the road and the property. - v Providing hydraulic capacity to allow stormwater to flow towards the closest stormwater infrastructure.
12	Construction of vehicle crossing Design and construct the vehicle crossing generally in accordance with the Driveways and vehicle crossing code of the City Plan.
13	Rectification of Council's infrastructure a Rectify any damage caused to Council infrastructure (including kerb, channelling, service pits, footpaths and water and sewer reticulation networks) prior to commencement of the use at no cost to Council. b Construct and maintain the rectified Council infrastructure at no cost to Council prior to commencement of the use.
14	Existing structures and services a Prior to commencement of works, identify all structures and services (i.e. electrical pillars, water metres/hydrants, telecommunication infrastructure) within pedestrian infrastructure areas (i.e. footpaths, outdoor dining, bike racks) that impede pedestrian accessibility, and where required, obtain the necessary approvals from the relevant public utility authority to have these structures and services removed/relocated at no cost to Council. b Ensure removal/relocation of these structures and services occurs prior to commencement of the use at no cost to Council.
Stormwater Drainage	
15	Overland flow paths and hydraulic alterations a Leave unaltered the overland flow paths on the site, such that the characteristics of existing overland flows on other properties remain uninhibited and unchanged. b The development must not: - i Increase peak flow rates downstream from the site. - ii Increase flood levels external to the site. - iii Increase duration of inundation external to the site that could cause loss or damage.
Sewer and Water Works	
16	Sewer connection Connect the proposal to Council's sewer network utilising the existing property connection servicing the site, prior to commencement of the use at no cost to Council and include in particular: - i Be in accordance with the WSAA Gravity Sewerage Code of Australia – SEQ Service Providers Edition and the Water and Sewerage Connections Policy. - ii The development is permitted with a single sewer connection to Council's sewerage network. - iii The size of the sewer property service connection must be 150mm in accordance with Section 5.5.4 of the WSAA Gravity Sewerage Code of Australia – SEQ

	Service Providers Edition. - iv Where an inspection opening (IO) is to be located in a hardstand area, the inspection opening shall be brought to surface and provided with a trafficable screwtrap lid. - v Ensure all proposed buildings, deep landscaping, structures and footings are a minimum 1 metre clear of the property sewer connection. - vi Remove / seal / cap redundant sewer property services. Notes: An “Application Work on the City’s infrastructure” form is required for item vi above.								
17	Water connection Design, construct and connect the proposal to Council’s water network at the existing 150mm main in Proximity Place, prior to commencement of the use at no cost to Council and include in particular: - i The development is permitted with a single potable water connection (and single master meter) to Council’s water network. - ii The development is permitted with a single fire water connection (and single master meter) to Council’s water network – if required. - iii Be in accordance with the Water Supply Code of Australia – SEQ Service Providers Edition, and the Water and Sewerage Connections Policy. - iv The property service, water meter box and water meter must be provided at the boundary of the development site. A connection application is required for these works. - v Water meters must be in accordance with the Metering Technical Specifications and Council’s standard water meter drawings. - vi Remove redundant water meters / connections. Notes: An “Application Work on the City’s infrastructure” form is required for the above works.								
18	Fire loading Ensure the fire loading does not exceed 30L/s for 4 hour duration. Provide certification from a suitably qualified building certifier that fire loading does not exceed the fire loading above, prior to the commencement of the use, at no cost to Council. Refer to ‘Certification of works’ condition contained within this decision notice.								
Construction Management									
19	Certification of works - Water and Waste Provide Council with a certificate prepared by qualified experts from the discipline listed below, confirming as follows: <table><tr><th>Certified document</th><th>Certification date</th><th>Expert discipline</th><th>Requesting Council Section</th></tr><tr><td>Fire loading certification</td><td>Prior to a commencement of the use</td><td>Registered Professional Engineer of Queensland (RPEQ) or a suitably qualified Licensed Building Certifier</td><td>Water and Waste</td></tr></table>	Certified document	Certification date	Expert discipline	Requesting Council Section	Fire loading certification	Prior to a commencement of the use	Registered Professional Engineer of Queensland (RPEQ) or a suitably qualified Licensed Building Certifier	Water and Waste
Certified document	Certification date	Expert discipline	Requesting Council Section						
Fire loading certification	Prior to a commencement of the use	Registered Professional Engineer of Queensland (RPEQ) or a suitably qualified Licensed Building Certifier	Water and Waste						
20	Certification of works – Water and Waste Provide Council with certificates prepared by qualified expert(s) from the discipline(s) listed below, confirming as follows:								

	Water and Waste				
	Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
	Design and construction of areas subject to waste collection vehicle manoeuvres have been completed to withstand the loading of the waste collection vehicle	Prior to commencement of the use	Traffic Report by Q Traffic, Project No 1923_IPL65, drawings SK.01-SK.06, revision A, dated 14/11/2023	Registered Professional Engineer of Queensland (RPEQ)	Water and Waste
	The certification is to confirm: - i The RPEQ has approved a hardstand design and inspected the areas subject to waste collection vehicle loading throughout the construction process, including (where applicable) all subgrade proof rolls, pre-seal, and pre-pour inspections - ii Internal road, driveway and manoeuvring areas subject to waste collection vehicle (WCV) loading are designed and constructed to withstand the fully loaded vehicle weight of the nominated WCV (WCV details can be found in City Plan Policy SC.16 – Solid waste management) and have been inspected by the certifying RPEQ.				
21	Erosion and sediment control - a Undertake works generally in accordance with the Healthy Waters code of the City Plan and include in particular: - i Sediment control structures e.g. sediment fence must be placed at the base of all materials on site to mitigate sediment run-off. - ii A perimeter bund and/or diversion drain must be constructed around the disturbed areas to prevent any outside clean stormwater from mixing with polluted / contaminated stormwater. - iii All polluted / contaminated water from the site, including dewatering discharge, must be treated to achieve the water quality objectives in Table 8.2.1 of the Queensland Water Quality Guidelines (DEHP 2009) prior to discharging from the site. - iv Inspections for erosion and sediment control measures are to occur in accordance with the compliance procedures in City Plan Policy SC6.12 – Land development guidelines, section 4.5.17.1.2 – Compliance.				
22	Availability of approved plans, drawings and reports Retain a copy of this decision notice and stamped approved plans, drawings and reports on site at all times during construction. Any contractors undertaking approved work (including tree removal or relocations) must be directly provided with a copy of these conditions and instructed as to the need to comply with them.				
23	Notice of works timetable Provide a Notice of works timetable for Commencement of use to Council's Development Compliance section prior to commencement of any works. A copy of Council's Notice of works timetable is available on Council website.				

Plumbing and Drainage Act 2018								
24	Plumbing and drainage works Obtain a permit for all plumbing and drainage work prior to any compliance assessable work commencing. <i>Note:</i> <i>A permit for plumbing and drainage works does not approve the discharge of trade waste to Council's sewerage system. The generator of trade waste must complete an application for approval to discharge trade waste to Council's Sewerage System (available on Council's website).</i>							
Advice Notes								
A	Development infrastructure Development infrastructure required to be provided in implementing this development approval is non-trunk development infrastructure unless otherwise stated in a condition of the approval.							
B	Further development permits / compliance permits Further development permits and/or compliance permits from Council are required to facilitate the development of the approved works identified in this decision notice. These include: <table><tr><td>Landscape Assessment</td></tr><tr><td>- Operational works - landscape works (Private works)</td></tr></table> <table><tr><td>Plumbing and Drainage</td></tr><tr><td>- Permit for plumbing and drainage work</td></tr></table> <table><tr><td>Water and Waste</td></tr><tr><td>- Connections / disconnections: Application to work on the City's Infrastructure</td></tr><tr><td>- Temporary Road Closure and Works Zone Permit Application</td></tr></table> A copy of this decision notice and accompanying stamped drawings / plans must be submitted with any subsequent application identified above. Subsequent development applications (i.e.: Operational works) will be assessed in accordance with the City Plan Version at the time of lodgement (excluding instances where Variation / Preliminary approval exists).	Landscape Assessment	- Operational works - landscape works (Private works)	Plumbing and Drainage	- Permit for plumbing and drainage work	Water and Waste	- Connections / disconnections: Application to work on the City's Infrastructure	- Temporary Road Closure and Works Zone Permit Application
Landscape Assessment								
- Operational works - landscape works (Private works)								
Plumbing and Drainage								
- Permit for plumbing and drainage work								
Water and Waste								
- Connections / disconnections: Application to work on the City's Infrastructure								
- Temporary Road Closure and Works Zone Permit Application								
C	Compliance with conditions Once this development approval takes effect, the conditions attach to the land and are applicable in perpetuity. It is a development offence to contravene a development approval, including any of its conditions.							
D	Indigenous cultural heritage legislation and duty of care requirement The <i>Aboriginal Cultural Heritage Act 2003</i> ('ACHA') is administered by the Department of Seniors, Disability Services and Aboriginal and Torres Strait Islander Partnerships (DSDSATSIP). The ACHA establishes a duty of care to take all reasonable and practicable measures to ensure any activity does not harm Aboriginal cultural heritage. This duty of care: - a Is not negated by the issuing of this development approval; - b Applies on all land and water, including freehold land; - c Lies with the person or entity conducting an activity; and - d If breached, is subject to criminal offence penalties. Those proposing an activity involving surface disturbance beyond that which has already							

	occurred at the proposed site must observe this duty of care. Details of how to fulfil this duty of care are outlined in the duty of care guidelines gazetted with the ACHA. The applicant should contact DSDSATSIP's Cultural Heritage Coordination Unit on 1300 378 401 for further information on the responsibilities of developers under the ACHA.
E	Infrastructure charges Infrastructure charges are now levied under a Charges Resolution by way of an Infrastructure Charges Notice, which accompanies this decision notice.
F	Applicant responsibilities The applicant is responsible for securing all necessary approvals and tenure, providing statutory notifications and complying with all relevant laws. Nothing in this decision notice alleviates the need for the applicant to comply with all relevant local, State and Commonwealth laws and to ensure appropriate tenure arrangements have been made where the use of/reliance upon land other than that owned by the applicant is involved. Without limiting this obligation, the applicant is responsible for: - a Obtaining all other/further necessary approvals, licences, permits, resource entitlements etc by whatever name called required by law before the development the subject of this approval can be lawfully commenced and to carry out the activity for its duration. - b Providing any notifications required by law (by way of example only, to notify the administering authority pursuant to the <i>Environment Protection Act 1994</i> of environmental harm being caused/threatened by the activity, and upon becoming aware the premises is being used for a 'notifiable activity'). - c Securing tenure/permission from the relevant owner to use private or public land not owned by the applicant (including for access required by conditions of approval). - d Ensuring existing survey marks, including cadastral marks at property corners, i.e pegs or cadastral reference marks in the road reserve (permanent surveys marks, buried iron pins, and various marks in concrete or bitumen structure) are not interfered with. A Consulting Cadastral Surveyor must be contacted if survey marks are disturbed or destroyed during any works in relation to this or related approvals, to investigate and determine if any further action is required. More information on interference with survey marks is available under Section 42 of the <i>Survey and Mapping Infrastructure Act 2003</i>. - e Ensuring the correct siting of structures on the land. An identification survey demonstrating correct siting and setbacks of structures may be requested of the applicant to ensure compliance with this decision notice and applicable codes. - f Providing Council with proof of payment of the Portable Long Service Leave building construction levy (or proof of appropriate exemption) where the total value of the building and construction works exceeds \$150,000 (excluding GST). Acceptable proof of payment is a Q.Leave –Notification and Payment Form approved by the Authority. Proof of payment must be provided before Council can issue a development permit for the Operational works. This is a requirement of section 77(1) of the Building and Construction Industry (Portable Long Service Leave) Act 1991. - g Making payment of any outstanding Council rates and charges applicable to the development site prior to the lodgement of subdivision plans. - h Obtaining any necessary local government/state approvals where works require the installation of temporary ground anchoring into adjacent Road Reserves. Where ground anchoring is proposed into an adjacent private property, approval from the relevant property owners(s) is required.
G	Weeds, pest animals and ants Biosecurity Queensland of the Department of Agriculture and Fisheries leads the Government's efforts to prevent, respond to and recover from pests and diseases threatening agricultural prosperity, the environment, social amenity and human health. All landscape materials, including but not limited to, soils, mulch, grass, gravel, potted or ex-ground plants, pavers and timber used in landscape treatments must be free from weeds, pest animals and ants.

H	Fire ant control A significant portion of the Gold Coast is within Fire Ant Biosecurity zone 2 and must remain vigilant for the presence of fire ants. Under the <i>Biosecurity Act 2014</i> individuals and organisations whose activities involve the movement or storage of fire ant carriers have a general biosecurity obligation to take all reasonable steps to ensure they do not spread fire ants. Movement of a fire ant carrier from within the fire ant biosecurity zone may need a biosecurity instrument permit. More information is available on the Department of Agriculture and Fisheries website Fire Ants Portal (daf.qld.gov.au).
I	Incorporation of Equitable Access at the Detailed Design Stage All public spaces and facilities within the development must provide equitable access, including continuous accessible paths of travel, in compliance with the <i>Commonwealth Disability Discrimination Act (1992)</i> and the Disability (Access to Premises – Buildings) Standards 2010.
J	Connections to, alteration or realignment of Council infrastructure Where development works require the connection to, alteration, removal or realignment of Council infrastructure or impact on other public utility infrastructure (e.g. telecommunications, electricity and gas), the applicant must obtain the necessary approvals from the relevant public utility authority prior to works commencing. Connection to, alteration, removal or realignment of Council infrastructure includes (but is not limited to) fire hydrants, water service meters, sewer maintenance hole covers, stormwater drainage infrastructure, reinstatement of maintenance hole covers, stormwater drainage infrastructure, crossovers, footpaths, road pavement, kerb and channel, kerb ramps, medians, traffic islands, road furniture, signage and line-marking.
K	Advertising Devices No advertising device(s) is to be erected on the premises without the necessary approval under Council's <i>Local Law No. 16 (Licensing) 2008 and Subordinate Local law 16.8 (Advertising Devices) 2016</i>. The applicant should contact Council's Customer Contact Centre on (07) 56675987 to discuss licensing requirements.
L	Council water and sewer mains to be protected during site works The developer is responsible at all times for ensuring that Council's water and sewerage infrastructure is protected during construction activities on site. This may require physical protection measures to be put in place during works such as deliveries, moving heavy equipment into and out of the site, or when doing works in close proximity to water and sewer assets. Where Council water and sewer infrastructure is damaged during construction, Council will undertake immediate repairs and any costs associated with these repairs will be charged to the landowner, principal contractor or other relevant party. If further, more permanent repairs are required, such as replacement of water and sewer mains, the landowner, principal contractor or other relevant party will first be given an opportunity to complete these works (other approvals may be required), or Council will undertake these works and pass the costs on to the landowner, principal contractor or other relevant party.
M	Connections and disconnections Any connection / disconnection to the existing water and sewerage networks will be at the applicant's cost. Prior to the connection / disconnection taking place, the applicant must obtain written approval from Water and Waste. Refer to Water and Sewerage Connections Policy, available on Council's website http://www.cityofgoldcoast.com.au
N	Water meter sizing All water meters 50 mm in diameter or larger must be installed aboveground and on lot and require an Operational works approval and an easement over the water meter arrangement.

	Unrestricted access to the water service (including meters) must be provided at all times. Refer to Water and Metering Technical Specifications, available on Council's website http://www.cityofgoldcoast.com.au
O	Design, Constructability and Minor change applications The application has been approved based on the information provided by the consultant. Water and Waste are not liable for any design or constructability issues experienced on-site. All necessary steps must be taken prior to construction to validate the information in the designs, including locating services. Should any changes be required to the design to ensure it can be constructed in compliance with relevant engineering standards; a Minor Change application (Section 78 of the <i>Planning Act 2016</i>) must be submitted and approved by Council prior to lodging a request for a Pre-Start meeting.

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

Details of proposed development	The proposed development is for a Material change of use (Code assessment) to establish Medium impact industry (for the manufacture, storage and distribution of aluminium and steel roller shutters, high-speed overhead doors and associated goods).
Assessment benchmarks	The following assessment benchmarks applied to the proposed development: • High impact industry zone code • Acid sulfate soils overlay code • Airport environs overlay code • Bushfire hazard overlay code • Environmental significance overlay code • Extractive resources overlay code • Industry, community infrastructure and agriculture land interface area overlay code • Water resource catchment overlay code • General development provisions code • Healthy waters code • Industrial design code • Transport code
Relevant matters	Not applicable – Code assessment
Matters raised in submissions	Not applicable – Code assessment
Reasons for decision	An assessment of the development application was carried out against the assessment benchmarks listed above and was determined to comply. A summary of the main reasons for the decision are as follows: • The development makes use of an attractive architectural design which is commensurate to the industrial locale. • The development is to include sufficient landscape treatments to the front of the development to promote an attractive streetscape appearance and soften the built form of the development. • The development is not expected to create any undue impact on the amenity of adjoining non-industrial areas. • The development is appropriately located on the development site with hardstand buffers to neighbouring lots.
Matters prescribed by a regulation	Not applicable