

Our reference: MCU/2021/718
Your reference: 6098

Decision notice— approval (with conditions)

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

Date of decision notice: 29 March 2022

Applicant details

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

Application details

Application number: MCU/2021/718
Approval sought: Material Change of Use
Details of proposed development: Warehouse and Manufacturer's shop

Location details

Street address: 60 Stapylton Jacobs Well Road, Stapylton Qld 4207
Real property description: Lot 501 SP295994 (Future Lot 121 SP316137)

Decision

Date of decision: 28 March 2022
Decision details: Under Delegated Authority, the Executive Coordinator Planning Assessment of the City Development Branch approves the issue of a 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
Infrastructure related referrals – State transport corridor and future State transport corridor	Department of State Development, Infrastructure, Planning and Local Government	State Assessment and Referral Agency	PO Box 3290, Australia Fair SOUTHPORT QLD 4215
Infrastructure related referrals – State transport threshold	Department of State Development, Infrastructure, Planning and Local Government	State Assessment and Referral Agency	PO Box 3290, Australia Fair SOUTHPORT QLD 4215

Details of the approval

Development permit

Material change of use (Code) for a Warehouse and Manufacturer's shop.

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

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

Properly made submissions

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

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

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

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
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	apply to the appeal. An extract of Chapter 6, Part 1 and Schedule 1 of the <i>Planning Act 2016</i> is attached to this notice, which sets out further information about the appeal rights.
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For further information please contact Natasha Sidabutar, Planner on p: 07 5582 8866 or via email mail@goldcoast.qld.gov.au who will be pleased to assist.

AUTHORISED BY



Adam Morris
Supervising Planner (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 (MCU/2021/718)
 Infrastructure charges notice for the approved development
 Appeal Rights Extract

Development Conditions imposed by Council as Assessment Manager

General																																							
1	Timing (<i>specific condition</i>) a The approved use cannot commence until the delivery of COM/2022/13 (or subsequently approved change) facilitating the lot configuration, the provision of public roads and legal access for this development permit, and all infrastructure is accepted on maintenance by Council and associated Plan Sealing has occurred. b All conditions of this development approval must be complied with at no cost to Council at all times unless otherwise stated in another condition. c 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 the Council: <table><tr><th>Drawing Title</th><th>Author</th><th>Date</th><th>Drawing No.</th><th>Ver</th></tr><tr><td>SITE PLAN</td><td>PACE ARCHITECTS</td><td>11.03.2022</td><td>211026-DA-102</td><td>D</td></tr><tr><td>GROUND FLOOR (GFA-IMPERVIOUS AREA)</td><td>PACE ARCHITECTS</td><td>11.03.2022</td><td>211026-DA-102</td><td>B</td></tr><tr><td>NATIONAL TILES OFFICE</td><td>PACE ARCHITECTS</td><td>20.12.2021</td><td>211026-DA-120</td><td>A</td></tr><tr><td>OFFICE A</td><td>PACE ARCHITECTS</td><td>20.12.2021</td><td>211026-DA-211</td><td>A</td></tr><tr><td>BUILDING ELEVATIONS</td><td>PACE ARCHITECTS</td><td>20.12.2021</td><td>211026-DA-601</td><td>A</td></tr><tr><td>BUILDING ELEVATIONS – EXTERNAL FINISHES</td><td>PACE ARCHITECTS</td><td>11.03.2022</td><td>211026-DA-602</td><td>B</td></tr></table> The conditions of this approval are to be read in conjunction with the attached stamped approved drawings. Where a conflict occurs between the conditions of this approval and the stamped approved drawings, the conditions of this approval shall take precedence.				Drawing Title	Author	Date	Drawing No.	Ver	SITE PLAN	PACE ARCHITECTS	11.03.2022	211026-DA-102	D	GROUND FLOOR (GFA-IMPERVIOUS AREA)	PACE ARCHITECTS	11.03.2022	211026-DA-102	B	NATIONAL TILES OFFICE	PACE ARCHITECTS	20.12.2021	211026-DA-120	A	OFFICE A	PACE ARCHITECTS	20.12.2021	211026-DA-211	A	BUILDING ELEVATIONS	PACE ARCHITECTS	20.12.2021	211026-DA-601	A	BUILDING ELEVATIONS – EXTERNAL FINISHES	PACE ARCHITECTS	11.03.2022	211026-DA-602	B
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3	Approved Acoustic Plan Design and construct the development in accordance with the following acoustic plan <table><tr><th>Plan Title</th><th>Author</th><th>Date</th><th>Plan Reference No.</th><th>Ver</th></tr><tr><td>National Tiles Proposed Industrial Warehouse 60 Staplyton Jacobs Well Road Yatala</td><td>Acoustic Works</td><td>3 February 2022</td><td>2021556</td><td>R01C</td></tr></table>				Plan Title	Author	Date	Plan Reference No.	Ver	National Tiles Proposed Industrial Warehouse 60 Staplyton Jacobs Well Road Yatala	Acoustic Works	3 February 2022	2021556	R01C																									
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Property																																							
4	Requirement to register easement Register the following easements in favour of Council for the purpose stated below in																																						

	accordance with the WSAA Gravity Sewerage Code of Australia – SEQ Edition. a Register the following easements for the purpose stated below in accordance with the WSAA Water Supply Code of Australia – SEQ Edition and City of Gold Coast’s Standard Water Meter Drawings. i “Water Supply” easement over all Council water meter assemblies – This item can be volumetric with a minimum 2.4m from slab to above the meter assembly. b The terms of the easement must include: i Standard terms document 707918364 must be referenced on Form 9 – easement document ii 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 mortgagees, if necessary) and benefitting land before they are submitted to council for endorsement. c Registration of the easement must occur prior to commencement of use whichever is the sooner. d Ensure water infrastructure is positioned appropriately within the easement as per Council’s Standard Water Meter Drawings. 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 of the non-compliance with this condition.
5	Restrictions regarding Council easements and infrastructure a No building work or deep landscaping is permitted over or within any Council public utility easement. b Ensure all proposed buildings, structures and footings are a minimum distance of 1.2 horizontal metres from Council infrastructure. c Ensure all proposed buildings, deep landscaping, structures and footings are a minimum 1 metre clear of the property sewer connection. d Ensure a minimum 2.4 metres unobstructed vertical clearance from the finished surface level above Council sewerage infrastructure including the property inspection opening. e Ensure a minimum 2.4 metres unobstructed vertical clearance from finished surface / slab level above the Council water meter assembly.
6	Private infrastructure a Ownership, operation and maintenance of the following private infrastructure is to vest at all times with Body Corporate and or Legal Authority. i Internal stormwater devices b At any time the Council’s corresponding infrastructure network is altered, the private infrastructure must be altered to be commensurate with Council’s network, at no cost to Council.
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	Hours of operation (<i>specific condition</i>) Activities associated with the operation of the use can occur 24 hours a day, seven days a week and include the following activities: a All activities internal to the Warehouse associated with the operation of the use b All activities internal to the Manufacturer’s shop associated with the operation of the use c Loading and unloading activities d Ancillary office activities.										
9	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											
10	Landscaping works a. Obtain an operational works approval to landscape the site and the adjoining road verge generally in accordance with the Statement of Landscape Intent listed below, prior to commencement of the use at no cost to Council: <table><tr><th>Drawing Title</th><th>Author</th><th>Date</th><th>Drawing No.</th><th>Ver</th></tr><tr><td>Landscape Intent Package</td><td>Gassman Development Perspectives</td><td>22.12.21</td><td>Pages 1 - 8</td><td>B</td></tr></table> and include in particular: i Tree species must be a minimum bag size of 100L at the time of planting. Trees must be installed at an average of one tree every 6 metres along all road frontages. Trees must be planted at least 1m away from the frontage fence line. ii Palm species must be a minimum 3 metres in height at the time of planting. iii Shrub species must be a minimum 200mm pot size at the time of planting. iv Screening shrubs must be able to achieve a minimum height of 3 metres at maturity. v 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. vi Once mature, trees adjacent walkways must be maintained with a minimum 2.0 metre clear trunk to maintain sightlines. vii Screening shrub plantings along pedestrian walkways must maintain clear sightlines. viii The locations of all stormwater systems/drainage lines within the site. ix Include frontage fencing as shown on the approved stamped plans, the subject of	Drawing Title	Author	Date	Drawing No.	Ver	Landscape Intent Package	Gassman Development Perspectives	22.12.21	Pages 1 - 8	B
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	this application. x All road reserve turf must be repaired and replaced if damaged. Construct and maintain the private landscaping identified above at no cost to Council at all times.
Transport	
11	Off street vehicle and car parking facilities a Design and construct off street vehicle facilities at no cost to Council prior to the commencement of the use, generally in accordance with the Car Parking Access and Transport Integration Constraint Code and include in particular: - i A total of 172 car parking spaces and AV loading area. - 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. 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.
12	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 A vehicle, or vehicle 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.
13	Security gate requirements (<i>Specific condition</i>) All security gates must remain open to allow vehicular access for employees and visitors during the hours of operation of the development.
14	Operational restrictions (<i>Specific condition</i>) <u>Warehouse A</u> a A maximum of 54 staff members are permitted on-site at all times. <u>National Tiles Warehouse</u> A maximum of 100 staff members are permitted on-site at all times.
15	Loading areas (<i>Specific condition</i>) - a Loading areas within the site are to be clearly line marked. - b Line marked loading areas are to be used for loading/ unloading of vehicles only.
Engineering	
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	Footpaths a Obtain an operational works approval for the design and construction of all footpaths listed below, prior to commencement of the use at no cost to Council, and include in

	particular: - i A minimum 1.5 metre wide path connecting the pedestrian entrances with the existing footpaths along Homestead Drive and Fairway Street. - 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 SC6.11 – 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.
18	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 underground electricity to proposed building. - b No additional poles are to be erected within public roads. - c Meet the requirements of the electricity supplier (e.g. Energex).
19	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 proposed building, 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).
20	Existing infrastructure, structures and services - a Obtain an operational works approval (as necessary) for the removal / relocation of existing infrastructure, structures and services identified on the drawings listed prior to a request is made to Council to approve the commencement of the use at no cost to Council and include in particular: - i Remove redundant vehicular crossing. - ii Remove any redundant stormwater kerb adaptors and disused service pits from the kerb and channel (including any associated pipework across the footpath). - iii Remove/seal/cap any redundant sewer property service. - b Construct and maintain the identified Council infrastructure at no cost to Council prior to a request is made to Council to approve the commencement of the use.
21	Driveways and vehicular crossings Obtain an operational works approval for the design and construction of the driveway and vehicular crossing, prior to commencement of the use at no cost to Council and include in particular: - a Construct and position to enable the maintenance of a public road and road verge, and not cause any obstruction to pedestrians or vehicular traffic. - b Not cause damage to vehicles or road infrastructure. - c Provide effective access between the road and the property. - d Provide hydraulic capacity to allow stormwater flow towards the closest stormwater infrastructure. - e Must be a minimum 1.0m separation from the wings of any gully pit or the affected gully pit must be relocated.
22	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.
Stormwater Drainage	
23	Overland flow paths and hydraulic alterations a Leave unaltered the overland flow paths on the site, such that the characteristics of existing overland flows on other properties remain uninhibited and unchanged. b The development must not: - i Increase peak flow rates downstream from the site. - ii Increase flood levels external to the site. - iii Increase duration of inundation external to the site that could cause loss or damage.
Sewer and Water Works	
24	Sewer connection Connect the proposal to Council's sewer network at the existing connection servicing the site, prior to commencement of the use at no cost to Council and include in particular: - a The connection must be made to a maintenance structure. - b Be in accordance with the WSAA Gravity Sewerage Code of Australia – SEQ Service Providers Edition and the Water and Sewerage Connections Policy. - c The development is permitted with a single sewer connection to Council's sewerage network. - d 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 - e 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. - f Remove / seal / cap redundant sewer property services. <i>Note:</i> <i>An "Application Work on the City's infrastructure" form is required for the above works.</i>
25	Water connection Obtain an operational works approval for the design and construction of a water connection for the proposal to Council's water network at the existing 150mm main in Homestead Drive, prior to commencement of the use at no cost to Council and include in particular: - a The development is permitted with a single potable water connection (and single master meter) to Council's water network. - b The development is permitted with a single fire water connection (and single master meter) to Council's water network – if required. - c Be in accordance with the Water Supply Code of Australia – SEQ Service Providers Edition, and the Water and Sewerage Connections Policy. - d Conduits are required to be installed to service the proposed development via trenchless technology (open cutting of the road is not permitted) to connect to Council's potable water supply network. - e Water meters must be in accordance with the Metering Technical Specifications and the Water and Sewerage Connections Policy. - f Remove redundant water meters / connections. <i>Note:</i>

	An "Application Work on the City's infrastructure" form is required for the above works.															
26	Fire loading Fire loading must not exceed 30 L/s for 4 hours.															
27	Sub-metering Provide individual sub-metering for each tenancy including common property generally in accordance with the Metering Technical Specifications and the Water and Sewerage Connections Policy.															
Construction Management																
28	Certification of works - Hydraulics and Water Quality Provide Council with certificates prepared by qualified expert(s) from the discipline(s) listed below, confirming as follows: <table border="1" data-bbox="331 616 1412 1279"> <thead> <tr> <th colspan="5">Hydraulics and Water Quality</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> </thead> <tbody> <tr> <td>Post construction certification</td><td>Prior to commencement of the use</td><td>"Engineering Services Report: Lot 121 – Engineering Servicing Strategy Plan, Drawing # 6098ENGSP001 & 6098ENGSP002", dated 21 December 2021, prepared by Gassman Development Perspectives</td><td>Registered Professional Engineer Queensland (RPEQ)</td><td>Hydraulics & Water Quality</td></tr> </tbody> </table> The certification is to confirm: All stormwater devices shown in the above-mentioned drawings have been installed on-site and are functioning as designed.	Hydraulics and Water Quality					Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section	Post construction certification	Prior to commencement of the use	"Engineering Services Report: Lot 121 – Engineering Servicing Strategy Plan, Drawing # 6098ENGSP001 & 6098ENGSP002", dated 21 December 2021, prepared by Gassman Development Perspectives	Registered Professional Engineer Queensland (RPEQ)	Hydraulics & Water Quality
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Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section												
Post construction certification	Prior to commencement of the use	"Engineering Services Report: Lot 121 – Engineering Servicing Strategy Plan, Drawing # 6098ENGSP001 & 6098ENGSP002", dated 21 December 2021, prepared by Gassman Development Perspectives	Registered Professional Engineer Queensland (RPEQ)	Hydraulics & Water Quality												

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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/ Drawing	Expert discipline	Requesting Council Section
Acoustic compliance report	Prior to commencement of the use	National Tiles Proposed Industrial Warehouse 60 Staplyton Jacobs Well Road Yatala; Prepared by: Acoustic Works; Dated: 3 February 2022; Ref: 2021556; Ver: R01C	Acoustic Engineer	Health and Regulatory Services

The certification is to confirm:
The development has been designed and constructed in accordance with the approved Acoustic Report.

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Certification of works - Subdivision Engineering

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

Subdivision 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

The certification is to confirm:
Electricity supply is available to all proposed buildings.

Subdivision Engineering

Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Contractual agreement (e.g. Agreement Advice or Completion Letter from Telstra. Alternatively, a copy of Master Development Agreement or	Prior to commencement of the use	-	The authorised telecommunication carrier (e.g. Telstra, NBN Co)	Development Compliance

	Small Development Agreement from NBN Co).				
	The certification is to confirm: Telecommunication infrastructure will be undertaken and installed in accordance with telecommunications industry standards (e.g. Telstra / NBN Co standards).				
31	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.				
32	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.				
33	Erosion and sediment control a 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 (DERM 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 Planning Policy SC6.11 – Land development guidelines, section 4.5.17.1.2 – Compliance.				
Plumbing and Drainage Act 2018					
34	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	Land use definition The Land use definitions pursuant to the M38 Industrial Place Code section 2.1.5 identifies that Land use definitions are to be found within Part 4, Division 1, Chapters 1-3 of the Gold				

	Coast City Planning Scheme 2003, as amended. The Our Living City Gold Coast Planning Scheme 2003 Version 1.2 (Amended November 2011) defines the proposed Land uses as follows: Warehouse: <i>'A building or enclosed land used to store and display goods, merchandise and materials and to sell these only by wholesale. This term does not include a Shop, Showroom, Salvage Yard or Toxic or Dangerous Goods Store.'</i> Manufacturer's shop: <i>'Any premises within industrial premises where commodities, articles or goods resulting from the industrial processes undertaken on the premises are sold to the public where the GFA of such premises does not exceed 20% of the GFA of all buildings on the site. Where there is more than one tenancy on the site, the GFA of the Manufacturer's shop does not exceed 20% of the GFA of all buildings within the subject individual tenancy.'</i>
B	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.
C	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.
D	Council water and sewer mains to be protected during site works The developer is responsible at all times for ensuring that Council's water and sewerage 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 and sewer assets. Where Council water and sewer infrastructure is damaged during construction, Council will undertake immediate repairs and any costs associated with these repairs will be charged to the landowner, principle contractor or other relevant party. If further more permanent repairs are required, such as replacement of water and sewer mains, the landowner, principle 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, principle contractor or other relevant party.
E	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 Water and Waste. 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 and an easement over the water meter arrangement. 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	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>City Assets</td></tr><tr><td>- Operational works - vehicle access works and/or gully pit relocation if necessary</td></tr></table> <table><tr><td>Water and Waste</td></tr><tr><td>- Operational works - infrastructure</td></tr><tr><td>- Connections/ disconnections: Application to work on the City's Infrastructure</td></tr><tr><td>- Application for Temporary Road/ Footpath Closure to Open Cut Road – CoGC City Assets</td></tr><tr><td>- Referral Agency Assessment</td></tr></table> <table><tr><td>Landscape Assessment</td></tr><tr><td>- Operational works - landscape works</td></tr></table> <table><tr><td>Transport Assessment</td></tr><tr><td>- Operational works - infrastructure</td></tr></table> <table><tr><td>Plumbing and Drainage</td></tr><tr><td>- Permit for plumbing and drainage work</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).	City Assets	- Operational works - vehicle access works and/or gully pit relocation if necessary	Water and Waste	- Operational works - infrastructure	- Connections/ disconnections: Application to work on the City's Infrastructure	- Application for Temporary Road/ Footpath Closure to Open Cut Road – CoGC City Assets	- Referral Agency Assessment	Landscape Assessment	- Operational works - landscape works	Transport Assessment	- Operational works - infrastructure	Plumbing and Drainage	- Permit for plumbing and drainage work
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H	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.													
I	Operational Works meeting prior to lodgement Council's Water and Waste Development Services team encourage contact to discuss any water and sewer matters of significance prior to the submission of an application for Operational Works. Contact GCWDA@goldcoast.qld.gov.au to arrange a meeting.													
J	Design, Constructability and Minor change applications													

	The application has been approved based on the information provided by the consultant. Water and Waste are 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.
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 Aboriginal and Torres Strait Islander Partnerships (DATSIP). 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 DATSIP's Cultural Heritage Coordination Unit on (07) 3405 3050 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 Northern suburbs of the Gold Coast are within Fire Ant Biosecurity zone 2 and must remain vigilant for the presence of fire ants. Under the <i>Biosecurity Act 2014</i> individuals and organisations whose activities involve the movement or storage of fire ant carriers have a general biosecurity obligation to take all reasonable steps to ensure they do not spread fire ants. Movement of a fire ant carrier from within the fire ant biosecurity zone may need a biosecurity instrument permit. More information is available on the Department of Agriculture and Fisheries website www.daf.qld.gov.au/plants/weeds-pest-animals-ants/invasive-ants/fire-ants.
Property Notification	
P	Operational capacity - Warehouse A: No more than 54 staff members are permitted on site at any one time. - National Tiles Warehouse: No more than 100 staff members are permitted on site at any one time.

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 (Code assessable) for a Warehouse and Manufacturer's shop.
Assessment benchmarks	The following assessment benchmarks applied to the proposed development: • M38 Industrial Estate Place Code; • Car parking, access and transport integration; • Works for infrastructure code; and • Landscape work.
Relevant matters	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 is consistent with intent of the M38 Industrial Estate Place Code, being the overarching categorising instrument for the site; • The approval includes conditions ensuring the off street car parking requirements of the site are met; and • The development includes an articulated façade to the primary street frontage and includes substantial landscaping promoting a high quality industrial area.
Matters prescribed by a regulation	Not applicable