

Our reference: COM/2026/4
Your reference: 6397

Negotiated Decision Notice—approval (with conditions)

(Given under section 76(3) of the *Planning Act 2016*)

Date of decision notice: 22 July 2026

Applicant details

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

Application details

Application number: COM/2026/4
Details of original approval sought: Development permit for a Material change of use (code assessment) for Industry (Modular building assemble with ancillary office)
Development permit for Operational work (code assessment) for a change to ground level
Development permit for Reconfiguring a lot (code assessment) for a boundary realignment
Details of original decision: PART A: Development Permit for Reconfiguring a lot (code assessment) for a boundary realignment
PART B: Development permit for a Material change of use (code assessment) for Industry (Modular building assemble with ancillary office)
PART C: Development permit for Operational work (code assessment) for a change to ground level
Date of original decision: 23 April 2026

Location details

Street address: 2 & 10 Coastlink Court, STAPYLTON QLD 4207
Real property description: Lot 203 SP329487, Lot 202 SP329487

Negotiated Decision

Date of decision: 15 July 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.

This negotiated decision notice replaces the decision notice dated 23 April 2026 for development approval PART A: Development Permit for Reconfiguring a lot (code assessment) for a boundary realignment; PART B: Development permit for a Material change of use (code assessment) for Industry (Modular building assemble with ancillary office); PART C: Development permit for Operational work (code assessment) for a change to ground level.

The nature of the changes agreed to are:

- ROL Condition 8 – ‘Water connection – Lot 212 & Lot 213’ - note included to confirm that this condition is considered ‘satisfied’ for the purpose of plan sealing the ROL component of this approval.
- MCU Condition 2 – Approved drawings – amended to reference Office Plan, Revision C.
- MCU Condition 7 - Screening of visually offensive components – item (f) requiring screening of on-lot above ground water meters is deleted.
- MCU Condition 20 - Coastlink Court – ‘No stopping yellow line marking’ – length of yellow lines is amended.
- MCU Condition 9 – Landscaping works - item (ix) requiring trees and infill planting along the Eastern and Northern Boundaries is deleted.
- MCU Condition 10 - Off street vehicle and car parking facilities – item (iii) requiring wheel stops for parking bays 1 – 78 is deleted.

Referral agencies for the application

The referral agencies for this application are:

For an application involving	Name of referral agency	Advice agency or concurrence agency	Address
Schedule 10, Part 9, Division 4, Subdivision 1, Table 1 – Aspect of development stated in schedule 20	Department of State Development, Infrastructure and Planning	Concurrence agency	PO Box 3290, Australia Fair SOUTHPORT QLD 4215

Details of the approval

Development Approval	PART A: Development Permit for Reconfiguring a lot (code assessment) for a boundary realignment PART B: Development permit for a Material change of use (code assessment) for Industry (Modular building assemble with ancillary office) PART C: Development permit for Operational work (code assessment) for a change to ground level
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Conditions

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

The conditions and/or advice that have been imposed/ provided by referral agency(s) are attached.

Further development permits

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

- Connections / disconnections: Application to work on the City’s infrastructure
- Operational works – infrastructure
- Operational works - landscape works
- Permit for plumbing and drainage work

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*, the Material change of use component of this approval has a currency period of six years.

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

In accordance with section 85 of the *Planning Act 2016*, the Operational works component of 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.
Referral Agency	You do not have appeal rights in relation to this decision

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

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

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:

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

Conditions imposed by Council as Assessment manager

PART A: ROL CONDITIONS

General

- 1 Timing** (specific condition)
- 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 ROL component of this development permit must be undertaken prior to the MCU component.
- 2 Approved drawings**
- Undertake and maintain the development generally in accordance with the following drawings:
- | Drawing Title | Author | Date | Drawing No. | Ver |
|--|----------------------------------|------------|-----------------|-----|
| Proposed Boundary Realignment Plan
Cancelling Lot: 202& 203 on SP329487 | Gassman Development Perspectives | 17/12/2025 | 6397 P ROL 001A | A |
- 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.

Property

- 3 Requirement to register Council easement/s – “Drainage”**
- a Register two 3m wide easements in gross for the purpose of “drainage” (i.e., stormwater) in favour of Council at the location marked on the drawings listed below:

Drawing Title	Author	Date	Drawing No.	Ver
Prop. Lot 213 & 213 Eng. Servicing Strategy Plan Sheet 1 of 2	Gassman development perspectives	07/01/2026	6397 ENG SP 001	A
 - b The terms of the easement must include:
 - i. The Form 9 must state the purpose as “drainage”.
 - ii. Standard terms document 707918364 must be referenced on Form 9 – easement document.
 - iii. Easement plans and associated documents (i.e. Form 9 – easement document and general consent form 18) must be fully completed and signed by the owner of the burdened land (and any mortgages, if necessary) and benefitting land before they are submitted to Council for endorsement.
 - c Registration of the easement must occur at the same time as registering the plan of subdivision/ prior to commencement of the use.
 - d Ensure stormwater infrastructure is positioned in the centre of the easement (Typical unless the easement is for sewer/drainage r the stormwater cannot be centred).
 - e This condition attaches to the land the subject of the development approval and binds the

	owner(s) of the land and the owners' successors in title (even after the time when the easement is required to be registered). Therefore, if this condition is not complied with at the time required by this condition, the owner(s) of the land and the owners' successors in title continue to be obligated to register the easement in accordance with this condition and must do so within 40 business days of becoming aware on the non-compliance with this condition.															
4	Restrictions regarding Council easements and stormwater infrastructure - a No building work, deep rooted tree species, or landscaping with invasive root systems are permitted over or within any Council public utility easement. - b No private infrastructure is permitted over or within any Council public easement. (Note: Private infrastructure may cross easement perpendicularly but not be laid parallel within the easement). - c Ensure all proposed buildings, structures and footings are a minimum distance of 1.5 horizontal metres from Council's stormwater infrastructure. - d Ensure a minimum 2.4 metres unobstructed vertical clearance from the finished surface level above Council infrastructure.															
5	Restrictions regarding Council sewer and water supply infrastructure - a Ensure all proposed buildings, structures and footings are a minimum distance of 1.2 horizontal metres from Council's sewer infrastructure. - b Ensure all proposed buildings, deep landscaping, structures and footings are a minimum 1 metre clear of the property sewer connection. - c Ensure a minimum 2.4 metres unobstructed vertical clearance from the finished surface level above Council sewerage infrastructure including the property inspection opening (IO). - d Ensure a minimum 2.4 metres unobstructed vertical clearance from finished surface / slab level above the Council water meter assembly.															
Sewer and Water Works																
6	Sewer connection – Lot 212 Design, construct and connect the proposed Lot 212 to Council's sewer network at the existing 150mm main, generally as per the drawing/s listed below, prior to a request being made to Council to approve the plan of subdivision at no cost to Council and include in particular: <table border="1"><tr><th colspan="5">Civil Engineering</th></tr><tr><th>Drawing Title</th><th>Author</th><th>Date</th><th>Drawing No.</th><th>Ver</th></tr><tr><td>PROP. LOT 212 & 213 ENG. SERVICING STRATEGY PLAN SHEET 1 OF 2</td><td>Gassman Development Perspectives</td><td>07/01/2026</td><td>6397 ENG SP 001</td><td>A</td></tr></table> - i Be in accordance with the WSAA Gravity Sewerage Code of Australia – SEQ Service Providers Edition and the Water and Sewerage Connections Policy. - ii The size of the sewer property service connection must be 150mm in accordance with Section 5.5.4 of the WSAA Gravity Sewerage Code of Australia – SEQ Service Providers Edition. - iii Where an inspection opening (IO) is to be located in a hardstand area, the inspection opening shall be brought to surface and provided with a trafficable screwtrap lid. - iv Ensure all proposed buildings, deep landscaping, structures and footings are a minimum 1 metre clear of the property sewer connection. - v Remove / seal / cap redundant sewer property services. Notes: i. An “Application Work on the City's infrastructure” form is required for the above works.	Civil Engineering					Drawing Title	Author	Date	Drawing No.	Ver	PROP. LOT 212 & 213 ENG. SERVICING STRATEGY PLAN SHEET 1 OF 2	Gassman Development Perspectives	07/01/2026	6397 ENG SP 001	A
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PROP. LOT 212 & 213 ENG. SERVICING STRATEGY PLAN SHEET 1 OF 2	Gassman Development Perspectives	07/01/2026	6397 ENG SP 001	A												
7	Sewer connection – Lot 213 Design, construct and connect the proposed Lot 213 to Council's sewer network at the existing															

	150mm main, generally as per the drawing/s listed below, prior to a request being made to Council to approve the plan of subdivision at no cost to Council and include in particular: <table><tr><th colspan="5">Civil Engineering</th></tr><tr><th>Drawing Title</th><th>Author</th><th>Date</th><th>Drawing No.</th><th>Ver</th></tr><tr><td>PROP. LOT 212 & 213 ENG. SERVICING STRATEGY PLAN SHEET 2 OF 2</td><td>Gassman Development Perspectives</td><td>07/01/2026</td><td>6397 ENG SP 002</td><td>A</td></tr></table> - i Be in accordance with the WSAA Gravity Sewerage Code of Australia – SEQ Service Providers Edition and the Water and Sewerage Connections Policy. - ii The size of the sewer property service connection must be 150mm in accordance with Section 5.5.4 of the WSAA Gravity Sewerage Code of Australia – SEQ Service Providers Edition. - iii Where an inspection opening (IO) is to be located in a hardstand area, the inspection opening shall be brought to surface and provided with a trafficable screwtrap lid. - iv Ensure all proposed buildings, deep landscaping, structures and footings are a minimum 1 metre clear of the property sewer connection. - v Remove / seal / cap redundant sewer property services. Notes: i. An “Application Work on the City’s infrastructure” form is required for the above works.	Civil Engineering					Drawing Title	Author	Date	Drawing No.	Ver	PROP. LOT 212 & 213 ENG. SERVICING STRATEGY PLAN SHEET 2 OF 2	Gassman Development Perspectives	07/01/2026	6397 ENG SP 002	A
Civil Engineering																
Drawing Title	Author	Date	Drawing No.	Ver												
PROP. LOT 212 & 213 ENG. SERVICING STRATEGY PLAN SHEET 2 OF 2	Gassman Development Perspectives	07/01/2026	6397 ENG SP 002	A												
8	Water connection – Lot 212 & Lot 213 Design, construct and connect the proposed Lot 212 and Lot 213 to Council’s water network at the existing 150mm main in Coastlink Court, prior to a request is made to Council to approve the plan of subdivision at no cost to Council and include in particular: - i Be in accordance with the Water Supply Code of Australia – SEQ Service Providers Edition, and the Water and Sewerage Connections Policy. - ii The water meter/s for each approved Lot is not required until a future use (i.e. Material Change of Use) is proposed for the relevant lot. - iii Water meters must be in accordance with the Metering Technical Specifications, Council’s standard water meter drawings, and SEQ’s large meter arrangement drawings. - iv Remove redundant water meters / connections. Notes: - i An “Application Work on the City’s infrastructure” form is required for the above works. - ii Water connections should always cross over (above) 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. - iii 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. - iv This condition is considered ‘satisfied’ for the purpose of plan sealing the ROL component of the COM/2026/4 development permit. As outlined by point ‘ii’, water meters for each approved Lot are not required until a future use is proposed, installed / commissioned prior to the use commencing.															
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.
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, sewerage 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 water and sewer mains, the landowner, principal contractor or other relevant party will first be given an opportunity to complete these works (other approvals may be required), or Council will undertake these works and pass the costs on to the landowner, principal contractor or other relevant party. <i>Note: If works associated with the development result in reduced cover over an existing Council water, sewer or stormwater pipe, the pipe may require replacement / upgrading to a different material, subject to an Operational Works application assessment.</i>
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 Council's Civil Engineering team. Refer to Water and Sewerage Connections Policy, available on Council's website http://www.cityofgoldcoast.com.au
E	No open trenching of the road pavement for water connections across / in roadways Conduits must be installed to service the proposed development via trenchless technology the road (open cutting of the road is not permitted) to connect to Council's potable water supply network. In certain circumstances approval of open trenching of the road may be allowed, subject to Council approval. Refer to Water and Sewerage Connections Policy, available on Council's website http://www.cityofgoldcoast.com.au
F	Water meter sizing

	All water meters 50 mm in diameter or larger must be installed aboveground and on lot and require an Operational works approval. Unrestricted access to the water service (including meters) must be provided at all times. Refer to Water and Metering Technical Specifications, available on Council's website http://www.cityofgoldcoast.com.au		
G	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.		
H	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 border="1"><tr><td>Contributed Assets</td></tr><tr><td>- Connections / disconnections: Application to work on the City's 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).	Contributed Assets	- Connections / disconnections: Application to work on the City's infrastructure
Contributed Assets			
- Connections / disconnections: Application to work on the City's infrastructure			
I	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.		
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	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.
N	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.

O	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.
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PART B: MCU CONDITIONS – Lot 212

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 ROL component of this development permit must be undertaken prior to the MCU component.																														
2	Approved drawings Undertake and maintain the development generally in accordance with the following drawings: <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>Frasers Property Industrial Queensland Pty Ltd</td><td>12.12.25</td><td>Q25-015A-DA-001</td><td>B</td></tr><tr><td>Site Plan</td><td>Frasers Property Industrial Queensland Pty Ltd</td><td>25.02.26</td><td>Q25-015A-DA-002</td><td>E</td></tr><tr><td>Impervious Area Plan</td><td>Frasers Property Industrial Queensland Pty Ltd</td><td>25.02.26</td><td>Q25-015A-DA-003</td><td>E</td></tr><tr><td>Office Plan</td><td>Frasers Property Industrial Queensland Pty Ltd</td><td>12.12.25</td><td>Q25-015A-DA-110</td><td>C</td></tr><tr><td>Building Elevations</td><td>Frasers Property Industrial</td><td>12.12.25</td><td>Q25-015A-DA-</td><td>C</td></tr></table>	Drawing Title	Author	Date	Drawing No.	Ver	Title Sheet	Frasers Property Industrial Queensland Pty Ltd	12.12.25	Q25-015A-DA-001	B	Site Plan	Frasers Property Industrial Queensland Pty Ltd	25.02.26	Q25-015A-DA-002	E	Impervious Area Plan	Frasers Property Industrial Queensland Pty Ltd	25.02.26	Q25-015A-DA-003	E	Office Plan	Frasers Property Industrial Queensland Pty Ltd	12.12.25	Q25-015A-DA-110	C	Building Elevations	Frasers Property Industrial	12.12.25	Q25-015A-DA-	C
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Building Elevations	Frasers Property Industrial	12.12.25	Q25-015A-DA-	C																											

		Queensland Pty Ltd		200	
	Building Finishes	Frasers Property Industrial Queensland Pty Ltd	12.12.25	Q25-015A-DA-500	C
The conditions of this approval are to be read in conjunction with the attached stamped approved drawings. Where a conflict occurs between the conditions of this approval and the stamped approved drawings, the conditions of this approval shall take precedence.					
3	Approved Plans Undertake and maintain the development generally in accordance with the following plans:				
	Plan Title	Author	Date	Plan Reference No.	Ver
	Proposed Warehouse Development Lot 202 and 203 Coastlink Court Stapylton ACOUSTIC REPORT	Acoustic Works	16 December 2025	2025496 R01A Lot 202 Vantage Yatala Estate ENV.docx	R01AC
Property					
4	Restrictions regarding Council stormwater infrastructure a Ensure all proposed buildings, structures and footings are a minimum distance of 1.5 horizontal metres from Council's stormwater infrastructure. b Ensure a minimum 2.4 metres unobstructed vertical clearance from the finished surface level above Council infrastructure.				
5	Private infrastructure a The installation, ownership, operation and maintenance of all private infrastructure within the subject premises is to vest at all times with the legal authority ensuring it is functional for its intended purpose, with the exception of: i Council infrastructure within a Council easement. b Construct and maintain the privately owned stormwater drainage system at no cost to Council at all times, prior to commencement of the use.				
6	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's sewer infrastructure. b Ensure all proposed buildings, deep landscaping, structures and footings are a minimum 1 metre clear of the property sewer connection. c Ensure a minimum 2.4 metres unobstructed vertical clearance from the finished surface level above Council sewerage infrastructure including the property inspection opening (IO). d Ensure a minimum 2.4 metres unobstructed vertical clearance from finished surface / slab level above the Council water meter assembly.				
Amenity					
7	Screening of visually offensive components Locate and screen the following components of the development so that they are not visible from any road to which the site has frontage, adjoining premises or otherwise on display from any public thoroughfare or vantage point: a Refuse storage and servicing areas; b Service equipment;				

	- c Mechanical ventilation; - d Refrigeration units; - e Storage areas for machinery, materials, vehicles or the like.
8	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

9

Landscaping works

a Obtain an operational works approval to landscape the site and the adjoining road verge generally in accordance with the Statement of Landscape Intent (including amendments in accordance with the conditions) listed below, prior to commencement of the use at no cost to Council:

Drawing Title	Author	Date	Drawing No.	Ver
Landscape Intent Package	Gassman Development Perspectives	27 February 2026	Sheets 01 – 11	B

and include in particular:

- i Demonstrate that all structures and service infrastructure (including, but not limited, to electrical connections, water/sub meters, stormwater infrastructure, gas infrastructure, fire boosters, mailboxes) are located to ensure the successful health and mature morphology of the required species.
- ii Tree species must be a minimum bag size of 100L at the time of planting.
- iii Palm species must be a minimum 3 metres in height at the time of planting.
- iv Shrub species must be a minimum 200mm pot size at the time of planting.
- v Screening shrubs must be able to achieve a minimum height of 3 metres at maturity.
- 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 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.
- xi An automatic irrigation system must be provided to all planter boxes.
- xii Include frontage fencing as shown on the approved stamped drawings, the subject of this application.
- xiii All road reserve turf must be repaired and replaced if damaged.
- xiv Install street trees within the public road reserve fronting the subject site on Coastlink

	Court generally in accordance with standard drawing 05-102 and 05-103 within SC6.12.10 City Plan Policy – Land development guidelines. b Construct and maintain the private landscaping identified above at no cost to Council at all times.
Transport	
10	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. – Signage visible to motorists on Coastlink Court to clearly identify the separate car and truck access driveways. b Undertake and maintain the off-street vehicle and parking facilities at no cost to Council at all times. The off-street parking facilities must only be used for vehicle parking.
11	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. - ii Signs to give direction to visitor bicycle parking to be visible to cyclists upon entering the site in accordance with AS2890.3. Signage is to be provided along the route and where bicycle parking is provided. b Undertake and maintain all works prior to commencement of the use at no cost to Council at all times.
12	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.
13	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.
Engineering	
14	Electrical reticulation Enter into a contractual agreement to design, construct and connect an electrical reticulation system at no cost to Council and include in particular:

	- i Provide electricity to the subject building/s. - ii No additional poles and pole-mounted transformers are to be erected within public roads. - iii Meet the requirements of the electricity supplier (e.g. Energex).
15	Telecommunications network Enter into a contractual agreement to design, construct and connect a telecommunications services network at no cost to Council and include in particular: - i Provide underground telecommunications to the subject building/s, lead-in conduits and equipment space/s in a suitable location within the building/s, to suit the carrier of choice. - ii All new pit and pipe infrastructure required to be installed along public road(s), must be suitably sized to cater for future installation of fibre optic cables. - iii Meet the telecommunications industry standards (e.g. Telstra/NBN Co standards).
16	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.
17	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.
18	Existing infrastructure, structures and services Remove / relocate existing infrastructure, structures and services listed below prior to commencement of the use at no cost to Council: - i Remove redundant vehicle crossing/s. - ii Remove any redundant stormwater kerb adaptors and disused service pits from the kerb and channel (including any associated pipework across the footpath).
19	Vehicle crossing Obtain an Operational Works approval for the design and construction of the vehicle crossing's, prior to commencement of the use at no cost to Council and ensure the vehicle crossing is: - i Designed and constructed in accordance with the Driveways and vehicle crossings code of the City Plan. - ii Constructed and positioned to enable the maintenance of a public road and road verge and not cause any obstruction to pedestrians or vehicle traffic. - iii Designed generally in accordance with <i>Institute of Public Works Engineering Australasia (IPWEA) standard drawing RSD-102</i>. - iv Designed not cause damage to vehicles or road infrastructure. - v Providing effective access between the road and the property. - vi Providing hydraulic capacity to allow stormwater to flow towards the closest stormwater infrastructure.

20	Coastlink Court – ‘No stopping’ yellow line marking a Obtain an operational works approval for the design and construction of line marking on Coastlink Court to prevent on-street vehicle parking within the areas required to achieve entering sight distance at the vehicle access points, prior to commencement of the use at no cost to Council and include in particular: - i Install kerbside ‘No-stopping’ yellow line marking on the development side of Coastlink Court extending 10m west of the ‘Car Entry/Exit’ vehicle crossing. - ii Install kerbside ‘No-stopping’ yellow line marking on the development side of Coastlink Court extending 19m south of the ‘Truck Entry/Exit’ vehicle crossing. - iii Install kerbside ‘No-stopping’ yellow line marking on the development side of Coastlink Court between the ‘Car Entry/Exit’ and ‘Truck Entry/Exit’ vehicle crossings. b Construct and maintain the works identified above at no cost to Council until the asset is accepted “off maintenance” in accordance with the procedures in City Plan Policy SC6.11 – Land development guidelines, section 2 – Transport network standards, section 7 – Procedures, section 8.5 – As-constructed requirements, section 9 - Specifications and section 10 – Standard drawings.
Stormwater Drainage	
21	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.
22	Stormwater Infrastructure Construction a Obtain an Operational Works approval for the design, construction of City owned stormwater assets and for the connection of a stormwater drainage system to a lawful point of discharge for the site and connect the development, prior to commencement of the use at no cost to Council; and include in particular: i Connection must be to an approved City structure and not consist of saddle style connections. b Construct and maintain the City owned stormwater drainage system at no cost to Council until the asset is accepted “off maintenance” by the City in accordance with the procedures in City Plan Policy SC6.12 – Land development guidelines, Section 4 – Stormwater drainage and water sensitive urban design standards, Section 7 – Procedures, Section 8.5 - As-constructed requirements, Section 9 – Specifications and Section 10 – Standard drawings.
Sewer and Water Works	
23	Sewer connection Connect the proposal to Council’s sewer network 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 – refer Notes. - 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 Connections to the approved sewer connection are to be undertaken in accordance with and having regard to the Advice Note entitled “<i>Advice Note – Sewer connection</i>” contained within this development permit. - v be brought to surface and provided with a trafficable screwtrap lid. - vi Ensure all proposed buildings, deep landscaping, structures and footings are a minimum 1 metre clear of the property sewer connection. - vii Remove / seal / cap redundant sewer property services. Notes: i. <i>An “Application Work on the City’s infrastructure” form is required for the above works.</i>
24	Water connection Obtain an Operational Works approval for the design and construction of a water connection for the proposal and connect to Council’s water network at the existing 150mm main in Coastlink court 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 the Metering Technical Specifications, Council’s standard water meter drawings, and SEQ’s large meter arrangement 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. Notes: - i <i>Refer to the ‘Fire Loading’ condition of this development permit.</i> - ii <i>An “Application Work on the City’s infrastructure” form is required for the above works.</i> - iii <i>Water connections should always cross over (above) 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.</i> - iv <i>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.</i>
25	Fire loading Ensure the fire loading does not exceed 30 L/s for 4 hours. <i>Explanatory Notes:</i> - 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.</i> - ii <i>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</i>

	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																
26	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 1000L general waste bulk bins and 1 x 1000L recycle bulk bin															
27	Solid waste collection arrangement Solid waste servicing is to be undertaken in accordance with the approved Waste Management Plan including waste will be collected by a private contractor at no cost to Council.															
28	Storage-Servicing point – Bulk bins Design the bin storage-servicing 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 of rainwater															
Construction Management																
29	Certification of works - Health and Regulatory Services Provide Council with certificates prepared by qualified expert(s) from the discipline(s) listed below, confirming as follows: <table><tr><th colspan="5">Health and Regulatory Services</th></tr><tr><th>Certified document</th><th>Certification date</th><th>Plan</th><th>Expert discipline</th><th>Requesting Council Section</th></tr><tr><td>Acoustic compliance report</td><td>Prior to commencement of the use</td><td>Proposed Warehouse Development Lot 202 and 203 Coastlink Court Stapylton ACOUSTIC REPORT; Prepared by: Acoustic Works; Dated: 16 December 2025; Ref:</td><td>Acoustic Engineer</td><td>Health and Regulatory Services</td></tr></table>	Health and Regulatory Services					Certified document	Certification date	Plan	Expert discipline	Requesting Council Section	Acoustic compliance report	Prior to commencement of the use	Proposed Warehouse Development Lot 202 and 203 Coastlink Court Stapylton ACOUSTIC REPORT; Prepared by: Acoustic Works; Dated: 16 December 2025; Ref:	Acoustic Engineer	Health and Regulatory Services
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			2025496 R01A Lot 202 Vantage Yatala Estate ENV.docx; Ver: R01A																	
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.																				
30	Certification of works - Civil Engineering Provide Council with certificates prepared by qualified experts from the disciplines listed below, confirming as follows: <table border="1"> <tr> <th colspan="5">Civil Engineering</th> </tr> <tr> <th>Certified document</th> <th>Certification date</th> <th>Plan/ Drawing</th> <th>Expert discipline</th> <th>Requesting Council Section</th> </tr> <tr> <td>Certificate for electricity supply</td> <td>Prior to commencement of the use</td> <td>-</td> <td>An authorised supplier (e.g. Energex)</td> <td>Development Compliance</td> </tr> </table> The certification is to confirm: i. Electricity supply is available to the proposed building/s in accordance with the electrical reticulation condition.					Civil Engineering					Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section	Certificate for electricity supply	Prior to commencement of the use	-	An authorised supplier (e.g. Energex)	Development Compliance
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	i. Underground telecommunication infrastructure will be installed in accordance with telecommunications industry standards (e.g. Telstra / NBN Co standards).				
31	Certification of works - Civil Engineering Provide Council with a certificate prepared by qualified experts from the discipline listed below, confirming as follows:				
	Certified document	Certification date	Expert discipline	Requesting Council Section	
	Fire loading certification	Prior to a commencement of the use	Registered Professional Engineer of Queensland (RPEQ) or a suitably qualified Licensed Building Certifier	Civil Engineering	
32	Certification of works – Civil Engineering (Solid Waste Management) Provide Council with certificates prepared by qualified expert(s) from the discipline(s) listed below, confirming the design complies with the City Plan Policy SC6.16 – Solid waste management as follows:				
	Civil Engineering				
	Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
	Waste Management compliance report which confirms the construction of the items listed below has been completed and inspected by the 'expert discipline' nominated and in accordance with the approved plans/drawings; • Bin storage point	Prior to commencement of the use	Site Plan, Drawing No. Q25-015A-DA-002, Revision C, dated 12 December 2025, and prepared by Frasers Property Industrial	Registered Professional Engineer of Queensland (RPEQ) or a suitably qualified Licensed Building Certifier	Civil Engineering
	Report / letter which confirms that the RPEQ has approved a hardstand design and inspected the areas subject to waste collection vehicle loading	Prior to commencement of the use	Figure 6.2 – On-Site Service Vehicle Manoeuvring (Waste Collection Vehicle), Traffic Impact	Registered Professional Engineer of Queensland (RPEQ)	Civil Engineering

	throughout the construction process, including (where applicable) all subgrade proof rolls, pre-seal, and pre-pour inspections.		Assessment, RTE Reference '25296', Revision 1, dated 7 January 2026, and prepared by Rytenskild Traffic Group		
<i>Note: A waste consultant may provide a letter of support for the certification(s) noted above, however the formal certification must come from one of the corresponding expert disciplines listed above.</i>					
33	Pre-start inspection Arrange a pre-start inspection prior to the commencement of building works for the bin storage and bin servicing point				
	Purpose		Council contact		
	Discuss Council's Civil Engineering team and Council approval requirements and expectations through the construction phase		inspections@goldcoast.qld.gov.au		
34	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	Hold Point		
	A	Bin storage point	Within 5 business days of the bin storage point be completed.		
	B	Confirm works for the bin storage and associated vehicle access have been undertaken in accordance with the approved MCU drawings.	Within 5 business days of bin servicing point and vehicle access being completed.		
35	Erosion and sediment control Undertake works generally in accordance with the Healthy waters code of the City Plan and include in particular: - i Ensure all reasonable and practicable measure are implemented to minimise short and long-term erosion and adverse effects of sediment transport. Also ensure the proposed control measures will achieve 80% hydraulic effectiveness as required by the SPP (refer to SPP Appendix 2 Table A). - ii Sediment control structures e.g.: sediment fence must be placed at the base of all materials on site to mitigate sediment run-off. - iii A perimeter bund and/or diversion drain must be constructed around the disturbed areas to prevent any outside clean stormwater from mixing with polluted / contaminated stormwater.				

	- iv All polluted / contaminated water from the site, including dewatering discharge, must be treated to achieve the water quality objectives in Table 8.2.1 of the Queensland Water Quality Guidelines (DEHP September 2009) prior to discharging from the site. - v Inspections for erosion and sediment control measures are to occur in accordance with the compliance procedures in City Plan Policy SC6.12– Land development guidelines, section 4.5.17.1.2 Compliance including the certification of implemented erosion and sediment controls on site by a suitably qualified professional.
36	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	
37	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, sewerage 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 water and sewer mains, the landowner, principal contractor or other relevant party will first be given an opportunity to complete these

	works (other approvals may be required), or Council will undertake these works and pass the costs on to the landowner, principal contractor or other relevant party. <i>Note: If works associated with the development result in reduced cover over an existing Council water, sewer or stormwater pipe, the pipe may require replacement / upgrading to a different material, subject to an Operational Works application assessment.</i>							
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 Council's Civil Engineering team. Refer to Water and Sewerage Connections Policy, available on Council's website http://www.cityofgoldcoast.com.au							
E	No open trenching of the road pavement for water connections across / in roadways Conduits must be installed to service the proposed development via trenchless technology the road (open cutting of the road is not permitted) to connect to Council's potable water supply network. In certain circumstances approval of open trenching of the road may be allowed, subject to Council approval. Refer to Water and Sewerage Connections Policy, available on Council's website http://www.cityofgoldcoast.com.au							
F	Water meter sizing All water meters 50 mm in diameter or larger must be installed aboveground and on lot and require an Operational works approval. Unrestricted access to the water service (including meters) must be provided at all times. Refer to Water and Metering Technical Specifications, available on Council's website http://www.cityofgoldcoast.com.au							
G	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.							
H	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>Transport 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>Plumbing and Drainage</td></tr><tr><td>- Permit for plumbing and drainage work</td></tr></table> <table><tr><td>Contributed Assets</td></tr></table>	Transport Assessment	- Operational works - infrastructure	Landscape Assessment	- Operational works - landscape works	Plumbing and Drainage	- Permit for plumbing and drainage work	Contributed Assets
Transport Assessment								
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- Permit for plumbing and drainage work								
Contributed Assets								

	- Connections / disconnections: Application to work on the City's infrastructure
	Development Assessment - Operational works - infrastructure A copy of this decision notice and accompanying stamped drawings / plans must be submitted with any subsequent application identified above. Subsequent development applications (i.e.: Operational works) will be assessed in accordance with the City Plan Version at the time of lodgement (excluding instances where Variation / Preliminary approval exists).
I	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.
J	Operational Works meeting prior to lodgement Council encourages pre-lodgement meetings to discuss any water and sewer matters of significance prior to the submission of an application for Operational Works. This will serve to streamline any future Operational Works application and can minimise construction issues. To arrange a meeting please visit: https://www.goldcoast.qld.gov.au/Planning-building/Development-applications/Development-application-pre-lodgement-advice
K	Compliance with conditions Once this development approval takes effect, the conditions attach to the land and are applicable in perpetuity. It is a development offence to contravene a development approval, including any of its conditions.
L	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.
M	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.
N	Infrastructure charges Infrastructure charges are now levied under a Charges Resolution by way of an Infrastructure Charges Notice, which accompanies this decision notice.
O	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: - 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. - 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'). - 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). - 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>. - 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. - 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. - Making payment of any outstanding Council rates and charges applicable to the development site prior to the lodgement of subdivision plans. - 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.
P	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.

Q	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.
R	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.
S	Incorporation of Equitable Access at the Detailed Design Stage All public spaces and facilities within the development must provide equitable access, including continuous accessible paths of travel, in compliance with the <i>Commonwealth Disability Discrimination Act (1992)</i> and the Disability (Access to Premises – Buildings) Standards 2010.

PART C: OPW CONDITIONS – Lot 212

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.										
2	Approved drawings 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>Drawing index and locality plan</td><td>Gassman Development Perspectives</td><td>8/01/2026</td><td>DWG NO. 6397 ENG BE 001 - A</td><td>A</td></tr></table>	Drawing Title	Author	Date	Drawing No.	Ver	Drawing index and locality plan	Gassman Development Perspectives	8/01/2026	DWG NO. 6397 ENG BE 001 - A	A
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Drawing index and locality plan	Gassman Development Perspectives	8/01/2026	DWG NO. 6397 ENG BE 001 - A	A							

	General notes sheet 1 of 2	Gassman Development Perspectives	8/01/2026	DWG NO. 6397 ENG BE 002 - A	A
	General notes sheet 2 of 2	Gassman Development Perspectives	8/01/2026	DWG NO. 6397 ENG BE 003 - A	A
	Legend	Gassman Development Perspectives	8/01/2026	DWG NO. 6397 ENG BE 004- A	A
	Existing layout plan	Gassman Development Perspectives	8/01/2026	DWG NO. 6397 ENG BE 010 - A	A
	Erosion and sediment control plan	Gassman Development Perspectives	8/01/2026	DWG NO. 6397 ENG BE 050 - A	A
	Erosion and sediment control notes and details	Gassman Development Perspectives	8/01/2026	DWG NO. 6397 ENG BE 051 - A	A
	Bulk earthworks cut to fill layout plan sheet 1 of 2	Gassman Development Perspectives	8/01/2026	DWG NO. 6397 ENG BE 100 - A	A
	Bulk earthworks cut to fill layout plan sheet 2 of 2	Gassman Development Perspectives	8/01/2026	DWG NO. 6397 ENG BE 101 - A	A
	Retaining wall control line setout and typical details	Gassman Development Perspectives	8/01/2026	DWG NO. 6397 ENG BE 120 - A	A
	Retaining wall longitudinal sections	Gassman Development Perspectives	8/01/2026	DWG NO. 6397 ENG BE 130 - A	A
	Bulk earthworks finished surface layout plan	Gassman Development Perspectives	8/01/2026	DWG NO. 6397 ENG BE 200 - A	A
	Bulk earthworks finished surface cross sections	Gassman Development Perspectives	8/01/2026	DWG NO. 6397 ENG BE 210 - A	A
	Drawing index and locality plan	Gassman Development Perspectives	8/01/2026	DWG NO. 6397 ENG BE 001 - A	A
	General notes sheet 1 of 2	Gassman Development Perspectives	8/01/2026	DWG NO. 6397 ENG BE 002 - A	A
The conditions of this approval are to be read in conjunction with the attached stamped approved drawings. Where a conflict occurs between the conditions of this approval and the stamped approved drawings, the conditions of this approval shall take precedence.					
3	When the approval lapses if works is not completed				

	This approval will lapse if the works is not completed within six years of works having substantially started, in accordance with section 88 of the Planning Act 2016.
Engineering	
4	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 until the asset is accepted "off maintenance" by the City in accordance with the procedures in City Plan Policy SC6.12 – Land development guidelines, Section 6 – Water supply and sewerage reticulation standards, Section 7 – Procedures, Section 8.5 – As-constructed requirements, Section 9 - Specifications and Section 10 – Standard drawings.
5	Earthworks and private retaining walls - a Construct the earthworks and private retaining walls identified in the approved drawings condition at no cost to Council in accordance with the standards and procedures in City Plan Policy SC6.12 – Land development guidelines. - b Maintain the earthworks and private retaining walls (inclusive of any associated drainage) identified above at no cost to Council at all times. - c Lots 212 and 213 are subject to shared retaining walls where located on the property boundary as identified on the approved drawings. Both property owners are responsible for maintaining the retaining wall.
Stormwater Drainage	
6	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.
7	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 that 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 the 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 any sediment runoff. - iv A perimeter bund and/or diversion drain must be constructed around the disturbed area 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 Planning Policy SC6.12 – Land development guidelines, section 4.5.17.1.2 – Compliance including the certification of implemented erosion and sediment controls on site by a suitably qualified professional.																														
Construction Management																															
8	8 Certification of works – Civil Engineering Provide Council with certificates prepared by qualified expert(s) from the discipline(s) listed below, confirming as follows: <table><tr><th colspan="5">Civil Engineering</th></tr><tr><th>Certified document</th><th>Certification date</th><th>Plan/ Drawing</th><th>Expert discipline</th><th>Requesting Council Section</th></tr><tr><td>Appendix A Certification from the Land Development Guidelines</td><td>Upon practical completion of works</td><td>N/A</td><td>Registered Professional Engineer of Queensland (RPEQ)</td><td>Contributed Assets</td></tr></table> The certification is to confirm: i All works have been undertaken generally in accordance with the approval. <table><tr><th colspan="5">Civil Engineering</th></tr><tr><th>Certified document</th><th>Certification date</th><th>Plan/ Drawing</th><th>Expert discipline</th><th>Requesting Council Section</th></tr><tr><td>Design and inspection intent certificate for retaining walls</td><td>Upon practical completion of works</td><td>-</td><td>Registered Professional Engineer of Queensland (RPEQ)</td><td>Contributed Assets</td></tr></table> The certification is to confirm: i The retaining walls have been designed in accordance with relevant standards (i.e.: AS4678). ii Retaining walls have been adequately completed with inspections undertaken at the following stages: o Footing (including excavation and re-enforcement); o Drainage behind the wall (including geo-fabric, backfill and perforated pipe); and o Completion (including point of stormwater discharge).	Civil Engineering					Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section	Appendix A Certification from the Land Development Guidelines	Upon practical completion of works	N/A	Registered Professional Engineer of Queensland (RPEQ)	Contributed Assets	Civil Engineering					Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section	Design and inspection intent certificate for retaining walls	Upon practical completion of works	-	Registered Professional Engineer of Queensland (RPEQ)	Contributed Assets
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9	9 Supervision of works During construction of any works the following professionals must be appointed to supervise the																														

	below described actions: <table border="1"> <tr> <th colspan="2">Civil Engineering</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>	Civil Engineering		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
Civil Engineering							
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						
10	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.						
11	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 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. - 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. - c Comply with the Haulage access/site management plan during all construction works at no cost to Council.						
12	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.						
13	Pre-start inspection						

	Arrange a pre-start inspection prior to the commencement of works to complete the requirements identified in City Plan Policy SC6.12 – Land development guidelines for the following:		
	Purpose	Council contact	
	Review and discuss Operational works – change to ground level approval	Contributed Assets 07 5582 9034	
	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.		
14	Hold point inspection Arrange a hold point inspection to complete the requirements identified in City Plan Policy SC6.12 – Land development guidelines/Landscape work code of the City Plan for the following:		
	Purpose	Hold Point	Council contact
	Confirm works have been undertaken in accordance with the operational works approval and associated hold point requirements identified in SC6.12 City Plan Policy – Land development guidelines	As indicated in SC6.12 City Plan Policy – Land development guidelines	Contributed Assets (07) 5582 9034
	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.		
15	Practical Completion Arrange a practical completion meeting to complete the requirements identified in City Plan Policy SC6.12 – Land development guidelines, section 7.3.1 City civil engineering inspections for the following:		
	Purpose	Hold Point	Council contact
	Confirm completion of works have been undertaken in accordance with this approval	Prior to receiving a practical completion letter	Contributed Assets 07 5582 9034
	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.		
Advice Notes			
A	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.
B	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.
C	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.
D	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.
E	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.
Property Notifications	
A	Shared retaining walls There are development approval conditions applicable in relation to shared retaining walls on this lot/subsequent lots. Property owner(s) for lots 212 & 213 must ensure compliance with these condition(s). Refer to Council of the City of Gold Coast's Decision Notice COM/2026/4. 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 to establish Industry (modular building assembly and ancillary office), reconfiguring a lot for a Boundary realignment and operational works for a change to ground level.
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 complies with the M38 Place Code and relevant codes of the Gold Coast Planning Scheme 2003, Version 1.2, Amended November 2011. • The proposed boundary realignment will increase the road frontage for proposed Lot 212 supporting a more functionally efficient development. • The proposed industrial warehouse design is consistent with the existing and planned industrial development in the surrounding area and provides an attractive appearance to the street frontage. • The proposed 24 hours / 7 days a week operation will not result in any adverse amenity impacts as the development is located over 600m away from the closest sensitive receivers.
Matters prescribed by a regulation	Not applicable