

Our reference: MCU/2022/291

Your reference: 21-00884

Decision notice—approval (with conditions)

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

Date of decision notice: 30 November 2022

Applicant details

Applicant name: Ms Projects Pty Ltd
Applicant's contact details: C/- I-Plan Town Planning Pty Ltd
PO BOX 242
ANNERLEY QLD 4103

Application details

Application number: MCU/2022/291
Approval sought: Development permit for Material Change of Use (Code assessment)
Details of proposed development: High impact industry (involving wooden product manufacturing and spray-painting workshop exceeding 20,000L of paint per annum)

Location details

Street address: 84-160 Christensen Road South, Stapylton Qld 4207
Real property description: Lot 334 SP193431

Decision

Date of decision: 24 November 2022
Decision details: Council has resolved to Under Delegated Authority, the Executive Coordinator Planning Assessment of Council has resolved to Approve the development application in full with conditions

Referral agency(s) for the application

Not applicable – no part of the application required referral.

Details of the approval

Development permit: Material Change of use for High impact industry

Conditions

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

Further development permits

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

- Plumbing and drainage permit
- 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 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 Thalia Allsop, Senior Planner on p: 07 5582 8866 or via email mail@goldcoast.qld.gov.au who will be pleased to assist.

AUTHORISED BY

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

Adam Morris
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:
Stamped approved plans and drawings
Infrastructure charges notice for the approved development
Appeal Rights Extract

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. c The use approved under this development permit cannot commence until MIN/2020/494 (or subsequently change approved by Council) has achieved plan sealing and all infrastructure is accepted on maintenance by Council.																																		
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 (as amended in red by Council)</td><td>Multi Span Australia</td><td>13.10.2022</td><td>AR-1001</td><td>P</td></tr><tr><td>Office + Amenities Plan</td><td>Multi Span Australia</td><td>02.06.22</td><td>AR-2002</td><td>G</td></tr><tr><td>Roof Plan</td><td>Multi Span Australia</td><td>02.06.22</td><td>AR-2005</td><td>A</td></tr><tr><td>Elevations 1</td><td>Multi Span Australia</td><td>02.06.22</td><td>AR-3001</td><td>I</td></tr><tr><td>Section</td><td>Multi Span Australia</td><td>02.06.22</td><td>AR-4001</td><td>I</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 (as amended in red by Council)	Multi Span Australia	13.10.2022	AR-1001	P	Office + Amenities Plan	Multi Span Australia	02.06.22	AR-2002	G	Roof Plan	Multi Span Australia	02.06.22	AR-2005	A	Elevations 1	Multi Span Australia	02.06.22	AR-3001	I	Section	Multi Span Australia	02.06.22	AR-4001	I
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3	Operational Restrictions – Staff numbers No more than 20 staff are permitted onsite at any one-time, including during shift change overs.																																		
4	Operational restrictions – Container zone a Container zone (as marked on the approved site plan) is for temporary use only; and b Containers (or other equipment/storage units) must not be stored within the container zone for more than a single 48-hour period (following delivery) per week; and c Container zone use must only be used where the site is under a single tenure/operator.																																		
Property																																			
5	Requirement to register easement 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 at the same time as registering the survey plan or 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. 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.
6	Restrictions regarding Council easements and sewer and water supply 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 (IO). Ensure a minimum 2.4 metres unobstructed vertical clearance from finished surface / slab level above the Council water meter assembly.
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8	Fencing Frontage fencing to be minimum 80% transparency to ensure visibility to pedestrians.
Amenity	
9	Spray painting - Booth/chamber – Requirements and certification All spray-painting operations must be conducted in a fully enclosed booth that meets the following minimum requirements, unless written exemption has been issued by the administering authority. - a Conforms and certified to AS/NZS4114:1 'Spray painting booths: Design, construction and testing' and AS/NZS4114.2 'Spray painting booths: Selection, installation and maintenance'. - b Has a filtration system with a particulate removal efficiency of at least 90%. - c Exhaust gases from the spray booth must be discharged vertically through a stack with an internal diameter of not less than 0.5 metres and either eight (8) metres high above the ground or four (4) metres higher than the highest ridge line of the surrounding buildings within 15 metres of the stack, whichever is higher. - d Exhaust gases must be discharged at an exit velocity of at least 10 metres per second. A lower velocity may be acceptable provided it achieves adequate dispersion and dilutions, however this must be demonstrated to the administering authority with written approval granted prior to the installation of the booth. - e The spray booth exhaust stack must be fitted with an effective rain protection device that does not inhibit the vertical flow of gases, and - f A monitoring port must be installed at the spray booth exhaust stack in accordance with AS4323.1 'Stationary source emissions: Method 1: Section of sampling positions. - g Spray booth performance must be certified to these requirements by a suitably qualified and experienced person when and as directed by the administering authority.
10	Spray application – Restrictions Spray application of surface coats containing isocyanates (including two-pack paints) and/or lead must not be conducted outside of an approved spray booth regardless of the application rate or quantity of paint to be used.
11	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 areas b. Service equipment c. Mechanical ventilation d. Refrigeration units e. Storage areas for machinery, materials, vehicles or the like.
Environmental and Landscaping	
12	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:

Drawing Title		Author	Date	Drawing No.	Ver
LANDSCAPE PLAN		MULTI SPAN AUSTRALIA	13.10.22	LS-1501	B
and include in particular: - i Frontage tree planting must be undertaken within the site with large trees in a minimum bag size of 100L every 6m and a variety of shrubs; trees must be at least 3m away from the buildings. - ii All services within frontage landscape beds must be aligned to the edge of the beds with any service meters located to the side boundaries to allow the maximum space available to tree root systems. - iii Palm species must have a minimum clear trunk height of 3 metres at the time of planting. - iv Shrub species must be a minimum 200mm pot size at the time of planting. - v All landscape planting must be installed on grade in natural soil profile. - vi All road reserve turf must be repaired and replaced. - vii All turf must be installed on prepared soil base and topsoil generally in accordance with General plant selection and planting - <i>Planting in general</i> - Policy 12.1.6 within SC6.12. City Plan Policy – Landscape works. - viii Frontage fencing must be open style as shown on the approved stamped drawings, the subject of this application. - ix Allowance for frontage sliding gate return pad within garden bed must only be a maximum of 600mm in width. Edging must be installed between garden and return pad if garden is mounded. - x Incorporate street tree planting within Proximity Place. Construct and maintain the private landscaping identified above at no cost to Council at all times.					
Transport					
13	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 Transport code of the City Plan and include in particular: - i A total of 22 car parking spaces. - ii The 5 southern car parking spaces (spaces 18-22 illustrated on the approved site plan) are for the use of staff only and must be clearly identify “Staff parking only” through signage/markings. - iii All spaces are drained, sealed and line marked. - iv 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.				
14	Security gate requirements All security gates must remain open to allow vehicular access for employees and visitors during standard business hours.				
Engineering					
15	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 all proposed buildings. - 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).
16	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 telecommunications to all proposed buildings, 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).
17	Rectification of Council's infrastructure - a Rectify any damage caused to Council infrastructure (including kerb, channelling, service pits, footpaths and water and sewer reticulation networks) prior to commencement of the use at no cost to Council. - b Construct and maintain the rectified Council infrastructure at no cost to Council prior to commencement of the use.
Sewer and Water Works	
18	Sewer connection Connect the proposal to Council's sewer network via an existing 150mm pvc sewer property connection fronting the lot prior to commencement of the use at no cost to Council and include in particular: - i 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. - ii Ensure all proposed buildings, deep landscaping, structures and footings are a minimum 1 metre clear of the property sewer connection. - iii Remove/seal/cap redundant sewer property services. <i>Note:</i> <i>An "Application Work on the City's infrastructure" form is required for item iii above.</i>
19	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 Proximity Place, prior to commencement of the use at no cost to Council and include in particular: - i The development is permitted with a single potable water connection (and single master meter) to Council's water network. - ii The development is permitted with a single fire water connection (and single master meter) to Council's water network – if required. - iii Be in accordance with the Water Supply Code of Australia – SEQ Service Providers Edition, and the Water and Sewerage Connections Policy. - iv Water meters must be in accordance with the Metering Technical Specifications and Council's standard water meter drawings - v The water meter assembly is to be screened from public view. All screening to be outside of the water supply easement and door/s provided to ensure access to the assembly in compliance with Council's standard water meter drawings. - vi Remove redundant water meters / connections.

	Note: An "Application Work on the City's infrastructure" form is required for the above works.																									
20	Fire loading Ensure the fire loading does not exceed 30 L/s for 4 hours duration. Provide certification from a suitably qualified building certifier that fire loading does not exceed the fire loading above, prior to the commencement of the use, at no cost to Council. Refer to 'Certification of works' condition contained within this decision notice.																									
Solid Waste Management																										
21	Bin type, storage capacity and storage points Provide the following equipment to service the development prior to commencement of the use at no cost to Council: 1 x 2000L general waste bulk bin and 1 x 2000L recycle bulk bin																									
22	Storage / Servicing point – bulk bins Design the bin storage point prior to the use commencing and in accordance with City Plan Policy SC6.15 - Solid waste management at no cost to Council: i. Screened. ii. Positioned on a level pad within the site, level with the kerbside and adjacent to the subject site's driveway. iii. Connected to the crossover by a concrete path so that the bin can be manoeuvred for servicing without lifting the bin over raised surfaces. iv. Hose cock for bin washing. v. Concrete slab graded to drainage point within the storage point. vi. Drainage point connected to sewerage network with trade waste requirements. vii. Roofed and designed to prevent entry to rainwater.																									
Construction Management																										
23	Certification of works - Subdivision Engineering Provide Council with certificates prepared by qualified expert(s) from the discipline(s) listed below, confirming as follows: <table border="1" style="width: 100%;"> <tr> <th colspan="5">Subdivision Engineering</th></tr> <tr> <th>Certified document</th><th>Certification date</th><th>Plan/ Drawing</th><th>Expert discipline</th><th>Requesting Council Section</th></tr> <tr> <td>Certificate for electricity supply</td><td>Prior to commencement of the use</td><td>-</td><td>An authorised supplier (e.g., Energex)</td><td>Development Compliance</td></tr> </table> The certification is to confirm: Electricity supply is available to all proposed buildings. <table border="1" style="width: 100%;"> <tr> <th colspan="5">Subdivision Engineering</th></tr> <tr> <th>Certified document</th><th>Certification date</th><th>Plan/ Drawing</th><th>Expert discipline</th><th>Requesting Council Section</th></tr> </table>	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	Subdivision Engineering					Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
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	Contractual agreement (e.g. Agreement Advice or Completion Letter from Telstra. Alternatively, a copy of Master Development Agreement or Small Development Agreement from NBN Co).	Prior to commencement of the use	-	The authorised telecommunication carrier (e.g., Telstra, NBN Co)	Development Compliance															
The certification is to confirm: Telecommunication infrastructure will be undertaken and installed in accordance with telecommunications industry standards (e.g., Telstra / NBN Co standards).																				
24	Certification of works - Water and Waste Provide Council with a certificate prepared by qualified experts from the discipline listed below, confirming as follows: <table border="1"> <thead> <tr> <th>Certified document</th><th>Certification date</th><th>Expert discipline</th><th>Requesting Council Section</th></tr> </thead> <tbody> <tr> <td>Fire loading certification</td><td>Prior to a commencement of the use</td><td>Registered Professional Engineer of Queensland (RPEQ) or a suitably qualified Licensed Building Certifier</td><td>Water and Waste</td></tr> </tbody> </table>					Certified document	Certification date	Expert discipline	Requesting Council Section	Fire loading certification	Prior to a commencement of the use	Registered Professional Engineer of Queensland (RPEQ) or a suitably qualified Licensed Building Certifier	Water and Waste							
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25	Certification of works – Water and Waste (Solid Waste Management) Provide Council with certificates prepared by qualified expert(s) from the discipline(s) listed below, confirming as follows: <table border="1"> <thead> <tr> <th colspan="5">Water and Waste</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> Design and construction of areas subject to waste collection vehicle manoeuvres have been completed to withstand the </td><td>Prior to commencement of the use</td><td></td><td>Registered Professional Engineer of Queensland (RPEQ)</td><td>Water and Waste</td></tr> </tbody> </table>					Water and Waste					Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section	Design and construction of areas subject to waste collection vehicle manoeuvres have been completed to withstand the	Prior to commencement of the use		Registered Professional Engineer of Queensland (RPEQ)	Water and Waste
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	loading of the waste collection vehicle												
	The certification is to confirm: - i The RPEQ has approved a hardstand design and inspected the areas subject to waste collection vehicle loading throughout the construction process, including (where applicable) all subgrade proof rolls, pre-seal, and pre-pour inspections - ii Internal road, driveway and manoeuvring areas subject to waste collection vehicle (WCV) loading are designed and constructed to withstand the fully loaded vehicle weight of the nominated WCV (WCV details can be found in City Plan Policy SC6 – Solid waste management) and have been inspected by the certifying RPEQ.												
26	Hold point inspection – Solid Waste Arrange a hold point inspection to complete the requirements identified in City Plan Policy SC.6.11 – Land development guidelines the City Plan for the following: <i>Please note: Inspections for multiple items is preferred.</i> <table><tr><th>Purpose</th><th>Hold Point</th><th>Council contact</th></tr><tr><td>Bin storage / servicing point</td><td>Within 5 business days of the bin storage point being completed.</td><td>Water and Waste INSPECTIONS@goldcoast.qld.gov.au</td></tr><tr><td>Confirm works for the bin storage & servicing point and associated vehicle access have been undertaken in accordance with the approved MCU drawings.</td><td>Within 5 business days of bin servicing point and vehicle access being completed.</td><td>Water and Waste INSPECTIONS@goldcoast.qld.gov.au</td></tr></table>				Purpose	Hold Point	Council contact	Bin storage / servicing point	Within 5 business days of the bin storage point being completed.	Water and Waste INSPECTIONS@goldcoast.qld.gov.au	Confirm works for the bin storage & servicing point and associated vehicle access have been undertaken in accordance with the approved MCU drawings.	Within 5 business days of bin servicing point and vehicle access being completed.	Water and Waste INSPECTIONS@goldcoast.qld.gov.au
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27	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.												
28	Notice of works timetable Provide a Notice of works timetable for Commencement of use 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.												
Plumbing and Drainage Act 2018													
29	Plumbing and drainage works Obtain a permit for all plumbing and drainage work prior to any compliance assessable work commencing. <i>Note:</i> <i>A permit for plumbing and drainage works does not approve the discharge of trade waste to Council's sewerage system. The generator of trade waste must complete an application for approval to discharge trade waste to Council's Sewerage System (available on Council's website).</i>												

Advice Notes								
A	Development infrastructure Development infrastructure required to be provided in implementing this development approval is non-trunk development infrastructure unless otherwise stated in a condition of the approval.							
B	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</td></tr></table> <table><tr><td>Plumbing and Drainage</td></tr><tr><td>- Permit for plumbing and drainage work</td></tr></table> <table><tr><td>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></table> A copy of this decision notice and accompanying stamped drawings / plans must be submitted with any subsequent application identified above. Subsequent development applications (i.e.: Operational works) will be assessed in accordance with the City Plan Version at the time of lodgement (excluding instances where Variation / Preliminary approval exists).	Landscape Assessment	- Operational works - landscape works	Plumbing and Drainage	- Permit for plumbing and drainage work	Water and Waste	- Operational works - infrastructure	- Connections / disconnections: Application to work on the City's Infrastructure
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- Connections / disconnections: Application to work on the City's Infrastructure								
C	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.							
D	Indigenous cultural heritage legislation and duty of care requirement The <i>Aboriginal Cultural Heritage Act 2003</i> ('ACHA') is administered by the Department of Seniors, Disability Services and Aboriginal and Torres Strait Islander Partnerships (DSDSATSIP). The ACHA establishes a duty of care to take all reasonable and practicable measures to ensure any activity does not harm Aboriginal cultural heritage. This duty of care: - a Is not negated by the issuing of this development approval. - b Applies on all land and water, including freehold land. - c Lies with the person or entity conducting an activity; and - d If breached, is subject to criminal offence penalties. Those proposing an activity involving surface disturbance beyond that which has already occurred at the proposed site must observe this duty of care. Details of how to fulfil this duty of care are outlined in the duty of care guidelines gazetted with the ACHA. The applicant should contact DSDSATSIP's Cultural Heritage Coordination Unit on 1300 378 401 for further information on the responsibilities of developers under the ACHA.							

E	Infrastructure charges Infrastructure charges are now levied under a Charges Resolution by way of an Infrastructure Charges Notice, which accompanies this decision notice.
F	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.
G	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.
H	Fire ant control A significant portion of the Gold Coast is 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.
I	Gold Coast Airport approval of building and/or structure height Any building or structure (including construction crane or other temporary equipment) in the City extending to a height of 110 metres or more above ground level must be notified to Gold Coast Airport Pty Ltd.
J	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, 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.
K	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
L	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
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	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.

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

Details of proposed development	The proposed development is for High impact industry.
Assessment benchmarks	The following assessment benchmarks applied to the proposed development: • High impact industry zone code • Acid sulfate soils overlay • Airport environs overlay • Bushfire hazard overlay • Environmental significance overlay • Flood overlay • Industry, community infrastructure and agriculture land interface area overlay • Water catchments and dual reticulation overlay code • Industrial design code • General development provisions code • Transport code • Healthy waters code • Solid waste management code • Driveways and vehicular crossings code
Relevant matters	Not applicable – Code assessment
Matters raised in submissions	No applicable – Code assessment
Reasons for decision	An assessment of the development application was carried out against the assessment benchmarks listed above and was determined to comply. A summary of the main reasons for the decision are as follows: • The proposed development for a use, scale and operational intensity will be compatible to the surrounding industrial uses and the intent of the @Proximity Yatala industrial estate. • The development is well separated from any sensitive land uses in the immediate area and will therefore, not impact on local amenity. • The proposed development incorporates a functional industrial building design and includes frontage landscaping to improve the visual amenity of the surrounding industrial area.

- The development's car parking provision is sufficient to cater to the demand of both staff and visitors to the site.
- To ensure the delivery of necessary infrastructure, a condition has been imposed requiring MIN/2020/494 to achieve plan sealing prior to the commencement of use.

Compliance with
assessment benchmarks

The proposed development complies with the assessment benchmarks listed above.

Matters prescribed by a
regulation

Not applicable