

Our reference: COM/2024/372

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

Date of decision notice: 16 September 2025

Applicant details

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

Application details

Application number: COM/2024/372
Approval sought: Combined Application for a Material change of use and Operational works (Code assessment).
Details of proposed development: Material change of use to establish a Warehouse and Operational works (Change to ground level).

Location details

Street address: 1 Highlands Street, STAPYLTON QLD 4207
Real property description: BAL Lot 505 SP316171

Decision

Date of decision 10 September 2025
Decision details: Under Delegated Authority, the Manager of the City Development Branch of Council has resolved to approve the development application in full with conditions.

Referral agency(s) for the application

There is no concurrence or advice agency(s) triggered by this development application.

Details of the approval

Development permit Material change of use for a Warehouse and Operational works for a Change to ground level

Conditions

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

Further development permits

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

- Operational works – landscape works.
- Operational works – infrastructure.
- Operational works – vehicle access works.
- Permit for plumbing and drainage works.

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

Properly made submissions

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

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

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

Approved plans and drawings

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

Appeal rights

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

AUTHORISED BY

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

Adam Morris

Coordinator Planning Assessment (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:

Stamped approved plans and drawings

Infrastructure charges notice for the approved development

Appeal rights extracts

PART A – Material change of use (Warehouse)

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. c The use approved under this development permit cannot commence until COM/2023/82 has achieved plan sealing and all infrastructure is accepted on maintenance by Council. d PART B: OPW (Change to ground level) component of this development permit must be undertaken prior to Part A: MCU (Warehouse) component.																																	
2	Approved drawings a Undertake and maintain the development generally in accordance with the following drawings including as amended in red by the 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>GASSMAN DEVELOPMENT PERSPECTIVES</td><td>06.12.24</td><td>Q23-001A-DA-002</td><td>A</td></tr><tr><td>SITE PLAN – IMPERVIOUS AREA</td><td>GASSMAN DEVELOPMENT PERSPECTIVES</td><td>06.12.24</td><td>Q23-001A-DA-003</td><td>A</td></tr><tr><td>OFFICE PLAN</td><td>GASSMAN DEVELOPMENT PERSPECTIVES</td><td>06.12.24</td><td>Q23-001A-DA-110</td><td>A</td></tr><tr><td>BUILDING ELEVATIONS</td><td>GASSMAN DEVELOPMENT PERSPECTIVES</td><td>06.12.24</td><td>Q23-001A-DA-200</td><td>A</td></tr><tr><td>ELEVATIONS FINISHES</td><td>GASSMAN DEVELOPMENT PERSPECTIVES</td><td>06.12.24</td><td>Q23-001A-DA-500</td><td>A</td></tr></table> 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.				Drawing Title	Author	Date	Drawing No.	Ver	SITE PLAN	GASSMAN DEVELOPMENT PERSPECTIVES	06.12.24	Q23-001A-DA-002	A	SITE PLAN – IMPERVIOUS AREA	GASSMAN DEVELOPMENT PERSPECTIVES	06.12.24	Q23-001A-DA-003	A	OFFICE PLAN	GASSMAN DEVELOPMENT PERSPECTIVES	06.12.24	Q23-001A-DA-110	A	BUILDING ELEVATIONS	GASSMAN DEVELOPMENT PERSPECTIVES	06.12.24	Q23-001A-DA-200	A	ELEVATIONS FINISHES	GASSMAN DEVELOPMENT PERSPECTIVES	06.12.24	Q23-001A-DA-500	A
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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 Warehouse Development Lot 303 Coastlink Court Stapylton– Acoustic Report</td><td>Acoustic Works</td><td>10 December 2024</td><td>2024475 R01C Lot 303 Vantage Yatala Estate ENV.docx</td><td>R01C</td></tr></table>				Health and Regulatory Services					Plan Title	Author	Date	Plan Reference No.	Ver	Proposed Warehouse Development Lot 303 Coastlink Court Stapylton– Acoustic Report	Acoustic Works	10 December 2024	2024475 R01C Lot 303 Vantage Yatala Estate ENV.docx	R01C															
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4	Restrictions regarding Council sewer and water supply infrastructure - a Ensure all proposed buildings, structures and footings are a minimum distance of 1.2 horizontal metres from Council infrastructure. - b Ensure all proposed buildings, deep landscaping, structures, and footings are a minimum 1m clear of the property sewer connection. - c Ensure a minimum 2.4m unobstructed vertical clearance from the finished surface level above Council sewerage infrastructure including the property inspection opening (IO). - d Ensure a minimum 2.4m unobstructed vertical clearance from finished surface / slab level above the Council water meter assembly.										
Amenity											
5	Hours of operation (<i>Specific condition</i>) 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 Warehouse associated with the operation of the use - b Loading and unloading activities. - c Ancillary office activities.										
6	Screening of visually offensive components Locate and screen the following components of the development so that they are not visible from any road to which the site has frontage, adjoining premises or otherwise on display from any public thoroughfare or vantage point: - a Refuse storage and servicing areas. - b Service equipment. - c Mechanical ventilation. - d Refrigeration units. - e Storage areas for machinery, materials, vehicles, or the like.										
7	Lighting to ensure pedestrian and community safety (<i>Specific condition</i>) 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.										
Environmental and Landscaping											
8	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>28 February 2025</td><td>Sheets 1 – 9</td><td>D</td></tr></table> and include in particular: - i Demonstrate that all structures and service infrastructure (including, but not limited, to	Drawing Title	Author	Date	Drawing No.	Ver	Landscape Intent Package	Gassman Development Perspectives	28 February 2025	Sheets 1 – 9	D
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	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 Unless otherwise specified in these conditions, 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 and must be a minimum 300mm bag size at the time of planting. - vi Cascading species must be trained down the face of the wall/structure they are intended to grow down and have a minimum fall of 500mm at the time of planting. - vii Climbing species must be trained to the trellis and be a minimum 500mm in height at the time of planting. - viii 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. - ix Pandanus species must be ex-ground, a minimum 3 metres in height and multi headed at the time of planting. - x Incorporate large canopy tree planting at approximately 6m centres within the frontage garden beds to Highlands Street and Coastlink Court. - xi Install a row of screening shrubs at 1 metre centres along the frontage boundaries. - xii Install rows of screening shrubs at 1 metre centres fronting the proposed shotcrete batters to assist protecting the amenity of the area. - xiii Planter boxes where trees are to be planted must possess a minimum surface area of 6m². Tree species must be chosen which are suitable for root zones growing in confined planting locations. - xiv An automatic irrigation system must be provided to all planter boxes. - xv Structural soil cells must be proposed at a minimum area of 6m² and a minimum soil depth of 800mm where the trees in tree grates are shown on the approved plan. - xvi Include a maintenance management plan relating to the trellis / climbing plant / green roof / green wall systems. The maintenance management plan must: • Provide detailed information on how these vegetative systems will be safely accessed for maintenance. • Stipulate a maintenance schedule for these systems. • Provide details on the minimum standards to which these systems must be maintained. • Describe actions to be taken if the system does not function as intended. - xvii Include frontage fencing as shown on the approved stamped drawings, the subject of this application. - xviii All road reserve turf must be repaired and replaced if damaged. b Construct and maintain the private landscaping identified above at no cost to Council at all times.
Transport	
9	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 Car Parking, Access and Transport Integration code of Council's '03 Planning Scheme 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 approved drawings. - 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. • Signage within the site directing heavy vehicles to enter the site via the south vehicle access on Coastlink Court only. • 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.
10	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 Car Parking, Access and Transport Integration code of Council's '03 Planning Scheme and include in particular: - i The off-street bicycle parking facilities must be in accordance with the approved drawings. - ii Signage shall be provided at the location of staff bicycle parking facilities in accordance with AS2890.3. b Undertake and maintain all works prior to commencement of the use at no cost to Council at all times.
11	Loading and unloading (excluding waste collection vehicles) Loading and unloading of service vehicles must be undertaken generally in accordance with the Car Parking, Access and Transport Integration code of Council's '03 Planning Scheme and include in particular: - i Loading and unloading of any vehicle servicing the development must be conducted wholly within the site. - ii A vehicle, or 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.
12	Security gate requirements All security gates must remain open to allow vehicular/pedestrian access for employees and visitors during the hours of operation of the development.
Engineering	
13	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.
14	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.
15	Footpaths a Obtain an operational works approval for the design and construction of all pathways identified below, prior to commencement of the use, at no cost to Council: i A minimum 1.5 metre wide pathway, within the verge of Highlands Street, connecting the public footpath on Highlands Street to the development's internal pedestrian

	access point, at the property boundary. 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 SC6.12 – 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.
Stormwater Drainage	
16	Overland flow paths and hydraulic alterations The development must not cause loss or damage as a result of: - i Increase peak flow rates downstream from the site; - ii Increase flood levels external to the site; and - iii Increase duration of inundation external to the site.
Sewer and Water Works	
17	Sewer connection Design, construct and connect the proposal to Council’s sewer network at the 150mm main in Coastlink Court (approved under OPW/2023/1136), 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 the above works.
18	Water connection Obtain an Operational Works approval for the design and construction of a water connection for the site and connect to Council’s water network at the 150mm main in Coastlink Court (approved under OPW/2023/1136), prior to commencement of the use at no cost to Council and include in particular: - i The proposed development is permitted to connect to Council's water network through a singular connection as outlined below: (a) This connection will supply a single master meter for potable water; and (b) If required, a single fire meter. - 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 Council’s Metering Technical Specifications & standard drawings and SEQ Large Water Meter Arrangements drawings. - iv The water meter assembly is to be screened from public view. All screening to be outside of the water meter assembly area and door/s provided to ensure access to the assembly. - v Remove redundant water meters / connections.

	<i>Notes:</i> vi Refer to the 'Fire Loading' condition of this development permit. An "Application Work on the City's infrastructure" form is required for the above works.
19	Water infrastructure management Note: This condition to be read in conjunction with the "Water connection" condition of this development permit. a Water connections should always cross over other assets within Council's road reserve, including electrical infrastructure, in accordance with the Water Supply Code of Australia – SEQ Service Providers Edition, section 5.12.5.2 Clearance Requirements (Notes). This may require the applicant to liaise directly with other service providers / asset owners for modifications if and where required, in order to comply with this requirement. b Any works that result in the undermining of an existing Asbestos Cement or Vitrified Clay water main, will require the vulnerable section of exposed watermain to be replaced in accordance with Section 5.2.3 of the City's Guidelines for Working Near Water and Sewerage Infrastructure.
20	Fire loading Ensure the fire loading does not exceed 30L/s for 4 hours. <i>Explanatory Notes:</i> i. Compliance with this condition required 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. ii. This condition is included to ensure any on-lot fire-fighting protection provisions required for the development are designed in a manner which does not rely on more water being drawn from Council's water supply network than is available as stated above. iii. The development must ensure any private reticulation designs (i.e.: Plumbing and Drainage infrastructure) considers the fire loading above. iv. If the development requires any fire-fighting provisions greater than stated above, they must be catered for on-site via tanks / pumps etc. v. If the development does not require additional fire-fighting provisions (i.e.: sprinklers, hose reels etc.) beyond access to street hydrants, then the development is compliant with this condition.
Solid Waste Management	
21	Bin type, storage capacity and storage points Provide the following equipment to service the development prior to commencement of the use at no cost to Council: • 1 x 2,000L general waste bulk bins and 1 x 2,000L recycle bulk bin.
22	Storage/servicing point – Bulk bins Design the bin storage point prior to the use commencing and in accordance with City Plan Policy SC6.16 - Solid waste management at no cost to Council: i No steps or lips on bin-carting route. ii Hose cock for bin washing. iii Concrete slab graded to drainage point within the storage point. iv Drainage point connected to sewerage network with trade waste requirements. v Roofed and designed to prevent entry to rainwater. vi Air locked, fly and vermin proofed, well-ventilated and solely used for the storage of

	waste.																							
Construction Management																								
23	Certification of works - Water and Waste Provide Council with a certificate prepared by qualified experts from the discipline listed below, confirming as follows:																							
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24	Certification of works – Solid Waste Management Provide Council with certificates prepared by qualified expert(s) from the discipline(s) listed below, confirming as follows:																							
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	i The development has been designed and constructed in accordance with the approved Site Plan and complies with the ‘Solid Waste Management Policy for New Developments’ ii The RPEQ has approved a hardstand design and inspected the areas subject to waste collection vehicle loading throughout the construction process, including (where applicable) all subgrade proof rolls, pre-seal, and pre-pour inspections. iii Internal driveway and manoeuvring areas subject to waste collection vehicle (WCV) loading are designed and constructed to withstand the fully loaded vehicle weight of the nominated WCV (WCV details can be found in City Plan Policy SC6.16 – Solid waste management) and have been inspected by the certifying RPEQ.
25	Pre-start inspection Arrange a pre-start inspection prior to the commencement of building works for the bin storage/servicing point. Purpose Discuss Council approval requirements and expectations through the construction phase Council contact inspections@goldcoast.qld.gov.au
26	Hold point inspection – Solid Waste Arrange a hold point inspection to complete the requirements identified in City Plan Policy SC6.12 – Land development guidelines the City Plan for the following: <i>Please note: Inspections for multiple items is preferred.</i> Purpose A Bin storage/servicing point <u>Note: The VXO must be completed prior to booking this inspection</u> B Confirm works for the bin storage/servicing point and associated vehicle access have been undertaken in accordance with the approved MCU drawings. Hold Point Within 5 business days of the bin storage point being completed. Within 5 business days of bin servicing point and vehicle access being completed. Council contact Contributed Assets inspections@goldcoast.qld.gov.au Contributed Assets inspections@goldcoast.qld.gov.au
27	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: Health and Regulatory Services Certified document Prior to commencement of the use Plan/ Drawing Proposed Warehouse Development Lot 303 Coastlink Court Stapylton– Acoustic Expert discipline Acoustic Engineer Requesting Council Section Health and Regulatory Services

			Report; Prepared by: Acoustic Works; Dated: 10 December 2024; Ref: 2024475 R01C Lot 303 Vantage Yatala Estate ENV.docx; Ver: R01C		
	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.				
28	Erosion and sediment control plan a Obtain and implement an Environmental Management Plan approval for an Erosion and sediment control plan or include as part of an associated Operational Works application generally in accordance with the Healthy waters code, City Plan Policy SC6.12 - Land development guidelines and State Planning Policy, July 2017 requirements, prior to any works commencing, at no cost to Council. b The Erosion and sediment control plan must be prepared by a suitably qualified professional and include in particular: - i sediment control structures (e.g sediment fence) placed at the base of all materials on site to mitigate any sediment runoff. - ii a perimeter bund and / or diversion drain constructed around the disturbed area to prevent any outside clean stormwater from mixing with polluted / contaminated stormwater. - iii The sediment basin(s) proposed for the construction phase is designed in accordance with Appendix B – Revision June 2018 of the Best Practice Erosion & Sediment Control (IECA Australasia, November 2008). - iv The sediment basin is designed to a standard which would achieve at least 80% of the average annual runoff volume of the contributing catchment treated (e.g 80% hydrological effectiveness, Refer to SP 2017 Appendix 2 Table A) - v The sediment basin(s) and associated structures such as inlets, outlets and spillways are designed and constructed to be structurally sound for a 10% AEP rainfall event under normal circumstances. - vi A high-flow bypass system is included (if necessary) to prevent any potential re-suspension of accumulated sediment from the basin during major storm events. - vii Accumulated sediment from basins and other controls is removed within two months and disposed of appropriately without causing water contamination. - viii Demonstrate all polluted / contaminated water from the site, including dewatering discharge, will be treated to achieve the water quality objectives in Table 8.2.1 of the Queensland Water Quality Guidelines (DEHP, September 2009) prior to discharging from the site. Demonstrate all inspections for erosion and sediment control measures will be in accordance with the compliance procedures in City Planning Policy SC6.12 – Land development guidelines, section 4.5.17.1.2 – Compliance.				
29	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.
30	Notice of works timetable Provide a Notice of works timetable for Commencement of use to Council's Development Compliance section prior to commencement of any works. A copy of Council's Notice of works timetable is available on Council website.
Plumbing and Drainage Act 2018	
31	Plumbing and drainage works Obtain a permit for all plumbing and drainage work prior to any compliance assessable work commencing. <i>Note:</i> <i>A permit for plumbing and drainage works does not approve the discharge of trade waste to Council's sewerage system. The generator of trade waste must complete an application for approval to discharge trade waste to Council's Sewerage System (available on Council's website).</i>
Advice Notes	
A	Development infrastructure Development infrastructure required to be provided in implementing this development approval is non-trunk development infrastructure unless otherwise stated in a condition of the approval.
B	Works in properties other than the development land Where development works or works required to service the development require access, works or otherwise on land that is not part of the development approval, the applicant is solely responsible for obtaining consent and providing such with the "Application to work on City's infrastructure". Council will not become involved in any disputes arising from attempts to obtain neighbouring landowners' consent and assumes no responsibility for any impacts this has on the development. Council shall not be held responsible for any delays, complications or otherwise related to obtaining consent from neighbouring landowners as this is a civil matter to be resolved between the relevant parties.
C	Council water, sewer and stormwater infrastructure to be protected during site works The developer is responsible at all times for ensuring that Council's water, sewer and stormwater 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, sewer and stormwater assets. Where Council water, sewer and stormwater 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 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 Contributed Assets. Refer to Water and Sewerage Connections Policy, available on Council's website

	http://www.cityofgoldcoast.com.au										
E	Water meter sizing All water meters 50mm in diameter or larger must be installed aboveground and on lot. Unrestricted access to the water service (including meters) must be provided at all times. Refer to SEQ Larger Water Meter Arrangement Drawings https://www.seqcode.com.au/seq-water-supply-code										
F	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.										
G	Operational Works meeting prior to lodgement Council encourages 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.										
H	Design, Constructability and Minor change applications The application has been approved based on the information provided by the consultant. Council is 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.										
I	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>Contributed Assets</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> <table><tr><td>Water and Waste Assessment</td></tr><tr><td>Operational Works - infrastructure</td></tr></table> <table><tr><td>Landscape Assessment</td></tr><tr><td>- Operational works - landscape works</td></tr></table> <table><tr><td>Transport Assessment</td></tr><tr><td>- Operational works – infrastructure</td></tr></table> <table><tr><td>Plumbing and Drainage</td></tr></table>	Contributed Assets	Connections / disconnections: Application to work on the City's Infrastructure	Temporary Road Closure and Works Zone Permit Application	Water and Waste Assessment	Operational Works - infrastructure	Landscape Assessment	- Operational works - landscape works	Transport Assessment	- Operational works – infrastructure	Plumbing and Drainage
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	- Permit for plumbing and drainage work 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).
J	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.
K	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.
L	Infrastructure charges Infrastructure charges are now levied under a Charges Resolution by way of an Infrastructure Charges Notice, which accompanies this decision notice.
M	Properly made submissions There were no properly made submissions about the application.
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 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.
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 <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).
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.

PART B – OPW – Change to ground level

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 The works approved under this development permit cannot commence until compliance

	is demonstrated with Part B, Condition 14 of COM/2023/82.																																																												
2	Approved drawings Undertake and maintain the development generally in accordance with the following drawings including as amended in red by the Council: <table><thead><tr><th colspan="5">Operational Works</th></tr><tr><th>Drawing Title</th><th>Author</th><th>Date</th><th>Drawing No.</th><th>Ver</th></tr></thead><tbody><tr><td>Locality Plan</td><td>Gassman Development Perspectives</td><td>Dec 2024</td><td>6338 ENG BE 001</td><td>A</td></tr><tr><td>General Notes Sheet 1 of 2</td><td>Gassman Development Perspectives</td><td>11.12.2024</td><td>6338 ENG BE 002</td><td>A</td></tr><tr><td>General Notes Sheet 2 of 2</td><td>Gassman Development Perspectives</td><td>11.12.2024</td><td>6338 ENG BE 003</td><td>A</td></tr><tr><td>Legend</td><td>Gassman Development Perspectives</td><td>11.12.2024</td><td>6338 ENG BE 004</td><td>A</td></tr><tr><td>Existing Features and Layout Plan</td><td>Gassman Development Perspectives</td><td>11.12.2024</td><td>6338 ENG BE 010</td><td>A</td></tr><tr><td>Sediment and Erosion Control Plan</td><td>Gassman Development Perspectives</td><td>11.12.2024</td><td>6338 ENG BE 020</td><td>A</td></tr><tr><td>Sediment and Erosion Control Notes and Details</td><td>Gassman Development Perspectives</td><td>11.12.2024</td><td>6338 ENG BE 021</td><td>A</td></tr><tr><td>Bulk Earthworks Layout Plan</td><td>Gassman Development Perspectives</td><td>11.12.2024</td><td>6338 ENG BE 050</td><td>A</td></tr><tr><td>Finished Surface Level Layout Plan Sheet 1 of 2</td><td>Gassman Development Perspectives</td><td>11.12.2024</td><td>6338 ENG BE 150</td><td>A</td></tr><tr><td>Finished Surface Level Layout Plan Sheet 2 of 2</td><td>Gassman Development Perspectives</td><td>11.12.2024</td><td>6338 ENG BE 151</td><td>A</td></tr></tbody></table> The conditions of this approval are to be read in conjunction with the attached stamped approved drawings. Where a conflict occurs between the conditions of this approval and the stamped approved drawings, the conditions of this approval shall take precedence.	Operational Works					Drawing Title	Author	Date	Drawing No.	Ver	Locality Plan	Gassman Development Perspectives	Dec 2024	6338 ENG BE 001	A	General Notes Sheet 1 of 2	Gassman Development Perspectives	11.12.2024	6338 ENG BE 002	A	General Notes Sheet 2 of 2	Gassman Development Perspectives	11.12.2024	6338 ENG BE 003	A	Legend	Gassman Development Perspectives	11.12.2024	6338 ENG BE 004	A	Existing Features and Layout Plan	Gassman Development Perspectives	11.12.2024	6338 ENG BE 010	A	Sediment and Erosion Control Plan	Gassman Development Perspectives	11.12.2024	6338 ENG BE 020	A	Sediment and Erosion Control Notes and Details	Gassman Development Perspectives	11.12.2024	6338 ENG BE 021	A	Bulk Earthworks Layout Plan	Gassman Development Perspectives	11.12.2024	6338 ENG BE 050	A	Finished Surface Level Layout Plan Sheet 1 of 2	Gassman Development Perspectives	11.12.2024	6338 ENG BE 150	A	Finished Surface Level Layout Plan Sheet 2 of 2	Gassman Development Perspectives	11.12.2024	6338 ENG BE 151	A
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3	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 an ‘on maintenance’																																																												

	inspection, at no cost to Council. b Maintain the rectified Council infrastructure at no cost to Council at all times.	
4	Earthworks a Construct the earthworks identified in the approved drawings condition at no cost to Council in accordance with the standards and procedures in City Planning Policy SC6.12 – Land development guidelines, sections 3 Change to Ground level standards, 7 Procedures, 8.5 As-constructed requirements and 9 Specifications and 10 Standard drawings. b Maintain the earthworks identified above at no cost to Council at all times.	
Stormwater Drainage		
5	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.	
6	Erosion and sediment control a Implement the erosion, sediment and dust control measures identified in the approved drawings at no cost to Council: b Undertake works generally in accordance with the Operational works approval and include in particular: - i Sediment controls must be maintained and amended as necessary to ensure the measures implemented conform to the Construction Phase stormwater management design objectives of the State Planning Policy 2017 (Appendix 2 – Table A). - ii Erosion, sediment and dust control measures must be implemented in accordance with the approved plan / drawings and Best Practice Erosion & Sediment Control (IECA Australasia, November 2008). - iii Sediment control structures e.g.: sediment fence, must be placed at the base of all materials imported on site to mitigate sediment run-off. - iv 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. - v 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. - vi 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.	
Construction Management		
7	Certification of works Provide Council with certificates prepared by qualified expert(s) from the discipline(s) listed below, confirming as follows: <table><tr><td> Operational Works </td></tr></table>	Operational Works
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8	Supervision of works During construction of any works the following professionals must be appointed to supervise the below described actions: <table><tr><th colspan="2">Operational works</th></tr><tr><th>Expertise required of the suitably qualified professional</th><th>Actions to be overseen by the professional</th></tr><tr><td>Registered Professional Engineer of Queensland (RPEQ)</td><td>Bulk earthworks inspected to level 1 in accordance with AS3798-2007</td></tr></table>	Operational works		Expertise required of the suitably qualified professional	Actions to be overseen by the professional	Registered Professional Engineer of Queensland (RPEQ)	Bulk earthworks inspected to level 1 in accordance with AS3798-2007														
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9	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.																				
10	Haulage access/site management plan a Prepare and implement a Haulage access/site management plan generally in accordance with the Change to ground level and creation of new waterways code of the City Plan prior to any works commencing. b The Haulage access/site management plan must be prepared by a suitably qualified professional and include in particular.																				

	- i Address the provision of vehicle barrier(s) along the frontages of the land to ensure vehicles use approved crossovers - ii Provide Loading/unloading operations. - iii 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. - iv Identity measures and work practices to ensure the site will be maintained in a clean and tidy state at all times including collection, storage and disposal of all waste materials. - v Identify measures and work practices to ensure non- recyclable debris transported from the site is disposed of at an approved waste facility. Combustion of any material is not permitted on the subject site without prior approval of Council. - vi 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. - vii Comply with the Haulage access/site management plan during all construction works at no cost to Council.						
11	Transport of soil / fill / excavated material During the transportation of soil and other fill / excavated material: - a All trucks hauling soil, or fill / excavated material must have their loads secure and covered. - b Any spillage that falls from the trucks or their wheels must be collected and removed from the site and streets along which the trucks travel on a daily basis. - c Prior to vehicles exiting the site, measures must be taken to remove the soil from the wheels of the vehicles to prevent soil and mud being deposited on public roads.						
12	Earthworks as-constructed data Prepare and submit for approval as-constructed data for the constructed earthworks generally in accordance with City Plan Policy SC6.12 – Land development guidelines, section 8.5 prior to request for practical completion of the works/ prior to acceptance of On maintenance.						
13	Pre-start inspection Arrange a pre-start inspection prior to the commencement of works to complete the requirements identified in SC.6.12 City Plan Policy – Land development guidelines for the following: <table><tr><th>Purpose</th><th>Council contact</th></tr><tr><td>Review and discuss Operational works – change to ground level approval</td><td>Contributed Assets (07) 5582 9034</td></tr></table> Copies of applicable material including this decision notice and stamped approved plans, drawings and reports are to be available for the meeting and kept on site during construction.	Purpose	Council contact	Review and discuss Operational works – change to ground level approval	Contributed Assets (07) 5582 9034		
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G	Consistency with other related approvals The assessment and approval of the operational work the subject of this permit, has been attended to having regard to the conditions of MCU/ROL Components of COM/2024/372. Should any change to any of these approvals be sought and achieved, consideration by the applicant should also be had to the consequences on the related approvals (and the potential need to make subsequent changes to these related approvals).
H	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.
I	Encroachment of works If any operational works, the subject of this approval encroaches on adjoining land, a letter from the adjoining owner must be submitted to Council consenting to the carrying out of these works.
J	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.
K	Water usage The use of potable water is not permitted in activities associated with road and pavement construction, the compaction of fill material or dust suppression. The use of recycled water is encouraged, especially where other alternative sources do not exist. Where recycled water is proposed to be used, contact the Water and Waste Recycled Water Management Team. More information is available for viewing on Council's website http://www.goldcoast.qld.gov.au/environment/recycled-water-for-industry-7900.html
L	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).

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

Details of proposed development	The proposed development is for a Material change of use for a Warehouse and Operational works for a change to ground level.
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Assessment benchmarks	The following assessment benchmarks applied to the proposed development: • M38 Industrial Estate Place Code; • Car parking, access and transport integration; • Works for infrastructure code; and • Landscape work.
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Relevant matters	Not applicable – Code assessment
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Matters raised in submissions	No applicable – Code assessment
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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: • A Warehouse is an envisioned use within the Vantage Industrial Estate. The approved plans demonstrate suitable car parking provisions for logistic activities. To ensure the development can facilitate flexible reuse for other industrial uses which may requiring a higher number of staff and equally an increased car parking demand, the applicant has demonstrated the ability to provide for an additional 37 car parking spaces within the subject site. • Staff car parking is provided separate to the heavy vehicle access points to remove conflict between heavy vehicle movements and car movements within the site. • Landscaping is provided along all street frontages in contrast to the large built form. Architectural treatments to the industrial building and the ancillary office space presents as a high quality industrial design. The design elements are reflective of the surrounding industrial character.
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Matters prescribed by a regulation	Not applicable
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