Our reference: MCU/2026/222
Your reference: UP25198

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

Date of decision notice: 5 November 2026

Applicant details

Applicant name:	Prestige Cars Pty Ltd (Damien Holley)
Applicant contact details:	Jackson Bohlsen (Ultimate Planning Solutions) PO BOX 1156 SOUTHPORT BC QLD 4215

Application details

Application number:	MCU/2026/222
Approval sought:	Material Change of Use (Impact assessment)
Details of proposed development:	Low impact industry and Showroom

Location details

Street address:	60 Kortum Drive, BURLEIGH HEADS QLD 4220
Real property description:	Lot 20 RP217867

Decision

Date of decision	30 October 2026
Decision details:	Under Delegated Authority, the Manager of Major Assessment of the City Development Branch of Council has resolved to approve the development application in full, with conditions.

Referral agency(s) for the application

The referral agencies for this application are:

For an application involving	Name of referral agency	Advice agency or concurrence agency	Address
Material change of use of premises near a State transport corridor or that is a future State transport corridor - Schedule 10, Part 9, division 4 Subdivision 2, Table 4, Item 1	State Assessment and Referral Agency	Concurrence agency	PO Box 3290, Australia Fair SOUTHPORT QLD 4215
Material change of use of premises near a substation site or subject to an	Energex	Advice agency	Attention: Town Planning Energex GPO Box 1461

easement - Schedule 10, Part 9, Division 2, Table 2, Item 1			BRISBANE QLD 4001

Details of the approval

Development approval	Development permit for a Material change of use to establish Low impact industry and Showroom

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:

- Operational works - landscape works (Private works)
- Permit for plumbing and drainage work
- Operational works – infrastructure

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

Properly made submissions

There were no properly made submissions for this application.

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

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

Approved plans and drawings

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

Appeal rights

Applicant	You have appeal rights in relation to this decision. An appeal may be made against, as applicable: • the refusal of part of the development application; or • a provision of the development approval; or • if a development permit was applied for, the decision to give a preliminary approval. An appeal must be started within 20 business days after this notice is given to you. An appeal may be made to the Planning and Environment Court or, for certain matters which are identified in section 1(2) of Schedule 1 of the *Planning Act 2016*, to a development tribunal. An appeal is started by lodging a notice of appeal with the registrar of the Planning and Environment Court or a development tribunal, as applicable. The notice of appeal must be in the approved form, succinctly state the grounds of the appeal and be accompanied by the required fee.

	An appellant to the Planning and Environment Court must give a copy of the notice of appeal, within 10 business days after the appeal is started, to the persons identified in section 230(3) of the *Planning Act 2016.* A person who is appealing to the Planning and Environment Court must comply with the rules of the court that apply to the appeal. An extract of Chapter 6, Part 1 and Schedule 1 of the *Planning Act 2016* is attached to this notice, which sets out further information about the appeal rights.

For further information please contact Nicole Johnson, Planner on 07 5582 8866 or via email mail@goldcoast.qld.gov.au who will be pleased to assist.

AUTHORISED BY



Katelyn Eccles
Principal Planning Advisor
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
Appeal rights extracts

Suite of development conditions for development approval MCU/2026/222

Development Conditions imposed by Council as Assessment Manager

General

1 Timing

a All conditions of this development approval must be complied with at no cost to Council at all times unless otherwise stated in another condition.

b Where the timing in a condition is prior to commencement of the use and a Building Format Plan is lodged for approval, the timing in the condition changes from being prior to commencement of the use to being prior to the earlier of the commencement of the use and approval of the plan of subdivision. This timing requirement prevails despite any inconsistency with the timing requirement in another condition.

2 Approved drawings

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

Drawing Title	Author	Date	Drawing No.	Ver
Site Plan	WIM Architects	17/08/2026	SD-100	13
Site Plan – Parking Plan	WIM Architects	17/08/2026	SD-101	13
Site Plan – Vehicle Movement	WIM Architects	17/08/2026	SD-102	1
Functional Area Plan	WIM Architects	17/08/2026	SD-103	12
Floor Plan – Proposed – Showroom	WIM Architects	17/08/2026	SD-130	15
Floor Plan – Proposed – Service	WIM Architects	17/08/2026	SD-220	13
Building Elevations – Sheet 1	WIM Architects	17/08/2026	SD-300	7
Building Elevations – Sheet 2	WIM Architects	17/08/2026	SD-301	7

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

3 Scope of approval - Freely accessible car parking spaces *(specific condition)*

The proposed car parking arrangement must ensure:

a All car parking spaces onsite must be used for their intended purpose in accordance with the stamped approved drawings.

b No proposed car parking spaces can be used for the display of vehicles for sale.

Amenity

4 Screening of visually offensive components

Locate and wholly screen the following components of the development so that they are not visible:

a Refuse storage and servicing areas;

b Service equipment;

c Mechanical ventilation;

d Refrigeration units; and

e Storage areas for machinery, materials, vehicles or the like.

Environmental and Landscaping

5 Landscaping works

a Obtain an operational works approval to landscape the site and the adjoining road verge generally in accordance with the drawing listed below, prior to commencement of the use at no cost to Council:

Drawing Title	Author	Date	Drawing No.	Ver
LANDSCAPE INTENT PLAN	Landscape Design and Planning	17/08/2026	KOR/060 Sheet 1 of 1	-

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 Install one (1) evergreen canopy tree in the landscaping area located on the northern corner frontage of the lot adjacent to the parking area along the Kortum Drive frontage accompanied by shrub species and ground covers. The installed trees must achieve a 3m clear setback from the building/ roof projection line.

iii Provide a row of evergreen canopy trees at 6m intervals beyond the pylon sign along the Ramly Drive frontage accompanied by hedging shrub species. The proposed trees must achieve a minimum 3m separation from building/roofline.

iv Tree species must be a minimum bag size of 100L at the time of planting.

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

vi Shrub species must be a minimum 200mm pot size at the time of planting.

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

viii 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.

ix Climbing species must be trained to the trellis and be a minimum 500mm in height at the time of planting.

x 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.

xi Pandanus species must be ex-ground, a minimum 3 metres in height and multi

	headed at the time of planting. xii Bin storage enclosures must consist of batten panels, or be of similar construction, that are complementary to the overall development. xiii No frontage fencing, other than bollards, is approved as part of this application. xiv All road reserve turf must be repaired and replaced if damaged. xv Install street trees within the public road reserve fronting the subject site on Kortum Drive and Ramly Drive generally in accordance with standard drawing 05-102 and 05-103 within SC6.12.10 City Plan Policy – Land development guidelines. b Construct and maintain the private landscaping identified above at no cost to Council at all times.
Transport	
6	**Off street vehicle and car parking facilities** a Design, construct and retain off-street vehicle facilities at no cost to Council prior to the commencement of the use, generally in accordance with the Transport code of the City Plan 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 must be freely accessible. iii All spaces are drained, sealed and line marked. iv Tandem car parking spaces must only be allocated to staff. v Clearly identified signage and directional markings including: – Signage within the site directing entering motorists to visitor parking locations. – Delineation of parking spaces for people with disabilities. – Signage and line marking indicating ‘visitor parking’ and ‘staff parking’ for visitor and staff spaces. b Undertake and maintain the off-street vehicle and parking facilities at no cost to Council at all times. c The off-street parking facilities must only be used for vehicle parking.
7	**Loading and unloading (excluding waste collection vehicles)** Loading and unloading of service vehicles must be undertaken generally in accordance with the Transport code of the City Plan and include in particular: a Loading and unloading of any vehicle servicing the development must be conducted wholly within the site. b All vehicles waiting to be loaded or unloaded, must stand entirely within the site. c All vehicles must enter and exit the site in a forward gear. d The largest vehicle permitted to access the site is an 8.8m Medium Rigid Vehicle (MRV). The dimensions of the vehicle are to be generally in accordance with AS2890.2.
Engineering	
8	**Footpaths** a Obtain an operational works approval for the design and construction of the footpaths

	listed below, prior to commencement of the use at no cost to Council: i A new 1.5-metre-wide footpath on Kortum Drive and Ramly Drive for the full frontage of the site. ii A minimum 1.2-metre-wide path connecting the new public footpath on Kortum Drive and Ramly Drive to the development's internal pedestrian access point(s) at the property boundary. iii Provision of equitable access and achieve compliance with AS1428.1. b Construct and maintain the footpaths identified above at no cost to Council until the asset is accepted "off maintenance" in accordance with the procedures in City Plan Policy SC6.12 – Land development guidelines, section 2 – Transport network standards, section 7 – Procedures, section 8.5 – As-constructed requirements, section 9 - Specifications and section 10 – Standard drawings.
9	**Existing structures and services** a Prior to commencement of works, identify all structures and services (i.e. electrical pillars, water metres/hydrants, telecommunication infrastructure) within pedestrian infrastructure areas (i.e. footpaths, outdoor dining, bike racks) that impede pedestrian accessibility, and where required, obtain the necessary approvals from the relevant public utility authority to have these structures and services removed/relocated at no cost to Council. b Ensure removal/relocation of these structures and services occurs prior to commencement of the use at no cost to Council.
10	**Electrical reticulation** Enter into a contractual agreement to design, construct and connect an electrical reticulation system at no cost to Council and include in particular: a Provide electricity to the subject building/s. b No additional poles and pole-mounted transformers are to be erected within public roads. c Meet the requirements of the electricity supplier (e.g. Energex).
11	**Telecommunications network** Enter into a contractual agreement to design, construct and connect a telecommunications services network at no cost to Council and include in particular: a Provide underground telecommunications to the subject building/s, lead-in conduits and equipment space/s in a suitable location within the building/s, to suit the carrier of choice. b All new pit and pipe infrastructure required to be installed along public road(s), must be suitably sized to cater for future installation of fibre optic cables. c Meet the telecommunications industry standards (e.g. Telstra/NBN Co standards).
12	**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.

<table>
<tr><td colspan="2">Construction Management</td></tr>
<tr><td>13</td><td>Notice of works timetable

Provide a Notice of works timetable for Commencement of work to Council's Development Compliance section prior to commencement of any works.

A copy of Council's Notice of works timetable is available on Council website.</td></tr>
<tr><td>14</td><td>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.</td></tr>
<tr><td colspan="2">Advice Notes</td></tr>
<tr><td>A</td><td>Further development permits / compliance permits

Further development permits and/or compliance permits from Council are required to facilitate the development of the approved works identified in this decision notice. These include:

<table><tr><td>Landscape Assessment</td></tr><tr><td>Operational works - landscape works (Private works)</td></tr><tr><td>Transport Assessment</td></tr><tr><td>Operational works – infrastructure</td></tr></table>
A copy of this decision notice and accompanying stamped drawings / plans must be submitted with any subsequent application identified above.</td></tr>
<tr><td>B</td><td>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 Planning Act 2016) must be submitted and approved by Council prior to lodging a request for a Pre-Start meeting.</td></tr>
<tr><td>C</td><td>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.</td></tr>
<tr><td>D</td><td>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 approval from Council:
For standard connections / disconnections, an 'Application to Work on the City's Infrastructure' is required.
For non-standard connections / disconnections, an Operational Works approval is required.</td></tr>
</table>

E	**Sewer connection** The private internal sanitary drainage system must be designed and installed in accordance with *Plumbing and Drainage Act 2018.* Pipe sizing is to align with the size of the connection point provided by the infrastructure provider. A performance solution prepared under NCC Volume 3, may be appropriate to manage the internal pipe sizing.
F	**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.
G	**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.
H	**Indigenous cultural heritage legislation and duty of care requirement** The *Aboriginal Cultural Heritage Act 2003* ('**ACHA**') is administered by the Department of Seniors, Disability Services and Aboriginal and Torres Strait Islander Partnerships (DSDSATSIP). The ACHA establishes a duty of care to take all reasonable and practicable measures to ensure any activity does not harm Aboriginal cultural heritage. This duty of care: a Is not negated by the issuing of this development approval; b Applies on all land and water, including freehold land; c Lies with the person or entity conducting an activity; and d If breached, is subject to criminal offence penalties. Those proposing an activity involving surface disturbance beyond that which has already occurred at the proposed site must observe this duty of care. Details of how to fulfil this duty of care are outlined in the duty of care guidelines gazetted with the ACHA. The applicant should contact DSDSATSIP's Cultural Heritage Coordination Unit on 1300 378 401 for further information on the responsibilities of developers under the ACHA.
I	**Applicant responsibilities** The applicant is responsible for securing all necessary approvals and tenure, providing statutory notifications and complying with all relevant laws. Nothing in this decision notice alleviates the need for the applicant to comply with all relevant local, State and Commonwealth laws and to ensure appropriate tenure arrangements have been made where the use of/reliance upon land other than that owned by the applicant is involved. Without liming this obligation, the applicant is responsible for: a Obtaining all other/further necessary approvals, licences, permits, resource entitlements etc by whatever name called required by law before the development the subject of this approval can be lawfully commended and to carry out the activity for its

	duration. b Providing any notifications required by law (by way of example only, to notify the administering authority pursuant to the *Environment Protection Act 1994* of environmental harm being caused/threatened by the activity, and upon becoming aware the premises is being used for a 'notifiable activity'). c Securing tenure/permission from the relevant owner to use private or public land not owned by the applicant (including for access required by conditions of approval). d Ensuring existing survey marks, including cadastral marks at property corners, i.e pegs or cadastral reference marks in the road reserve (permanent surveys marks, buried iron pins, and various marks in concrete or bitumen structure) are not interfered with. A Consulting Cadastral Surveyor must be contacted if survey marks are disturbed or destroyed during any works in relation to this or related approvals, to investigate and determine if any further action is required. More information on interference with survey marks is available under Section 42 of the *Survey and Mapping Infrastructure Act 2003.* e Ensuring the correct siting of structures on the land. An identification survey demonstrating correct siting and setbacks of structures may be requested of the applicant to ensure compliance with this decision notice and applicable codes. f Providing Council with proof of payment of the Portable Long Service Leave building construction levy (or proof of appropriate exemption) where the total value of the building and construction works exceeds $150,000 (excluding GST). Acceptable proof of payment is a Q.Leave –Notification and Payment Form approved by the Authority. Proof of payment must be provided before Council can issue a development permit for the Operational works. This is a requirement of section 77(1) of the Building and Construction Industry (Portable Long Service Leave) Act 1991. g Making payment of any outstanding Council rates and charges applicable to the development site prior to the lodgement of subdivision plans. h Obtaining any necessary local government/state approvals where works require the installation of temporary ground anchoring into adjacent Road Reserves. Where ground anchoring is proposed into an adjacent private property, approval from the relevant property owners(s) is required.
J	**Advertising Devices** No advertising device(s) is to be erected on the premises without the necessary approval under Council's *Local Law No. 16 (Licensing) 2008 and Subordinate Local law 16.8 (Advertising Devices) 2016.* Contact Council's City Standards team on (07) 5667 5987 to discuss licensing requirements.
K	**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.
L	**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
M	**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.
N	**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 South East Queensland (SEQ) large meter arrangement drawings https://www.seqcode.com.au/seq-water-supply-code
O	**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

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

Details of proposed development	The proposed development is for a Material change of use (Impact assessment) for Light impact industry and Showroom
Assessment benchmarks	The following assessment benchmarks applied to the proposed development: • Strategic framework • Low impact industry zone code • General development provisions code • Healthy waters code • Industrial design code • Transport code • Fire services in developments accessed by common private title code • Acid sulfate soils overlay code • Airport environs overlay code • Environmental significance overlay code
Relevant matters	The proposed development did not have any relevant matters.
Matters raised in submissions	*Issue* — *How matter was dealt with* No submissions received — Not applicable
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 vehicle service centre (Low impact industry) and associated Showroom provide complementary activities that support employment and economic activity within the established industrial area, while retaining industrial use of the premises and maintaining the ability of surrounding industrial businesses to operate. • Although the site does not directly front Reedy Creek Road, the Showroom is considered acceptable having regard to its immediate proximity and visual relationship to that corridor, its integration with the vehicle service centre and its accommodation within an existing building. • The proposal primarily involves adaptive reuse, with minor building works that retain the building's established scale and form and allow its continued adaptation for future business uses. • The amended parking arrangements provide sufficient parking for the proposed uses. Although servicing does not accommodate the prescribed articulated vehicle, the smaller delivery vehicles, off-site vehicle storage arrangements and conditions requiring on-site loading and forward entry and exit provide an acceptable servicing outcome for the scale and operation of the development.

	• The amended pedestrian access arrangements and conditioned footpath upgrades support safe movement between the premises and the surrounding pedestrian network. • The façade improvements and conditioned landscaping, including frontage planting and street trees, improve presentation to surrounding roads and soften the existing hardstand areas. The development is compatible with its industrial setting and is not expected to cause unreasonable amenity impacts.
Matters prescribed by a regulation	Not applicable