Our reference: COM/2026/226
Your reference: -

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

Date of decision notice:	18 November 2026

Applicant details

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

Application details

Application number:	COM/2026/226
Approval sought:	Combined Application for: • Material change of use (Accepted subject to requirements) • Operational works (Code assessment)
Details of proposed development:	Development permit for Material change of use for Warehouse; and Development permit for Operational works for Change to ground level.

Location details

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

Decision

Date of decision	11 November 2026
Decision details:	Under Delegated Authority, the Manager Planning Assessment of the City Development Branch of Council has resolved to approve the development application in full, with conditions.

Referral agency(s) for the application

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 a Material change of use (code assessment) for Warehouse **PART B:** Development permit for Operational work (code assessment) for a change to ground level

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*)

Material change of use component

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

Operational works component

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

Approved plans and drawings

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

Appeal rights

Applicant	You have appeal rights in relation to this decision. An appeal may be made against, as applicable: • the refusal of part of the development application; or • a provision of the development approval; or if a development permit was applied for, the decision to give a preliminary approval. An appeal must be started within 20 business days after this notice is given to you. An appeal may be made to the Planning and Environment Court or, for certain matters which are identified in section 1(2) of Schedule 1 of the *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.
Referral Agency	You do not have appeal rights in relation to this decision

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

AUTHORISED BY



Adam Morris
Coordinator Planning North
For the Chief Executive Officer
Council of the City of Gold Coast

Enc:

Conditions imposed by Council as Assessment manager
Statement of reasons (given under section 63(4) of *Planning Act 2016*)

Attach:

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

Development Conditions imposed by Council as Assessment Manager

PART A: Development Permit for Material Change of Use

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 drawing including as amended in red by Council:

Drawing Title	Author	Date	Drawing No.	Ver
Site Plan (as amended in red by Council)	Frasers Property Industrial Queensland Pty Ltd	19.08.26	Q25-001A-DA-002	D
Site Plan- GFA Impervious Area	Frasers Property Industrial Queensland Pty Ltd	01.07.26	Q25-001A-DA-003	B
Office A Plan	Frasers Property Industrial Queensland Pty Ltd	01.07.26	Q25-001A-DA-110	B
Office B Plan	Frasers Property Industrial Queensland Pty Ltd	01.07.26	Q25-001A-DA-111	B
Building Elevations	Frasers Property Industrial Queensland Pty Ltd	01.07.26	Q25-001A-DA-200	B
Elevation Finishes	Frasers Property Industrial Queensland Pty Ltd	01.07.26	Q25-001A-DA-500	B

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

3 Approved Plans

Design and construct the development generally in accordance with the following plans:

Health and Regulatory Services

Plan Title	Author	Date	Plan Reference No.	Ver
Proposed Warehouse Development Lot 213 Coastlink Court Stapylton Acoustic Report	Acoustic Works	7 July 2026	2026249 R01B Lot 213 Vantage Yatala Estate ENV	R01B

Amenity

4 Screening of visually offensive components

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

visible from any road to which the site has frontage, adjoining premises or otherwise on display from any public thoroughfare or vantage point:

a Refuse storage and servicing areas;

b Service equipment;

c Mechanical ventilation;

d Refrigeration units;

e Storage areas for machinery, materials, vehicles or the like; and

5 **Hours of operation** *(specific condition)*

The use is permitted to operate 24 hours a day, 7 days a week, provided that all activities are undertaken and maintained at all times in accordance with the approved Acoustic Report identified in Condition 3.

Environmental and Landscaping

6 **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	September 2026	Sheets 01 – 12	C

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 canopy trees at 6 metre centres along frontage boundaries along Coastlink Court and Fairway Street supported by screening shrubs and ground covers. The trees and screening shrubs must be located forward of the frontage fencing.

iii Provide a row of canopy trees at 6m intervals supported by shrubs and ground covers at the landscaping bed proposed adjacent to parking lots from 52 to 75.

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 The frontage fencing must be set back a minimum 2.5m from the street

	boundary and must utilise discrete post footings and not strip footings to ensure the full garden area on both sides of the fence is able to be utilised by tree root systems. 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 and Fairway Street 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	
7	**Off-street vehicle and car parking facilities** a Design and construct off-street vehicle facilities at no cost to Council prior to the commencement of the use, generally in accordance with the M38 Industrial Estate Place Code and include in particular: i 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: – Delineation of parking spaces for people with disabilities. – Delineation and signage indicating 'vehicle turn around' for the turnaround bay. – Delineation and signage indicating 'EV charging bay'. – Signage within the site's boundary visible to motorists on Faireway Street and 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. c The off-street parking facilities must only be used for vehicle parking.
8	**Off-street bicycle parking** a Design and construct off-street bicycle parking at no cost to Council generally in accordance with the M38 Industrial Estate Place Code and include in particular: i. Provide a bicycle parking position sign in accordance with figure 2.5(b) of AS2890.3 at a location internal to each tenancy that can accommodate bicycle parking. ii. Undertake and maintain all works prior to commencement of the use at no cost to Council at all times.
9	**Loading and unloading (excluding waste collection vehicles)** Loading and unloading of service vehicles must be undertaken generally in accordance with the M38 Industrial Estate 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.
10	**Security gate requirements** All security gates must remain open to allow vehicular and pedestrian access for employees and visitors during the daytime hours of operation of the development.
Engineering	
11	**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.
12	**Existing infrastructure, structures and services** a 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).
13	**Vehicle crossing** a For a standard vehicle crossover, obtain a licence approval; or b For a non-standard vehicle crossover, obtain an Operational Works approval; c For 'a' or 'b' above: for the design and construction of the vehicle crossing, 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 Institute of Public Works Engineering Australasia (IPWEA) standard drawing RSD-102. 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.
14	**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).
Construction management	
15	**Certification of works - Health and Regulatory Services** Provide Council with certificates prepared by qualified expert(s) from the discipline(s) listed below, confirming as follows:

Health and Regulatory Services

Certified document	Certification date	Plan	Expert discipline	Requesting Council Section
Acoustic compliance report	Prior to commencement of the use	Proposed Warehouse Development	Acoustic Engineer	Health and Regulatory Services

			Lot 213 Coastlink Court Staplyton ACOUSTIC REPORT; Prepared by: Acoustic Works; Dated: 7 July 2026; Ref: 2026249 R01B Lot 213 Vantage Yatala Estate ENV.docx; Ver: R01B		

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.

Plumbing and Drainage Act 2018	
16	**Plumbing and drainage works** Obtain a permit for all plumbing and drainage work prior to any compliance assessable work commencing. *Note:* *A permit for plumbing and drainage works does not approve the discharge of trade waste to Council's sewerage system. The generator of trade waste must complete an application for approval to discharge trade waste to Council's Sewerage System (available on Council's website).*
Advice Notes	
A	**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	**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.
C	**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.
D	**Further development permits / compliance permits** Further development permits and/or compliance permits from Council are required to facilitate the development of the approved works identified in this decision notice. These include:

	Landscape Assessment Operational works - landscape works (Private works) **OPW Engineering** Operational works - vehicle access works A copy of this decision notice and accompanying stamped drawings / plans must be submitted with any subsequent application identified above.
E	**Consistency with other related approvals** The assessment and approval of the operational work the subject of this permit, has been attended to having regard to the conditions of COM/2026/4 dated 17 April 2026. Should any change to any of these approvals be sought and achieved, consideration by the applicant should also be had to the consequences on the related approvals (and the potential need to make subsequent changes to these related approvals).
F	**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.
G	**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.
H	**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.
I	**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
J	**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.
K	**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. *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.*
L	**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

M	**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.* The applicant should contact Council's Customer Contact Centre on (07) 56675987 to discuss licensing requirements.

PART B: Development Permit for Operational Works

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:

Civil Engineering

Drawing Title	Author	Date	Drawing No.	Ver
Locality Plan	Gassman Development Perspectives	10.07.26	6397 ENG BE 001 - A	A
General Notes	Gassman Development Perspectives	10.07.26	6470 ENG BE 002	A
Drawing Legends	Gassman Development Perspectives	10.07.26	6470 ENG BE 004	A
Existing Site and Features Plan	Gassman Development Perspectives	10.07.26	6470 ENG BE 010	A
Sediment and Erosion Control Plan	Gassman Development Perspectives	10.07.26	6470 ENG BE 050	A
Sediment and Erosion Notes and Details	Gassman Development Perspectives	10.07.26	6470 ENG BE 051	A
Bulk Earthworks Layout Plan	Gassman Development Perspectives	10.07.26	6470 ENG BE 100	A
Finished Surface Layout Plan	Gassman Development Perspectives	10.07.26	6470 ENG BE 120	A
Finished Surface Site Sections Sheet 1 of 2	Gassman Development	10.07.26	6470 ENG BE 150	A

		Perspectives			
	Finished Surface Site Sections Sheet 2 of 2	Gassman Development Perspectives	10.07.26	6470 ENG BE 151	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.

5 **Earthworks**

a Construct the earthworks identified in the approved drawings condition at no cost to Council in accordance with the standards and procedures in City Plan Policy SC6.12 – Land development guidelines.

b Maintain the earthworks identified above at no cost to Council at all times.

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 (eg. 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 Certification of works – Civil Engineering

Provide Council with certificates prepared by qualified expert(s) from the discipline(s) listed below, confirming as follows:

(A) 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

The certification is to confirm:

- All works have been undertaken generally in accordance with the approval.

9 Supervision of works

During construction of any works the following professionals must be appointed to supervise the below described actions:

(A) 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 Identity measures and work practices to ensure the site will be maintained in a clean and tidy state at all times including collection, storage and disposal of all waste materials.

v Identify measures and work practices to ensure non- recyclable debris transported from the site is disposed of at an approved waste facility. Combustion of any material is not permitted on the subject site without prior approval of Council.

vi Identify measures and work procedures to ensure gravel access areas to the site, transport dust covers and shake (hose) down areas are in place to control both on-site dust nuisance and contamination of external properties, roadways and receiving waterways.

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.

16 **Bond**

a Provide security to Council in the amount of $50,000 to secure:

i. Compliance with all conditions of this approval.

b Provide the security prior to arranging a Pre-start inspection. Council will hold the security until:

i. Works are acceptable to proceed to on maintenance/practical completion.

Information note: Contact Contributed Assets on 07 5582 9034 for more information on the Bond lodgement

Advice Notes

A **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.

B **Consistency with other related approvals**

The assessment and approval of the operational work the subject of this permit, has been attended to having regard to the conditions of COM/2026/4 dated 17 April 2026. Should any change to any of these approvals be sought and achieved, consideration by the applicant should also be had to the consequences on the related approvals (and the potential need to make subsequent changes to these related approvals).

C **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:

e Is not negated by the issuing of this development approval;

f Applies on all land and water, including freehold land;

g Lies with the person or entity conducting an activity; and

h 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.

D **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.

E	**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.
F	**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.
G	**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

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

Details of proposed development	The proposed development is for: • Development permit for Material change of use for Warehouse; and • Development permit for Operational works for Change to ground level.

Assessment benchmarks	The following assessment benchmarks applied to the proposed development:
	• M38 Industrial Estate Place Code
	• Gold Coast Planning Scheme 2003, Version 1.2, Amended November 2011, codes:
	  o Change to Ground Level and Creation of New Waterbodies Specific Development Code
	  o Landscape work Specific Development Code
	  o Car Parking, Access and Transport Integration Constraint Code
	  o 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 development has been demonstrated to comply with Acceptable solutions, the corresponding Performance criteria, or can be conditioned to achieve compliance. • The development represents an anticipated use for the site. • Car parking provision is supported by traffic engineering assessment demonstrating it meets expected demand for warehouse uses, consistent with other recent approvals in the Vantage Industrial Estate. While not forming an approved drawing, concept drawings identifying future opportunities for off-street car parking supply was provided to demonstrate future re-use of the premises for broader industrial land use activities. • The frontage fencing and landscaping arrangements, including a minimum 2.5 m setback of the frontage fence, achieve an acceptable streetscape outcome. • The change to ground level component refines levels on an already prepared industrial pad and can be managed through standard engineering conditions without adverse impacts.
Matters prescribed by a regulation	Not applicable