

Our reference: MCU/2023/471
Your reference: 6228

Decision notice—approval (with conditions)
(Given under section 63(2) of the *Planning Act 2016*)

Date of decision notice: 29 April 2024

Applicant details

Applicant name: Devmcoz Properties Pty Ltd
Applicant contact details: C/- Gassman Development Perspectives Fraser Gassman
 PO BOX 392
 BEENLEIGH QLD 4207

Application details

Application number: MCU/2023/471
Approval sought: Development permit for a Material change of use (Code assessment)
Details of proposed development: Low impact industry and Warehouse

Location details

Street address: 1 Homestead Drive, Stapylton Qld 4207
Real property description: Lot 101 SP316137, Lot 102 SP316137

Decision

Date of decision 19 April 2024
Decision details: Under Delegated Authority, the Manager of City Development Branch of Council has resolved to approve the development application in full with conditions.

Referral agency(s) for the application

The referral agencies for this application are:

For an application involving	Name of referral agency	Advice agency or concurrence agency	Address
Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 – Material change of use of premises near a state transport corridor (Planning Regulation 2017)	State Assessment Referral Agency (SARA)	Concurrency agency	PO Box 3290, Southport BC QLD 4215

Details of the approval

Development approval Material change of use for Low impact industry and Warehouse

Conditions

The conditions that have been imposed by Council, as Assessment manager, are enclosed.
The conditions and/or advice that have been imposed/ provided by referral agency(s) are attached.

Further development permits

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

- Permit for plumbing and drainage work
- Operational works - vehicle access works
- Operational works - landscape works (Private works)
- Operational works – infrastructure
- Operational works - infrastructure
- Connections / disconnections: Application to work on the City's Infrastructure
- Temporary Road Closure and Works Zone Permit Application

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
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	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 Nicola Auret, Planner on p: 07 5582 8866 or via email mail@goldcoast.qld.gov.au who will be pleased to assist.

AUTHORISED BY



Adam Morris
Supervisor (North)
For the Chief Executive Officer
Council of the City of Gold Coast

enc:

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

Attach:

Referral agency conditions and/or advice
Stamped approved plans and drawings
Infrastructure charges notice for the approved development
Appeal rights extracts

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	Amended drawings a Prepare and submit amendments to the drawings for confirmation they constitute the approved drawings for the purposes of this development approval. All amended drawings must be submitted (and confirmed by Council) prior to commencement of any works on site. <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>GROUND FLOOR PLAN</td><td>BN Architecture</td><td>11/04/2024</td><td>DA02.20</td><td>C</td></tr> <tr> <td>LEVEL 1 PLAN</td><td>BN Architecture</td><td>11/04/2024</td><td>DA02.21</td><td>C</td></tr> <tr> <td>ROOF PLAN</td><td>BN Architecture</td><td>11/04/2024</td><td>DA02.40</td><td>C</td></tr> <tr> <td>EXTERNAL ELEVATIONS - STREET</td><td>BN Architecture</td><td>11/04/2024</td><td>DA09.01</td><td>C</td></tr> <tr> <td>INTERNAL ELEVATIONS - CARPARK</td><td>BN Architecture</td><td>11/04/2024</td><td>DA09.02</td><td>C</td></tr> <tr> <td>SECTIONS</td><td>BN Architecture</td><td>11/04/2024</td><td>DA11.01</td><td>C</td></tr> <tr> <td>3D - PERSPECTIVES</td><td>BN Architecture</td><td>11/04/2024</td><td>DA90.50</td><td>C</td></tr> <tr> <td>GFA AND CAR PARKING ANALYSIS</td><td>BN Architecture</td><td>11/04/2024</td><td>DA100.21</td><td>C</td></tr> <tr> <td>SOLAR STUDY</td><td>BN Architecture</td><td>11/04/2024</td><td>DA100.50</td><td>C</td></tr> </tbody> </table> The following amendments must be included: - Remove all off street car parks located internally within tenancies. This includes car parks numbered: '07', '08', '16', '17', '21', '22', '25', '26', '30', '32', '35', '36', '37', '38', '43', and '44'. All other car parks are to remain. - Kerb ramp is to be appropriately relocated, without impacting upon the approved VXO. Relocation of the kerb ramp is required to ensure an acceptable position to allow for the connection of the impacted pram ramp and it's corresponding pram ramp on the opposite side of the road. - Ensure that the wording "<i>Pedestrian sight triangles to be kept clear of obstructions to visibility. Low level landscaping permitted to a maximum mature height of 500mm above driveway level</i>" is included on the drawings where pedestrian sight triangles occur. b Undertake and maintain the development generally in accordance with the approved drawings. c The conditions of this approval are to be read in conjunction with the stamped approved drawings. Where a conflict occurs between the conditions of this approval and the				Drawing Title	Author	Date	Drawing No.	Ver	GROUND FLOOR PLAN	BN Architecture	11/04/2024	DA02.20	C	LEVEL 1 PLAN	BN Architecture	11/04/2024	DA02.21	C	ROOF PLAN	BN Architecture	11/04/2024	DA02.40	C	EXTERNAL ELEVATIONS - STREET	BN Architecture	11/04/2024	DA09.01	C	INTERNAL ELEVATIONS - CARPARK	BN Architecture	11/04/2024	DA09.02	C	SECTIONS	BN Architecture	11/04/2024	DA11.01	C	3D - PERSPECTIVES	BN Architecture	11/04/2024	DA90.50	C	GFA AND CAR PARKING ANALYSIS	BN Architecture	11/04/2024	DA100.21	C	SOLAR STUDY	BN Architecture	11/04/2024	DA100.50	C
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	stamped approved drawings, the conditions of this approval shall take precedence.															
3	Approved Plans Design and construct the development generally in accordance with the following plans: <table><tr><th colspan="5">Health and Regulatory Services</th></tr><tr><th>Plan Title</th><th>Author</th><th>Date</th><th>Plan Reference No.</th><th>Ver</th></tr><tr><td>Proposed Industrial/Warehouse Development Lots 101-102 Homestead Drive, Stapylton – Acoustic Report</td><td>Acoustic Works</td><td>22 January 2024</td><td>2024015</td><td>R01 B</td></tr></table>	Health and Regulatory Services					Plan Title	Author	Date	Plan Reference No.	Ver	Proposed Industrial/Warehouse Development Lots 101-102 Homestead Drive, Stapylton – Acoustic Report	Acoustic Works	22 January 2024	2024015	R01 B
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4	Car parking located in front of roller doors and secondary roller doors (<i>specific condition</i>) a The secondary roller doors must remain free of obstruction and clear for use at all times whilst the car parks located in front of the primary roller doors are in use. b The car parks located in front of the primary roller doors are not to be utilised whilst the HRV and AV service loading bays are being used for the purpose of loading and unloading. c The secondary roller doors should at no point be removed or blocked.															
Property																
5	Requirement to register easements – Water Supply a Register the following easements for the purpose stated below in accordance with the WSAA Water Supply Code of Australia – SEQ Edition and City of Gold Coast’s Standard Water Meter Drawings. i “Water Supply” easement over all Council water meter assemblies – This item can be volumetric with a minimum 2.4m from slab to above the meter assembly b The terms of the easement must include: ii Standard terms document 707918364 must be referenced on Form 9 – easement document iii Easement plans and associated documents (i.e.: Form 9 – easement document and general consent form 18) must be fully completed and signed by the owner of the burdened land (and any mortgagees, if necessary) and benefitting land before they are submitted to council for endorsement. c Registration of the easement must occur at the same time as registering the survey plan or prior to commencement of use whichever is the sooner. d Ensure water infrastructure is positioned appropriately within the easement as per Council’s Standard Water Meter Drawings. e This condition attaches to the land the subject of the development approval and binds the owner(s) of the land and the owners’ successors in title (even after the time when the easement is required to be registered). Therefore, if this condition is not complied with at the time required by this condition, the owner(s) of the land and the owners’ successors in title continue to be obligated to register the easement in accordance with this condition and must do so within 40 business days of becoming aware of the non-compliance with this condition.															

6	Restrictions regarding Council easements and sewer and water supply infrastructure a No building work, deep rooted tree species, or landscaping with invasive root systems are permitted over or within any Council public utility easement. b Ensure all proposed buildings, structures and footings are a minimum distance of 1.2 horizontal metres from Council infrastructure. c Ensure all proposed buildings, deep landscaping, structures and footings are a minimum 1 metre clear of the property sewer connection. d Ensure a minimum 2.4 metres unobstructed vertical clearance from the finished surface level above Council sewerage infrastructure including the property inspection opening (IO). e Ensure a minimum 2.4 metres unobstructed vertical clearance from finished surface / slab level above the Council water meter assembly.										
Amenity											
7	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.										
8	Hours of operation a Undertake all activities associated with the operation of the use only between the hours of 7:00 am to 8:00 pm on Monday to Friday.										
Environmental and Landscaping											
9	Landscaping works a Obtain an operational works approval to landscape the site and the adjoining road verge generally in accordance with the Statement of Landscape Intent listed below, prior to commencement of the use at no cost to Council: <table><tr><th>Drawing Title</th><th>Author</th><th>Date</th><th>Drawing No.</th><th>Ver</th></tr><tr><td>Landscape Intent Package</td><td>Gassman Development Perspectives</td><td>February 2024</td><td>6228 5-9</td><td>B</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 infrastructure, fire boosters, mailboxes) are located to ensure the successful health and mature morphology of the required species. ii Tree species must be a minimum bag size of 100L at the time of planting. iii Palm species must be a minimum 3 metres in height at the time of planting. iv Shrub species must be a minimum 200mm pot size at the time of planting. v Screening shrubs must be able to achieve a minimum height of 3 metres at maturity.	Drawing Title	Author	Date	Drawing No.	Ver	Landscape Intent Package	Gassman Development Perspectives	February 2024	6228 5-9	B
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	- vi 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. - vii Pandanus species must be ex-ground, a minimum 3 metres in height and multi headed at the time of planting. - viii Install large canopy tree plantings at 6 metre centres within the frontage garden beds. - ix Install a row of screening shrubs at 1 metre centres within the nominated frontage garden beds. - x Include frontage fencing as shown on the approved stamped drawings, the subject of this application. - xi All road reserve turf must be repaired and replaced if damaged. - xii Replace any removed street trees within the public road reserve fronting the subject site on Homestead Drive 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.
10	Frontage landscaping gradient (<i>specific condition</i>) Ensure the frontage landscaping buffer finished ground level does not exceed a gradient of 1:3 where not located in a cut batter.
Transport	
11	Security gate requirements All security gates must remain open to allow vehicle/pedestrian access for employees and visitors during the hours of operation of the development.
12	Off-street vehicle and car parking facilities - a Design and construct off-street vehicle facilities at no cost to Council prior to the commencement of the use, generally in accordance with the M38 Industrial Estate Place Code and include in particular: - i The off-street vehicle and car parking facilities (including all access driveways, circulation roadways, parking aisles, parking spaces and service areas) must be in accordance with the drawings referred to in this development approval. - ii All car parking spaces must be freely accessible. - iii All spaces are drained, sealed and line marked. - iv Clearly identified signage and directional markings including: – Delineation of parking spaces for people with disabilities. - b Undertake and maintain the off-street vehicle and parking facilities at no cost to Council at all times. - c The off-street parking facilities must only be used for vehicle parking.
13	Off street bicycle parking and end of trip facilities - a Design and construct off street bicycle parking and end of trip facilities at no cost to Council generally in accordance with the M38 Industrial Estate Place Code and include in particular: - i The off-street bicycle parking facilities must be in accordance with the drawings referred to in this development approval.

	ii Signs and line marking to give direction to visitor 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.
14	Loading and unloading (excluding waste collection vehicles) Loading and unloading of service vehicles must be undertaken generally in accordance with the M38 Industrial Estate Place Code and include in particular: - i Loading and unloading of any vehicle servicing the development must be conducted wholly within the site. - ii Any vehicles waiting to be loaded or unloaded, must stand entirely within the site. - iii All vehicles must enter and exit the site in a forward gear other than an Articulated Vehicle (AV) which is permitted to undertake a reverse manoeuvre into the site.
Engineering	
15	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.
16	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.
17	Driveways and vehicle crossings Obtain an operational works / licence approval as necessary for the design and construction of the driveway and vehicle crossing, prior to commencement of the use at no cost to Council and ensure the vehicle crossing is: - 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 not cause damage to vehicles or road infrastructure. - iii Providing effective access between the road and the property. - iv Providing hydraulic capacity to allow stormwater to flow towards the closest stormwater infrastructure.
18	Construction of vehicle crossing Design and construct the vehicle crossing generally in accordance with the Driveways and vehicle crossing code of the City Plan.

19	Electrical reticulation Enter into a contractual agreement to design, construct and connect an electrical reticulation system at no cost to Council and include in particular: - i Provide electricity to all proposed building/s. - ii No additional poles and pole mounted transformers are to be erected within public roads. - iii Meet the requirements of the electricity supplier (e.g. Energex).
20	Telecommunications network Enter into a contractual agreement to design, construct and connect a telecommunications services network at no cost to Council and include in particular: - i Provide underground telecommunications to all proposed building/s, lead-in conduits and equipment space/s in a suitable location within the building/s, to suit the carrier of choice. - ii All new pit and pipe infrastructure required to be installed along public road(s), must be suitably sized to cater for future installation of fibre optic cables. - iii Meet the telecommunications industry standards (e.g. Telstra/NBN Co standards).
21	Removal of kerb ramps - a Obtain an operational works approval for the following works prior to commencement of the use at no cost to Council and include in particular: - i Remove the existing kerb ramp on the development frontage (in the location of the vehicular crossing) and on the opposite side of Homestead Drive. - ii Reinstate kerb and channel and grass on the eastern side of Homestead Drive. - b Construct and maintain the works identified above at no cost to Council until the asset is accepted "off maintenance" in accordance with the procedures in City Plan Policy SC6.11 – Land development guidelines, section 2 – Transport network standards, section 7 – Procedures, section 8.5 – As-constructed requirements, section 9 - Specifications and section 10 – Standard drawings.
22	Removal of redundant pavement marking - a Obtain an operational works approval for the following works prior to commencement of the use at no cost to Council and include in particular: - i Remove the now redundant 'Keep Clear' pavement marking on Homestead Drive in front of Lot 101SP316137. - b Construct and maintain the footpaths identified above at no cost to Council until the asset is accepted "off maintenance" in accordance with the procedures in City Plan Policy SC6.11 – Land development guidelines, section 2 – Transport network standards, section 7 – Procedures, section 8.5 – As-constructed requirements, section 9 - Specifications and section 10 – Standard drawings.
23	Entering sight distance - a Obtain an operational works approval for the following works prior to commencement of the use at no cost to Council and include in particular: - i Install 'no stopping' yellow line marking adjacent to the kerb extending 10m north of the subject site vehicular crossing and between the subject site vehicular crossing and the next vehicular crossing located to the south. - b Construct and maintain the footpaths identified above at no cost to Council until the asset is accepted "off maintenance" in accordance with the procedures in City Plan Policy

	SC6.11 – Land development guidelines, section 2 – Transport network standards, section 7 – Procedures, section 8.5 – As-constructed requirements, section 9 - Specifications and section 10 – Standard drawings.
Sewer and Water Works	
24	Sewer connection Connect the site to Council's sewer network via one of the existing 150mm connection serving 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. <i>Notes:</i> An "Application Work on the City's infrastructure" form is required for item v above
25	Water connection Obtain an operational works approval for the design and construction of a water connection for the proposal and connect to Council's water network at the existing 150mm main in Homestead Drive, 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 Water meters must be in accordance with the Metering Technical Specifications and Council's standard water meter drawings - v Remove redundant water meters / connections. <i>Notes:</i> An "Application Work on the City's infrastructure" form is required for the above works.
26	Sub-metering a. Provide individual sub-metering for each unit including common property generally in accordance with the Metering Technical Specifications and the Water and Sewerage Connections Policy.
27	Fire loading

	a Ensure the fire loading does not exceed 30 L/s for 4 Hours. b Provide certification from a suitably qualified building certifier that fire loading does not exceed the fire loading above, prior to the commencement of the use, at no cost to Council. Refer to ‘Certification of works’ condition contained within this decision notice.															
Construction Management																
28	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							
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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													
29	Certification of works - Health and Regulatory Services Provide Council with certificates prepared by qualified expert(s) from the discipline(s) listed below, confirming as follows: <table><tr><th colspan="5">Health and Regulatory Services</th></tr><tr><th>Certified document</th><th>Certification date</th><th>Plan/ Drawing</th><th>Expert discipline</th><th>Requesting Council Section</th></tr><tr><td>Acoustic compliance report</td><td>Prior to commencement of the use</td><td>Proposed Industrial/Ware house Development Lots 101-102 Homestead Drive, Stapylton – Acoustic Report; Prepared by: Acoustic Works; dated: 22 January 2024; Ref: 2024015; Ver: R01B</td><td>Acoustic Engineer</td><td>Health and Regulatory Services</td></tr></table> The certification is to confirm: The development has been designed and constructed in accordance with the assessment and recommendations outlined in an approved Acoustic Report.	Health and Regulatory Services					Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section	Acoustic compliance report	Prior to commencement of the use	Proposed Industrial/Ware house Development Lots 101-102 Homestead Drive, Stapylton – Acoustic Report; Prepared by: Acoustic Works; dated: 22 January 2024; Ref: 2024015; Ver: R01B	Acoustic Engineer	Health and Regulatory Services
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30	Certification of works - Subdivision Engineering Provide Council with certificates prepared by qualified experts from the disciplines listed															

below, confirming as follows:				
Subdivision Engineering				
Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Certificate for electricity supply	Prior to commencement of the use	-	An authorised supplier (e.g. Energex)	Development Compliance
The certification is to confirm: Underground electricity supply is available to all proposed building/s.				
Subdivision Engineering				
Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Contractual agreement (e.g. Agreement Advice or Completion Letter from Telstra. Alternatively, a copy of Master Development Agreement or Small Development Agreement from NBN Co).	Prior to commencement of the use	-	The authorised telecommunication carrier (e.g. Telstra, NBN Co)	Development Compliance
The certification is to confirm: Underground telecommunication infrastructure will be installed in accordance with telecommunications industry standards (e.g. Telstra / NBN Co standards).				
31	Construction management plan a Prepare and submit for approval a Construction management plan prior to any works commencing. b The Construction management plan must be prepared by a suitably qualified professional and include in particular: - i Provide details of any gantries or overhead protective awnings proposed over the road or footpath. - ii Specify the type and height of perimeter security fencing and lockable gates to be used by vehicular or and pedestrian traffic. - iii Provide details for the parking of site workers vehicles. - iv Provide details on the location of street lights, fire hydrants, sewer and stormwater pipes and manholes and footpaths around/across the perimeter of the site. Include details of any proposed service protection measures to be installed during works. - v Location and size of work zones for the loading and unloading of materials and deliveries and any construction zones or occupied space on the external verge or pavement within the road reserve. - vi Location and details of public information signs with contact name/s and phone			

	numbers. - vii Provide details of proposed sediment and erosion control measures including any rubble grids or shakers. - viii Provide specific details for the storage of any hazardous or dangerous material on site and the particulars and location of any required signage as applicable. - ix Provide details of how the general public and the surrounding residents will be informed of changes in traffic flows during construction, (newspaper, leaflet, community liaison meeting, etc.). - x Provide details of any proposed staging of works and the timing of deliveries inclusive of concrete pours. - xi Provide details of any proposed temporary vehicle crossing points. - xii Location of buildings and structures on adjacent properties. - xiii Provide details of how pedestrian movement around the site will be managed during and outside work hours. - xiv Provide details of traffic controllers required to coordinate traffic flow around surrounding roads and any specific controls for concrete pours or mobile crane lifting movements during building and construction works. - xv Provide hours of construction. - xvi Details on the presentation of hoarding to the street. - xvii Provide details for tree management. - xviii Demonstrate how the general public will be protected from construction activities. - xix Provide details on how the building site will be kept clean and tidy to maintain public safety and amenity including collection, storage and disposal of all waste materials. - xx Address the provision of vehicle barrier(s) along the frontages of the land to ensure vehicles use approved crossovers - xxi Address nuisance from dust, noise, vibration, smoke and material tracked onto public roads as a result of hauling and filling operations and how complaints will be addressed. - xxii Identify measures and work practices to ensure non-recyclable debris transported from the site is disposed of at an approved waste facility. - xxiii Identify measures and work procedures to ensure gravel access areas to the site, transport dust covers and shake (hose) down areas are in place to control both on-site dust nuisance and contamination of external properties, roadways and receiving waterways. c Implement the Construction management plan during all construction works at no cost to Council.
32	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.
33	Notice of works timetable Provide a Notice of works timetable for Commencement of work 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	
34	Plumbing and drainage works Obtain a permit for all plumbing and drainage work prior to any compliance assessable work commencing, generally in accordance with the following plan.

	<table><tr><th colspan="5">Plumbing and Drainage</th></tr><tr><th>Plan Title</th><th>Author</th><th>Date</th><th>Plan Reference No.</th><th>Ver</th></tr><tr><td>Site and Soil WasteWater Evaluation Report</td><td>David M Loneragan</td><td>9/10/2023</td><td>CWW.3783.23</td><td>Issue 2</td></tr></table> Note: 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).	Plumbing and Drainage					Plan Title	Author	Date	Plan Reference No.	Ver	Site and Soil WasteWater Evaluation Report	David M Loneragan	9/10/2023	CWW.3783.23	Issue 2	
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Site and Soil WasteWater Evaluation Report	David M Loneragan	9/10/2023	CWW.3783.23	Issue 2													
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>Plumbing and Drainage</td></tr><tr><td>- Permit for plumbing and drainage work</td></tr></table> <table><tr><td>OPW Engineering</td></tr><tr><td>- Operational works - vehicle access works</td></tr></table> <table><tr><td>Landscape Assessment</td></tr><tr><td>- Operational works - landscape works (Private works)</td></tr></table> <table><tr><td>Transport Assessment</td></tr><tr><td>- Operational works – infrastructure</td></tr></table> <table><tr><td>Water and Waste</td></tr><tr><td>- Operational works - infrastructure</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).					Plumbing and Drainage	- Permit for plumbing and drainage work	OPW Engineering	- Operational works - vehicle access works	Landscape Assessment	- Operational works - landscape works (Private works)	Transport Assessment	- Operational works – infrastructure	Water and Waste	- Operational works - infrastructure	- Connections / disconnections: Application to work on the City's Infrastructure	- Temporary Road Closure and Works Zone Permit Application
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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	Access from/works in State-controlled road All access from and works within the State controlled road/reserve must not be carried out without approval from the Department of Transport and Main Roads.
H	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.
I	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).
J	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.
K	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.
L	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
M	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
N	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.
O	Operational Works meeting prior to lodgement Council's Water and Waste Development Services team encourage contact to discuss any water and sewer matters of significance prior to the submission of an application for Operational Works. Contact GCWDA@goldcoast.qld.gov.au to arrange a meeting.
P	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.
Q	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.

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

Details of proposed development	The proposed development is for Development permit for a Material change of use for Low impact industry and Warehouse.
Assessment benchmarks	The following assessment benchmarks applied to the proposed development: • M38 Industrial Estate Place Code • 21 Landscape Work • 24 Office • 27 Retail and Related Establishments • 39 Works for Infrastructure • 4 Car Parking, Access and Transport Integration • 14 Sediment and Erosion Control • 4 Car parking, access and transport integration
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 is for a land use which is envisaged within the zoning; • The development presents a built form which generally achieves the expected level of amenity for the surrounding area; • The development provides for it transport and car parking demand on site; • The development presents a good architectural form to Stapylton Jacobs Well Road; and • The development presents a balanced landscaping outcome.
Compliance with assessment benchmarks	The proposed development demonstrated that it can achieve the Acceptable solution or Performance criteria of the assessment benchmarks listed above.
Matters prescribed by a regulation	Not applicable