Our reference: MIN/2024/208
Your reference: 6132

Amended Decision notice— change application approval including amended suite of development conditions for MCU/2022/525

This Amended Decision Notice replaces the previously issued Decision Notice on 13 June 2024. The previous Decision Notice contained an administrative error within condition 2. The reference to "including as amended in red by Council" has been removed. An amended suite of stamped approved plans will be included. No other changes to conditions or approved plans are approved.

Date of original decision notice:	13 June 2024
Date of amended decision notice:	26 June 2024

The Council of the City of Gold Coast received your change application made under section 78 of the *Planning Act 2016* on 26 April 2024 for the development approval dated 31 March 2023.

Applicant details

Applicant name:	Eastridge 117 Pty Ltd
Applicant contact details:	C/- Gassman Development Perspectives Pty Ltd PO BOX 392 BEENLEIGH QLD 4207

Application details

Application number:	MIN/2024/208
Approval sought:	A change (minor) to a Development permit for Material change of use for Warehouse.
Details of the change:	Conversion of one (1) warehouse tenancy into three (1). As a result, Conditions 2,3,14, and 18 are amended and new condition 24.1 is included.
Original Application number	MCU/2022/525
Date of original decision	31 March 2023

Location details

Street address:	28 Eastridge Street, Stapylton Qld 4207
Real property description:	Lot 117 SP316137

Decision

Date of decision:	10 June 2024
Decision details:	Under Delegated Authority, the Manager of Planning Assessment of the City Development Branch of Council has resolved to approve the change in full and amend the existing conditions of approval.

Affected Entity(s) for the application

Not applicable – no part of the application required referral to an affected entity.

Details of the approval

Development permit	Material change of use for Warehouse

Conditions

New and/or amended conditions of approval for a development permit for a Material change of use for a Warehouse are enclosed in this notice.

A full suite of development conditions for the development approval is also enclosed in this notice.

Further development permits

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

- Operational works – vehicle access
- Operational works – landscape works (private)
- Operational works – infrastructure
- Application to work on the City's infrastructure
- Permit for plumbing and drainage work
- Building works

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

Properly made submissions

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

Approved plans and drawings

Approved plans and drawings reflecting the approved change(s) are attached and are identified in the conditions imposed by Council in the amended suite of development conditions.

Appeal rights

Applicant	You have appeal rights in relation to this decision. An appeal may be made against a responsible entity's decision for a change application. 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 *Planning Act 2016*, 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 *Planning Act 2016*. 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 *Planning Act 2016* is attached to this notice, which sets out further information about the appeal rights.

For further information please contact Kyra Reid, 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:

New and/or amended conditions imposed by Council, as the Responsible Entity
Amended suite of development conditions for development approval MIN/2024/208

Attach:

Stamped approved plans and drawings for development approval
Amended infrastructure charge notice for development approval
Appeal rights extracts

New and/or amended conditions imposed by Council as the Responsible Entity

Condition 2 currently reads:

2 **Approved drawings**

Undertake and maintain the development generally in accordance with the following drawings including as amended in red by the Council:

Drawing Title	Author	Date	Drawing No.	Ver
SITE PLAN (AS AMENDED IN RED BY COUNCIL)	TWO CLICKS DESIGN	21.02.2023	BP1358/WD/1.03	C
CAR PARK DIMENSION PLAN	TWO CLICKS DESIGN	21.02.2023	BP1358/WD/1.02	C
LANDSCAPE INTENT	TWO CLICKS DESIGN	21.02.2023	BP1358/WD/1.07	C
REFUSE / STORAGE DETAILS	TWO CLICKS DESIGN	21.02.2023	BP1358/WD/2.1	C
REFUSE / STORAGE DETAILS	TWO CLICKS DESIGN	21.02.2023	BP1358/WD/2.2	C
GROUND FLOOR PLAN	TWO CLICKS DESIGN	21.02.2023	BP1358/WD/3.01	C
DIMENSION PLAN – GROUND FLOOR	TWO CLICKS DESIGN	21.02.2023	BP1358/WD/3.02	C
FIRST FLOOR PLAN	TWO CLICKS DESIGN	21.02.2023	BP1358/WD/3.03	C
DIMENSION PLAN – FIRST FLOOR	TWO CLICKS DESIGN	21.02.2023	BP1358/WD/3.04	C
ROOF PLAN	TWO CLICKS DESIGN	21.02.2023	BP1358/WD/3.05	C
ELEVATIONS	TWO CLICKS DESIGN	21.02.2023	BP1358/WD/4.01	C
ELEVATIONS	TWO CLICKS DESIGN	21.02.2023	BP1358/WD/4.02	C
SECTION A & B	TWO CLICKS DESIGN	21.02.2023	BP1358/WD/5.01	C

SECTION C & D	TWO CLICKS DESIGN	21.02.2023	BP1358/WD/5.02	C
SECTION E & F	TWO CLICKS DESIGN	21.02.2023	BP1358/WD/5.03	C
COLOURS AND MATERIALS	TWO CLICKS DESIGN	17.02.2023	BP1358/WD/11.01	C

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.

Condition 2 is amended to read:

2 **Approved drawings**

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

Drawing Title	Author	Date	Drawing No.	Ver
Site Plan	Two Clicks Design	3.04.24	BP1358/WD/1.01	A
Site Development Plan	Two Clicks Design	3.04.24	BP1358/WD/1.02	A
Refuse Details	Two Clicks Design	3.04.24	BP1358/WD/1.03	A
Landscape Intent Plan	Two Clicks Design	3.04.24	BP1358/WD/1.04	A
Ground Floor Plan	Two Clicks Design	22.04.24	BP1358/WD/2.01	B
First Floor Plan	Two Clicks Design	22.04.24	BP1358/WD/2.02	B
Roof Plan	Two Clicks Design	22.04.24	BP1358/WD/2.03	B
Elevation 1 & 2	Two Clicks Design	22.04.24	BP1358/WD/3.01	B
Elevation 3 & 4	Two Clicks Design	22.04.24	BP1358/WD/3.02	B
Section A & B	Two Clicks Design	22.04.24	BP1358/WD/5.01	B
Section C & Wall Types	Two Clicks Design	22.04.24	BP1358/WD/5.02	B
Colours and Materials	Two Clicks Design	22.04.24	BP1358/WD/10.01	B

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.

Condition 3 currently reads:

3	**Scope of approval – Ancillary office** *(Specific condition)* This approval permits an ancillary office area consisting of ground and first level areas of the single tenancy to be used in conjunction with, and subordinate to, the approved Warehouse use on the same lot. The scope of approval includes: • The Warehouse tenancy and associated ground and first level ancillary office area must operate as a single business operation at all times. • The ground and first level ancillary office area of the tenancy are not permitted to be used by any third parties not directly associated with the Warehouse use on the site. • The ground and first level ancillary office area is not permitted to be increased in size.

Condition 3 is amended to read:

3	**Scope of approval – Ancillary office** *(Specific condition)* This approval permits an ancillary office area on the first floor mezzanine area of each of the three (3) approved Warehouse tenancies. The three (3) ancillary offices are to be used in conjunction with, and subordinate to, the approved Warehouse use on the same lot. The scope of approval includes: • Each Warehouse tenancy and associated first level ancillary office area must operate as a single business operation at all times. • The ancillary office area of the tenancy are not permitted to be used by any third parties not directly associated with the Warehouse use of the same tenancy. • The ancillary office area is not permitted to be increased in size.

Condition 14 currently reads:

14	**Loading areas** (*Specific condition*) a Loading areas within the Warehouse are to be clearly line marked. b Line marked loading areas are to be used for loading/ unloading of vehicles only.

Condition 14 is amended to read:

14	**Loading areas** (*Specific condition*) a Loading areas within each Warehouse tenancy are to be clearly line marked. b Line marked loading areas are to be used for loading/ unloading of vehicles only.

Condition 18 currently reads:

18 **Driveways and vehicular crossings**

Obtain an operational works approval for the design and construction of the driveway and vehicular crossing, prior to commencement of the use at no cost to Council

Drawing Title	Author	Date	Drawing No.	Ver
SITE PLAN (AS AMENDED IN RED BY COUNCIL)	TWO CLICKS DESIGN	21.02.2023	BP1358/WD/1.03	C

and include in particular:

i Construct and position to enable the maintenance of a public road and road verge, and not cause any obstruction to pedestrians or vehicular traffic.

	ii Not cause damage to vehicles or road infrastructure. iii Provide effective access between the road and the property. iv Provide hydraulic capacity to allow stormwater flow towards the closest stormwater infrastructure. Must be a minimum 1.0m separation from the wings of any gully pit. If this is not the case on site, then the vehicular crossing or the gully pit must be relocated and reconstructed to achieve the required separation.

Condition 18 is amended to read:

<table>
<tr><td>18</td><td>

Driveways and vehicular crossings

Obtain an operational works approval for the design and construction of the driveway and vehicular crossing, prior to commencement of the use at no cost to Council

Drawing Title	Author	Date	Drawing No.	Ver
Site Plan	Two Clicks Design	3.04.24	BP1358/WD/1.01	A

and include in particular:

i Construct and position to enable the maintenance of a public road and road verge, and not cause any obstruction to pedestrians or vehicular traffic.

ii Not cause damage to vehicles or road infrastructure.

iii Provide effective access between the road and the property.

iv Provide hydraulic capacity to allow stormwater flow towards the closest stormwater infrastructure.

Must be a minimum 1.0m separation from the wings of any gully pit. If this is not the case on site, then the vehicular crossing or the gully pit must be relocated and reconstructed to achieve the required separation.

</td></tr>
</table>

New condition 24.1 is to read:

24.1	**Sub-metering** Provide individual sub-metering for each lot / unit including common property generally in accordance with the Metering Technical Specifications and the Water and Sewerage Connections Policy.

Amended suite of development conditions for development approval MIN/2024/208

For ease of reference only, a consolidated set of the conditions, incorporating the above changes, of the Development permit dated 31 March 2023 for a Material change of use for a Warehouse is set out below:

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:

Drawing Title	Author	Date	Drawing No.	Ver
Site Plan	Two Clicks Design	3.04.24	BP1358/WD/1.01	A
Site Development Plan	Two Clicks Design	3.04.24	BP1358/WD/1.02	A
Refuse Details	Two Clicks Design	3.04.24	BP1358/WD/1.03	A
Landscape Intent Plan	Two Clicks Design	3.04.24	BP1358/WD/1.04	A
Ground Floor Plan	Two Clicks Design	22.04.24	BP1358/WD/2.01	B
First Floor Plan	Two Clicks Design	22.04.24	BP1358/WD/2.02	B
Roof Plan	Two Clicks Design	22.04.24	BP1358/WD/2.03	B
Elevation 1 & 2	Two Clicks Design	22.04.24	BP1358/WD/3.01	B
Elevation 3 & 4	Two Clicks Design	22.04.24	BP1358/WD/3.02	B
Section A & B	Two Clicks Design	22.04.24	BP1358/WD/5.01	B
Section C & Wall Types	Two Clicks Design	22.04.24	BP1358/WD/5.02	B
Colours and Materials	Two Clicks Design	22.04.24	BP1358/WD/10.01	B

The conditions of this approval are to be read in conjunction with the attached stamped approved drawings. Where a conflict occurs between the conditions of this approval and the stamped approved drawings, the conditions of this approval shall take precedence.

3 **Scope of approval – Ancillary office** *(Specific condition)*

This approval permits an ancillary office area on the first floor mezzanine area of each of the

	three (3) approved Warehouse tenancies. The three (3) ancillary offices are to be used in conjunction with, and subordinate to, the approved Warehouse use on the same lot. The scope of approval includes: • Each Warehouse tenancy and associated first level ancillary office area must operate as a single business operation at all times. • The ancillary office area of the tenancy are not permitted to be used by any third parties not directly associated with the Warehouse use of the same tenancy. • The ancillary office area is not permitted to be increased in size.
Property	
4	**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. b The terms of the easement must include: i Standard terms document 707918364 must be referenced on Form 9 – easement document. ii 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.
5	**Restrictions regarding Council easements and sewer and water supply infrastructure** a No building work or deep landscaping is 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).
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 areas b Service equipment c Mechanical ventilation

	d Refrigeration units e Storage areas for machinery, materials, vehicles or the like.
7	**Hours of operation** (S*pecific condition*) Activities associated with the operation of the use can occur 24 hours a day, seven days a week and include the following activities: a All activities internal to the Industry associated with the operation of the use b Loading and unloading activities c Ancillary office activities.
8	**Lighting to ensure pedestrian and community safety** *(specific condition)* Install and maintain lighting within the site boundary for all car parking areas, outdoor activity areas, and along all on-site pedestrian pathways, at no cost to Council. The design and construction of the lighting system must: a Meet minimum requirements of Australian Standard AS/NZS1158.3.1: 2005 Pedestrian area (Category P) lighting. b Meet the relevant requirements of the electricity supplier (e.g., Energex). c Be installed prior to the commencement of the use and maintained at all times. d Include vandal resistant structures such as high mounted lighting, anti-tamper screws, weather resistant bulkhead fitting, and robust material to withstand severe weather conditions.
9	**Nuisance** Undertake and operate the development in a manner that causes no detrimental effect upon surrounding premises by reason of noise nuisance, lighting nuisance or such other emissions. Specifically: a Position and direct all lighting so as not to exceed beyond the site boundary. b Future activities are not to generate noise emissions which would detract from the amenity of the nearest sensitive receivers. c Future activities are not to generate odour and air emissions which would detract from the amenity of the nearest sensitive receivers.
Environmental and Landscaping	
10	**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 the commencement of the use at no cost to Council:

Drawing Title	Author	Date	Drawing No.	Ver
Landscape Intent Package	Gassman Development Perspectives	24.02.2023	6132 pages 1-10	C

and include in particular:

i Unless otherwise specified in these conditions, tree species must be a minimum bag size of 100L at the time of planting.

ii Palm species must be a minimum 3 metres in height at the time of planting.

iii Unless otherwise specified in these conditions, shrub species must be a minimum 200mm pot size at the time of planting.

iv Screening shrubs must be able to achieve a minimum height of 3 metres at maturity.

v 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. vi Pandanus species must be ex-ground, a minimum 3 metres in height and multi headed at the time of planting. vii Install large canopy tree plantings at 6 metre centres within the frontage garden beds. viii Install a row of screening shrubs at 1 metre centres within the frontage garden beds. ix Any installed frontage fencing for the development must be at least 50% transparent. x All road reserve turf must be repaired and replaced if damaged xi Existing street tree must be retained or replaced with 200L canopy shade trees in accordance with Standard drawing 05-103 within SC6.11 City Plan policy – Land development guidelines. b Construct and maintain the private landscaping identified above at no cost to Council at all times.
Transport	
11	**Security gate requirements** (*Specific condition*) All security gates must remain open to allow vehicular and pedestrian access for employees and visitors during the approved 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 A total of 34 car parking spaces. ii All spaces are drained, sealed and line marked. iii Clearly identified signage and directional markings including: – Signage within the site directing entering motorists to visitor parking locations. – Delineation of parking spaces for people with disabilities. – Signage and line marking indicating 'visitor parking' and 'staff parking' for visitor and staff spaces. 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	**Loading and unloading (excluding waste collection vehicles)** (*Specific condition*) Loading and unloading of service vehicles must be undertaken generally in accordance with the M38 Industrial Estate Place Code and include in particular: a Loading and unloading of any vehicle servicing the development must be conducted wholly within the site. b A vehicle, or vehicle waiting to be loaded or unloaded, must stand entirely within the site. c All vehicles must enter and exit the site in a forward gear, with the exception of Articulated Vehicles where restricted manoeuvring is permitted.
14	**Loading areas** (*Specific condition*) a Loading areas within each Warehouse tenancy are to be clearly line marked. b Line marked loading areas are to be used for loading/ unloading of vehicles only.
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

<table>
<tr><td></td><td>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.</td></tr>
<tr><td>16</td><td>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.</td></tr>
<tr><td>17</td><td>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.</td></tr>
<tr><td>18</td><td>Driveways and vehicular crossings
Obtain an operational works approval for the design and construction of the driveway and vehicular crossing, 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>Two Clicks Design</td><td>3.04.24</td><td>BP1358/WD/1.01</td><td>A</td></tr>
</table>
and include in particular:
v Construct and position to enable the maintenance of a public road and road verge, and not cause any obstruction to pedestrians or vehicular traffic.
vi Not cause damage to vehicles or road infrastructure.
vii Provide effective access between the road and the property.
viii Provide hydraulic capacity to allow stormwater flow towards the closest stormwater infrastructure.
Must be a minimum 1.0m separation from the wings of any gully pit. If this is not the case on site, then the vehicular crossing or the gully pit must be relocated and reconstructed to achieve the required separation.</td></tr>
<tr><td>19</td><td>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:
a Provide underground electricity to proposed building.
b No additional poles are to be erected within public roads.
c Meet the requirements of the electricity supplier (e.g., Energex).</td></tr>
<tr><td>20</td><td>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:
a Provide underground telecommunications to the proposed building, lead-in conduits and equipment space/s in a suitable location within the building/s, to suit the carrier of choice.
b All new pit and pipe infrastructure required to be installed along public road(s), must be suitably sized to cater for future installation of fibre optic cables.
c Meet the telecommunications industry standards (e.g., Telstra/NBN Co standards).</td></tr>
</table>

Stormwater Drainage	
21	**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.
22	**Erosion and sediment control** a Undertake works generally in accordance with the Healthy waters code of the City Plan and include in particular: i Ensure all reasonable and practicable measure are implemented to minimise short and long-term erosion and adverse effects of sediment transport. Also ensure the proposed control measures will achieve 80% hydraulic effectiveness as required by the SPP (refer to SPP Appendix 2 Table A). ii Sediment control structures e.g.: sediment fence must be placed at the base of all materials on site to mitigate sediment run-off. iii 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. iv All polluted / contaminated water from the site, including dewatering discharge, must be treated to achieve the water quality objectives in Table 8.2.1 of the Queensland Water Quality Guidelines (DERM September 2009) prior to discharging from the site. v Inspections for erosion and sediment control measures are to occur in accordance with the compliance procedures in City Plan Policy SC6.11– Land development guidelines, section 4.5.17.1.2 – Compliance.
Sewer and Water Works	
23	**Sewer connection - reuse existing sewer connection** Connect the site to Council's sewer network via 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 size of the sewer property service connection must be in accordance with Section 5.5.4 of the WSAA Gravity Sewerage Code of Australia – SEQ Service Providers Edition. iii 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. iv Remove / seal / cap redundant sewer property services. *Note:* *An "Application Work on the City's infrastructure" form is required for item iv above.*
24	**Water connection** Obtain an operational works approval for the design and construction of a water connection for the proposal to Council's potable water supply network at the existing 150mm main in Eastridge Street, prior to commencement of the use at no cost to Council and include in particular: i Water connection to re-utilize the existing road crossing at the east boundary of the

site.

ii Be in accordance with the Water Supply Code of Australia – SEQ Service Providers Edition, and the Water and Sewerage Connections Policy.

iii Water meters must be in accordance with the Metering Technical Specifications and Council's standard water meter drawings.

iv The water meter assembly is to be screened from public view. All screening to be outside of the water supply easement and door/s provided to ensure access to the assembly in compliance with Council's standard water meter drawings.

v Remove redundant water meters / connections.

Note:

An "Application Work on the City's infrastructure" form is required for the above works.

24.1 **Sub-metering**

Provide individual sub-metering for each lot / unit including common property generally in accordance with the Metering Technical Specifications and the Water and Sewerage Connections Policy.

25 **Fire loading**

Ensure the fire loading does not exceed 30L/s for 4 hours 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

26 **Certification of works - Water and Waste**

Provide Council with a certificate prepared by qualified experts from the discipline listed below, confirming as follows:

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

27 **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.

28 **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

29 **Plumbing and drainage works**

Obtain a permit for all plumbing and drainage work prior to any compliance assessable work

	commencing. *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).*
Advice Notes	
A	**Land use definition** The Warehouse definition pursuant to the M38 Industrial Place Code section 2.1.5 identifies that land use definitions are to be found within Part 4, Division 1, Chapters 1-3 of the Gold Coast City Planning Scheme 2003, as amended. The Our Living City Gold Coast Planning Scheme 2003 Version 1.2 (Amended November 2011) defines the proposed Warehouse use as follows: *'A building or enclosed land used to store and display goods, merchandise and materials and to sell these only by wholesale. This term does not include a Shop, Showroom, Salvage Yard or Toxic or Dangerous Goods Store.'This term includes a Car Wash Facility. It does not include a Service Industry, a Motor Vehicle Repair Station, a Salvage Yard, a Service Station, Home Activity or Home Occupation.'*
B	**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.
C	**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.
D	**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
E	**No open trenching of the road pavement for water connections across / in roadways** Conduits must be installed to service the proposed development via trenchless technology the road (open cutting of the road is not permitted) to connect to Council's potable water supply network. In certain circumstances approval of open trenching of the road may be allowed, subject to Council approval. Refer to Water and Sewerage Connections Policy, available on Council's website http://www.cityofgoldcoast.com.au

F	**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
G	**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: **City Assets** - Operational works - vehicle access works **Landscape Assessment** - Operational works - landscape works (private) **Plumbing and Drainage** - Permit for plumbing and drainage work **Water and Waste** - Operational works - infrastructure - Application to work on the City's infrastructure 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).
H	**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.
I	**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.
J	**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 *Planning Act 2016*) must be submitted and approved by Council prior to lodging a request for a Pre-Start meeting.
K	**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.
L	**Indigenous cultural heritage legislation and duty of care requirement** The *Aboriginal Cultural Heritage Act 2003* ('**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.
M	**Infrastructure charges** Infrastructure charges are now levied under a Charges Resolution by way of an Infrastructure Charges Notice, which accompanies this decision notice.
N	**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 liming 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 commended and to carry out the activity for its duration. b Providing any notifications required by law (by way of example only, to notify the administering authority pursuant to the *Environment Protection Act 1994* of environmental harm being caused/threatened by the activity, and upon becoming aware the premises is being used for a 'notifiable activity'). c Securing tenure/permission from the relevant owner to use private or public land not owned by the applicant (including for access required by conditions of approval). d Ensuring 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 *Survey and Mapping Infrastructure Act 2003.*

	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.
O	**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.
P	**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 *Biosecurity Act 2014* individuals and organisations whose activities involve the movement or storage of fire ant carriers have a general biosecurity obligation to take all reasonable steps to ensure they do not spread fire ants. Movement of a fire ant carrier from within the fire ant biosecurity zone may need a biosecurity instrument permit. More information is available on the Department of Agriculture and Fisheries website www.daf.qld.gov.au/plants/weeds-pest-animals-ants/invasive-ants/fire-ants.
Q	**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 *Commonwealth Disability Discrimination Act (1992)* and the Disability (Access to Premises – Buildings) Standards 2010.