

Our reference: MCU/2026/34
Your reference: Q25388

Decision notice—approval (with conditions)

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

Date of decision notice: 8 May 2026

Applicant details

Applicant name: VPH07 Pty Ltd A.C.N. 690 603 591
Applicant contact details: C/- Zone Planning QLD
PO BOX 3805
BURLEIGH HEADS QLD 3805

Application details

Application number: MCU/2026/34
Approval sought: Development permit for a Material change of use (code assessment)
Details of proposed development: Industry (15 tenancies)

Location details

Street address: 167-191 Christensen Road South, STAPYLTON QLD 4207
Real property description: Lot 304 SP329491

Decision

Date of decision 1 May 2026
Decision details: Under Delegated Authority, the Manager Planning Assessment of the City Development Branch of Council has resolved to approve the development application in full, with conditions.

Referral agency(s) for the application

Not applicable – no part of the application required referral.

Details of the approval

Development approval Development permit for a Material change of use (code assessment) for Industry (15 tenancies)

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 - infrastructure
- Operational works - landscape works (Private works)
- 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.

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

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

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 Sue Wilkinson, Planner on p: 07 5582 8280 or via email mail@goldcoast.qld.gov.au who will be pleased to assist.

AUTHORISED BY



Adam Morris
Coordinator Planning 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:

Infrastructure charges notice for the approved development
Appeal rights extracts

General																																																																																																		
1	Timing																																																																																																	
	a All conditions of this development approval must be complied with at no cost to Council at all times unless otherwise stated in another condition. b Where the timing in a condition is prior to commencement of the use and a Building Format Plan is lodged for approval, the timing in the condition changes from being prior to commencement of the use to being prior to the earlier of the commencement of the use and approval of the plan of subdivision. This timing requirement prevails despite any inconsistency with the timing requirement in another condition.																																																																																																	
2	Amended drawings																																																																																																	
	a Prepare and submit amendments to the drawings for confirmation they constitute the approved drawings for the purposes of this development approval. All amended drawings must be submitted (and confirmed by Council) prior to commencement of any works on site. <table><tr><th>Drawing Title</th><th>Author</th><th>Date</th><th>Drawing No.</th><th>Ver</th></tr><tr><td>Title Sheet</td><td>VICTO</td><td>10.03.26</td><td>0-00</td><td>B</td></tr><tr><td>Site Plan</td><td>VICTO</td><td>12.03.26</td><td>0-10</td><td>C</td></tr><tr><td>Site Plan with Survey Overlayed</td><td>VICTO</td><td>12.03.26</td><td>0-11</td><td>C</td></tr><tr><td>Carpark Plan</td><td>VICTO</td><td>12.03.26</td><td>0-20</td><td>C</td></tr><tr><td>Overall Ground Floor Plan</td><td>VICTO</td><td>12.03.26</td><td>1-00</td><td>C</td></tr><tr><td>Overall First Floor Plan</td><td>VICTO</td><td>10.03.26</td><td>1-01</td><td>B</td></tr><tr><td>Overall Roof Plan</td><td>VICTO</td><td>10.03.26</td><td>1-02</td><td>B</td></tr><tr><td>Building Isometric</td><td>VICTO</td><td>12.03.26</td><td>4-00</td><td>C</td></tr><tr><td>Building Ele 1 (Christensen South)</td><td>VICTO</td><td>10.03.26</td><td>4-01</td><td>B</td></tr><tr><td>Building Ele 2 – 5 (Christensen South)</td><td>VICTO</td><td>10.03.26</td><td>4-02</td><td>B</td></tr><tr><td>Building Ele 6-8 (Christensen South)</td><td>VICTO</td><td>10.03.26</td><td>4-03</td><td>B</td></tr><tr><td>Building Ele 9 (Rear – Public Open Space)</td><td>VICTO</td><td>10.03.26</td><td>4-04</td><td>B</td></tr><tr><td>Building Ele 10-11 (T15 Elevations)</td><td>VICTO</td><td>10.03.26</td><td>4-05</td><td>B</td></tr><tr><td>Building Sections</td><td>VICTO</td><td>10.03.26</td><td>5-00</td><td>B</td></tr><tr><td>Building Sections</td><td>VICTO</td><td>10.03.26</td><td>5-01</td><td>B</td></tr><tr><td>Perspectives</td><td>VICTO</td><td>10.03.26</td><td>9-20</td><td>B</td></tr><tr><td>TUA Calculations Plan</td><td>VICTO</td><td>10.03.26</td><td>10-00</td><td>B</td></tr><tr><td>Swept Path Plan</td><td>VICTO</td><td>11.03.26</td><td>010</td><td>A</td></tr></table> The following amendments must be included: i Increase the width of the front garden bed by approximately 0.6m by extending the garden bed to the proposed wheel stops for parking bays 01 to 08 and 25 to				Drawing Title	Author	Date	Drawing No.	Ver	Title Sheet	VICTO	10.03.26	0-00	B	Site Plan	VICTO	12.03.26	0-10	C	Site Plan with Survey Overlayed	VICTO	12.03.26	0-11	C	Carpark Plan	VICTO	12.03.26	0-20	C	Overall Ground Floor Plan	VICTO	12.03.26	1-00	C	Overall First Floor Plan	VICTO	10.03.26	1-01	B	Overall Roof Plan	VICTO	10.03.26	1-02	B	Building Isometric	VICTO	12.03.26	4-00	C	Building Ele 1 (Christensen South)	VICTO	10.03.26	4-01	B	Building Ele 2 – 5 (Christensen South)	VICTO	10.03.26	4-02	B	Building Ele 6-8 (Christensen South)	VICTO	10.03.26	4-03	B	Building Ele 9 (Rear – Public Open Space)	VICTO	10.03.26	4-04	B	Building Ele 10-11 (T15 Elevations)	VICTO	10.03.26	4-05	B	Building Sections	VICTO	10.03.26	5-00	B	Building Sections	VICTO	10.03.26	5-01	B	Perspectives	VICTO	10.03.26	9-20	B	TUA Calculations Plan	VICTO	10.03.26	10-00	B	Swept Path Plan	VICTO	11.03.26	010
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	63. Excluding bays 13 to 24 between the western waste bins and transformer. ii Buildings and retaining walls to be set back a minimum of 600mm to the public open space on Lot 904 on SP329491. <i>Note: This is to be done by reducing the depth of the buildings and not by shifting the building footprint forward.</i> b Undertake and maintain the development generally in accordance with the approved drawings. c The conditions of this approval are to be read in conjunction with the stamped approved drawings. Where a conflict occurs between the conditions of this approval and the stamped approved drawings, the conditions of this approval shall take precedence.										
3	Approved Plans Undertake and maintain the development generally in accordance with the following plans: <table><tr><th>Plan Title</th><th>Author</th><th>Date</th><th>Plan Reference No.</th><th>Ver</th></tr><tr><td>Bushfire Management Plan - 167-191 Christensen Road South Stapylton</td><td>Wollemi Eco-Logical</td><td>12 March 2025</td><td>25121</td><td>-</td></tr></table>	Plan Title	Author	Date	Plan Reference No.	Ver	Bushfire Management Plan - 167-191 Christensen Road South Stapylton	Wollemi Eco-Logical	12 March 2025	25121	-
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Bushfire Management Plan - 167-191 Christensen Road South Stapylton	Wollemi Eco-Logical	12 March 2025	25121	-							
4	Amended Plans a Prepare and submit amendments to the plans listed below for confirmation they constitute the approved plans for the purposes of this development approval. All amended plans must be submitted (and confirmed by Council) prior to commencement of any works on site: <table><tr><th>Plan Title</th><th>Author</th><th>Date</th><th>Plan Reference No.</th><th>Ver</th></tr><tr><td>Christensen Road Stapylton Operational Works – Landscape & Planting Plans</td><td>Studio8 Concept + Design</td><td>11/03/2026</td><td>S8-1752LD</td><td>C</td></tr></table> The following amendments must be included: ii Buildings and retaining walls to be set back a minimum of 600mm to the public open space on Lot 904 on SP329491. <i>Note: This is to be done by reducing the depth of the buildings and not by shifting the building footprint forward.</i> b Undertake and maintain the development generally in accordance with the approved plans.	Plan Title	Author	Date	Plan Reference No.	Ver	Christensen Road Stapylton Operational Works – Landscape & Planting Plans	Studio8 Concept + Design	11/03/2026	S8-1752LD	C
Plan Title	Author	Date	Plan Reference No.	Ver							
Christensen Road Stapylton Operational Works – Landscape & Planting Plans	Studio8 Concept + Design	11/03/2026	S8-1752LD	C							
5	Scope of approval The development must comply with all Acceptable Solutions of the following codes: i. M38 Industrial Place Code, other than Acceptable Solutions AS4.3, AS8.1.2AS21 and AS25.1; ii. Bushfire Management Areas Constraint Code of the Gold Coast Planning Scheme 2003, Version 1.2, other than Acceptable Solutions AS10.1 to AS5.4 and AS10.5.3 of the Gold Coast Planning Scheme 2003, Version 1.2, Amended November 2011; iii. Car parking, access and transport integration constraint Code of the Gold Coast Planning Scheme 2003, Version 1.2, Amended November 2011, other than Acceptable Solutions AS9.1, AS13 and AS14; iii. Sediment and Erosion Control Constraint Code of the Gold Coast Planning Scheme										

	2003, Version 1.2, Amended November 2011;										
iv.	Landscape work Specific Development Code of the Gold Coast Planning Scheme 2003, Version 1.2, Amended November 2011; and										
v.	Works for Infrastructure Specific Development Code of the Gold Coast Planning Scheme 2003, Version 1.2, Amended November 2011.										
Amenity											
6	Screening of visually offensive components Locate and screen the following components of the development so that they are not visible from any road to which the site has frontage, adjoining premises or otherwise on display from any public thoroughfare or vantage point: - a Refuse storage and servicing areas; - b Service equipment; - c Mechanical ventilation; - d Refrigeration units; - e Storage areas for machinery, materials, vehicles or the like; and - f On-lot, above ground water meters.										
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	No damage to retained vegetation Ensure all other existing vegetation is retained and not disturbed or damaged during implementation of the approved works, in particular vegetation within approved Lot 904 to be dedicated to Council.										
9	Landscaping works on private land - 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>Christensen Road Stapylton Operational Works – Landscape</td><td>Studio8 Concept + Design</td><td>11/03/2026</td><td>S8-1752LD</td><td>C</td></tr></table> and include in particular: - i Demonstrate that all structures and service infrastructure (including, but not limited, to electrical connections, water/sub meters, stormwater infrastructure, gas infrastructure, fire boosters, mailboxes) are located to ensure the successful health and mature morphology of the required species. - ii Increased width of frontage garden bed (refer to Amended Plans condition). - iii Landscape treatment detail of bio-basin batters and surrounding areas.	Drawing Title	Author	Date	Drawing No.	Ver	Christensen Road Stapylton Operational Works – Landscape	Studio8 Concept + Design	11/03/2026	S8-1752LD	C
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	- iv Tree species must be a minimum bag size of 100L at the time of planting. - v Palm species must be a minimum 3 metres in height at the time of planting. - vi Shrub species must be a minimum 200mm pot size at the time of planting. - vii Screening shrubs must be able to achieve a minimum height of 3 metres at maturity. - 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 The locations and cross section of all proposed bio-retention systems as required by the sites approved Stormwater Management Plan and identify: a. Proposed filter media depths and surface treatments. - x Include frontage fencing as shown on the approved stamped drawings, the subject of this application. Construct and maintain the private landscaping identified above at no cost to Council at all times.
10	Setbacks to public open space At the interface of the private development and proposed public open space Lot 904 the following setbacks from the common boundary must be included: a. Retaining structures Retaining structures and associated footings must be wholly setback 600mm within the private development footprint in accordance with Planning Scheme Policy 11 – Land Development Guidelines. b. Buildings All buildings must be setback a minimum of 600mm to the public open space to ensure that maintenance and servicing of the building can be undertaken as well as to avoid any potential conflicts with retained vegetation within Lot 904 to be dedicated as public open space for conservation purposes.
11	Boundary fences - a Construct a boundary fence between open space/private land generally in accordance with City Plan Policy SC6.12.5 – Land development guidelines – Public open space standards table 5.8. The boundary fence must be constructed prior to commencement of the use. - b The boundary fence must be: - i A maximum of 1.2 metres in height if solid/non transparent construction; or - ii A maximum of 1.8 metres in height if 50% transparent construction
Transport	
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 Place Code and include in particular: - i The off-street vehicle and car parking facilities (including all access driveways, circulation roadways, parking aisles, parking spaces and service areas) must be in accordance with the 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. – 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	Off street bicycle parking facilities a Design and construct off street bicycle parking at no cost to Council and include in particular: i The off-street bicycle parking facilities must be in accordance with the approved drawings. b Undertake and maintain all works prior to commencement of the use at no cost to Council at all times.				
14	Loading and unloading (excluding waste collection vehicles) Loading and unloading of service vehicles must be undertaken generally in accordance with the M38 Industrial Place Code and include in particular: i Loading and unloading of any vehicle servicing the development must be conducted wholly within the site. ii All 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.				
15	Security gate requirements All security gates must remain open to allow vehicular access for employees and visitors during the hours of operation of the development.				
16	Footpaths a Obtain an operational works approval for the design and construction of all footpaths prior to commencement of the use at no cost to Council: i A minimum 1.5 metre wide path connecting the existing public footpath on Christensen Road South to each of the development's three (3) internal pedestrian access points at the property boundary. ii Provision of equitable access, and achieve compliance with AS1428.1. 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.				
Construction Management					
17	Certification Provide Council with certificates prepared by qualified expert(s) from the discipline(s) listed below, confirming as follows:				
	Bushfire Management				
	Certified document	Certification date	Plan / Drawing	Expert discipline	Requesting Council Section
	A compliance certificate statement	Prior to the issue of a Building Final	Bushfire Management Plan - 167-191 Christensen Road South Stapylton prepared by Wollemi Eco-Logical date 12	A suitably qualified and experienced bushfire management consultant	Bushfire Assessment

			March 2025 - 25121			
	The certification is to confirm: Development is undertaken in accordance with the approved Bushfire Management Plan. The certification is to also confirm: - i No vegetation management is to occur within approved Lot 904 to be dedicated to Council. - ii All access routes are able to remain clear of obstacles, to provide safe and effective egress in the event of a bushfire.					
18	Construction management plan - a Obtain a Management Plan approval from Council for a Construction management plan prior to any works commencing. - b The Construction management plan must be prepared by a suitably qualified professional and include in particular: - i Provide details of any gantries or overhead protective awnings proposed over the road or footpath. - ii Specify the type and height of perimeter security fencing and lockable gates to be used by vehicular or and pedestrian traffic. - iii Provide details for the parking of site workers vehicles. - iv Provide details on the location of street lights, fire hydrants, sewer and stormwater pipes and manholes and footpaths around/across the perimeter of the site. Include details of any proposed service protection measures to be installed during works. - v Location and size of work zones for the loading and unloading of materials and deliveries and any construction zones or occupied space on the external verge or pavement within the road reserve. - vi Location and details of public information signs with contact name/s and phone numbers. - vii Provide details of proposed sediment and erosion control measures including any rubble grids or shakers. - viii Provide specific details for the storage of any hazardous or dangerous material on site and the particulars and location of any required signage as applicable. - ix Provide details of how the general public and the surrounding residents will be informed of changes in traffic flows during construction, (newspaper, leaflet, community liaison meeting, etc.). - x Provide details of any proposed staging of works and the timing of deliveries inclusive of concrete pours. - xi Provide details of any proposed temporary vehicle crossing points. - xii Location of buildings and structures on adjacent properties. - xiii Provide details of how pedestrian movement around the site will be managed during and outside work hours. - xiv Provide details of traffic controllers required to coordinate traffic flow around surrounding roads and any specific controls for concrete pours or mobile crane lifting movements during building and construction works. - xv Provide hours of construction. - xvi Details on the presentation of hoarding to the street. - xvii Provide details for tree management. - xviii Demonstrate how the general public will be protected from construction activities. - xix Provide details on how the building site will be kept clean and tidy to maintain public safety and amenity including collection, storage and disposal of all waste					

	materials. xx Address the provision of vehicle barrier(s) along the frontages of the land to ensure vehicles use approved crossovers. xxi Identify haul routes proposed for the transportation of material to and from the site. xxii Provide loading/unloading operations. xxiii 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. xxiv Identify 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. xxv 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. xxvi Identify measures and work procedures to ensure gravel access areas to the site, transport dust covers and shake (hose) down areas are in place to control both on-site dust nuisance and contamination of external properties, roadways and receiving waterways. c Implement the Construction management plan during all construction works at no cost to Council.
19	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.
Plumbing and Drainage Act 2018	
20	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	Bushfire management A property notification will be applied to the lot / subsequent lots stating a bushfire management plan exists for the site and must be complied with at all times.
C	Bushfire management Queensland Fire and Emergency Services (QFES) provides further information regarding bushfire management and is available on https://www.qfes.qld.gov.au/

D	Further development permits / compliance permits Further development permits and/or compliance permits from Council are required to facilitate the development of the approved works identified in this decision notice. These include: <table><tr><td>Landscape Assessment</td></tr><tr><td>- Operational works - landscape works (Private works)</td></tr></table> <table><tr><td>Plumbing and Drainage</td></tr><tr><td>- Permit for plumbing and drainage work</td></tr></table> <table><tr><td>Transport Assessment</td></tr><tr><td>- Operational works - infrastructure</td></tr></table> A copy of this decision notice and accompanying stamped drawings / plans must be submitted with any subsequent application identified above. Subsequent development applications (i.e.: Operational works) will be assessed in accordance with the City Plan Version at the time of lodgement (excluding instances where Variation / Preliminary approval exists).	Landscape Assessment	- Operational works - landscape works (Private works)	Plumbing and Drainage	- Permit for plumbing and drainage work	Transport Assessment	- Operational works - infrastructure
Landscape Assessment							
- Operational works - landscape works (Private works)							
Plumbing and Drainage							
- Permit for plumbing and drainage work							
Transport Assessment							
- Operational works - infrastructure							
E	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.						
F	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.						
G	Infrastructure charges Infrastructure charges are now levied under a Charges Resolution by way of an Infrastructure Charges Notice, which accompanies this decision notice.						
H	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.
I	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.
J	Fire ant control Most of the Gold Coast is located within Biosecurity zone 2 and must remain vigilant for the presence of fire ants. Under the Biosecurity Act 2014 all Queenslanders have a general obligation to take all reasonable steps to prevent the spread of fire ants. This obligation applies to individuals and organisations whose activities involve the movement or storage of fire ant carriers. The Biosecurity Regulation 2016 specifies how fire ant carriers such as soil, mulch, turf, potted plants, machinery, equipment, quarry, and mining materials originating from fire ant biosecurity zones must be managed throughout all stages of development. Other fire ant-safe practices include: reporting suspect fire ant activity within 24 hours, by calling 132 ANT (13 22 68) or using our online form;

	• cleaning machinery, vehicles, and equipment before arriving at or leaving sites; • complying with treatment requirements where a site falls within a suppression treatment area; • ensuring contractors and workers are aware of their General Biosecurity Obligation and apply fire ant safe practices; and • reviewing fire ant biosecurity zones monthly. If you are unable to meet these requirements, you must apply for a biosecurity instrument permit. For more information visit https://www.fireants.org.au.
K	Advertising Devices No advertising device(s) is to be erected on the premises without the necessary approval under Council's <i>Local Law No. 16 (Licensing) 2008 and Subordinate Local law 16.8 (Advertising Devices) 2016</i>. The applicant should contact Council's Customer Contact Centre on (07) 56675987 to discuss licensing requirements.
Property Notifications	
A	Bushfire management There are development approval conditions applicable in relation to bushfire management on this lot / subsequent lots. All property owner(s) must ensure compliance with these conditions. Refer to Council of the City of Gold Coast's Decision Notice MCU/2026/34. A copy of Council's Decision Notice is available for viewing on Council's website www.goldcoastcity.com.au/pdonline

Statement of reasons (given under section 63(5) of the *Planning Act 2016*)

Details of proposed development	The proposed development is for a material change of use (code assessment) to establish Industry (15 tenancies)
Assessment benchmarks	The following assessment benchmarks applied to the proposed development: • M38 Place Code • Gold Coast Planning Scheme 2003, Version 1.2, Amended November 2011, codes: ○ Change to Ground Level and Creation of New Waterbodies Specific Development Code ○ Landscape work Specific Development Code ○ Reconfiguring a Lot Specific Development Code ○ Works for Infrastructure Specific Development Code ○ Car Parking, Access and Transport Integration Constraint Code ○ Sediment and Erosion Control Constraint Code
Relevant matters	Not applicable – Code assessment
Matters raised in submissions	Not applicable – Code assessment
Reasons for decision	An assessment of the development application was carried out against the assessment benchmarks listed above and was determined to comply. A summary of the main reasons for the decision are as follows: • The proposed development aligns with the M38 Place Code and relevant codes of the Gold Coast Planning Scheme 2003, Version 1.2, Amended November 2011. • The proposed industrial building design is consistent with the existing and planned industrial development in the surrounding area and provides an attractive appearance to the street frontage. • Amended plan conditions require the building and retaining walls to be setback from the public open space to the rear by 600mm in accordance with Planning Scheme Policy 11 - Land Development Guidelines and Condition 50 of the Preliminary Approval, and for an increase in the width of the front garden bed by approximately 600mm by extending the garden bed to the proposed wheel stops. • The development will be constructed using a combination of tilt-up concrete panels and sheet metal with no openings facing the public open space which will mitigate against fire hazard. • The development provides for loading of a Heavy Rigid Vehicle and can accommodate an Articulated Vehicle to enter and exit the site in a forward gear.
Matters prescribed by a regulation	Not applicable