

Our reference: MCU/2023/247
Your reference: 23-00932

Decision notice—approval (with conditions)

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

Date of decision notice: 5 December 2023

Applicant details

Applicant name: Burnside Developments Pty Ltd & Yellowstone Investment Pty Ltd
Applicant contact details: C/- i-Plan Town Planning Pty Ltd
PO BOX 242
ANNERLEY QLD 4103

Application details

Application number: MCU/2023/247
Approval sought: Development permit for Material change of use (Accepted to Code)
Details of proposed development: Medium impact industry (Metal forming and Plastic products)

Location details

Street address: 84-160 Christensen Road South, Stapylton Qld 4207
Real property description: Lot 334 SP193431
**Specifically, approved future lot 10 pursuant to ROL/2018/26, most recently amended by MIN/2023/361.*

Decision

Date of decision: 1 December 2023
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

Not applicable – no part of the application required referral.

Details of the approval

Development approval: Material change of use (Accepted to Code) for Medium impact industry (Metal forming and Plastic products)

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:

- Operational works – Landscape works (Private works)
- Permit for plumbing and drainage work
- Operational works – Infrastructure

- Connections / disconnections: Application to work on the City's infrastructure
- Temporary Road Closure and Works Zone Permit Application
- Referral agency assessment
- 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.

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 Alexa Brown, 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

Supervisor (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:

Infrastructure charges notice for the approved development

Appeal rights extracts

Development Conditions imposed by Council as Assessment Manager

Information note:

Pursuant to section 5.3.3 of City Plan, the development has been assessed against Required outcomes RO1 and RO8 of the Industrial design code, Required outcome RO1 of the Healthy waters code, and Required outcomes RO2, RO4, RO7, and RO10 of the Transport code, based on the information and confirmation provided by the applicant. The development must comply with all other Required outcomes of the applicable codes, defined in Table 5.5.11 of City Plan.

Development conditions imposed are only in relation to the identified Required outcomes above, in respect to the permitted scope of assessment under Section 5.3.3 of the City Plan and to ensure that the basis for the development application is accurate.

General																																																		
1	Timing (Specific condition)																																																	
	a	All conditions of this development approval must be complied with at no cost to Council at all times unless otherwise stated in another condition.																																																
	b	Where the timing in a condition is prior to commencement of the use and a Building Format Plan is lodged for approval, the timing in the condition changes from being prior to commencement of the use to being prior to the earlier of the commencement of the use and approval of the plan of subdivision. This timing requirement prevails despite any inconsistency with the timing requirement in another condition.																																																
	c	The use approved under this development permit cannot commence until the development approval for a Reconfiguring a lot for a one (1) into seventeen (17) lot community title scheme lot subdivision (Council reference: ROL/2018/26) most recently changed on 25 September 2023 (Council reference: MIN/2023/361) (or any subsequent approved change) has achieved plan sealing and all infrastructure is accepted on maintenance by Council.																																																
2	Amended drawings																																																	
	a	Prepare and submit amendments to the drawings for confirmation they constitute the approved drawings for the purposes of this development approval. All amended drawings must be submitted (and confirmed by Council) prior to commencement of any works on site.																																																
	<table><tr><th>Drawing Title</th><th>Author</th><th>Date</th><th>Drawing No.</th><th>Ver</th></tr><tr><td>Locality Plan</td><td>Multi Span Australia Design Construct</td><td>28.04.23</td><td>-AR-1000</td><td>B</td></tr><tr><td>Site Plan</td><td>Multi Span Australia Design Construct</td><td>28.04.23</td><td>-AR-1001</td><td>H</td></tr><tr><td>Ground Floor Plan</td><td>Multi Span Australia Design Construct</td><td>28.04.23</td><td>-AR-2001</td><td>E</td></tr><tr><td>Ground Floor Office</td><td>Multi Span Australia Design Construct</td><td>28.04.23</td><td>-AR-2002</td><td>C</td></tr><tr><td>First Floor Office</td><td>Multi Span Australia Design Construct</td><td>28.04.23</td><td>-AR-2003</td><td>C</td></tr><tr><td>Ground Floor Warehouse</td><td>Multi Span Australia Design Construct</td><td>28.04.23</td><td>-AR-2004</td><td>A</td></tr><tr><td>Roof Plan</td><td>Multi Span Australia Design Construct</td><td>28.04.23</td><td>-AR-2005</td><td>B</td></tr><tr><td>Elevations 1</td><td>Multi Span Australia Design Construct</td><td>28.04.23</td><td>-AR-3001</td><td>C</td></tr></table>					Drawing Title	Author	Date	Drawing No.	Ver	Locality Plan	Multi Span Australia Design Construct	28.04.23	-AR-1000	B	Site Plan	Multi Span Australia Design Construct	28.04.23	-AR-1001	H	Ground Floor Plan	Multi Span Australia Design Construct	28.04.23	-AR-2001	E	Ground Floor Office	Multi Span Australia Design Construct	28.04.23	-AR-2002	C	First Floor Office	Multi Span Australia Design Construct	28.04.23	-AR-2003	C	Ground Floor Warehouse	Multi Span Australia Design Construct	28.04.23	-AR-2004	A	Roof Plan	Multi Span Australia Design Construct	28.04.23	-AR-2005	B	Elevations 1	Multi Span Australia Design Construct	28.04.23	-AR-3001	C
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	Elevation 2	Multi Span Australia Design Construct	28.04.23	-AR-3002	C
	Sections 1	Multi Span Australia Design Construct	28.04.23	-AR-4001	B
	Sections 2	Multi Span Australia Design Construct	28.04.23	-AR-4002	A
	Perspective	Multi Span Australia Design Construct	28.04.23	-AR-9501	C
The following amendments must be included: - i Include a notation on the Locality Plan pointing to the subject site (Lot 10) which states “<i>The premises the subject of this development approval consists only of Lot 10</i>”. The notation must not obstruct the information presented on the Locality Plan. - ii All car parking spaces and pedestrian sight triangles on the Site Plan must be fully dimensioned in accordance with the relevant requirements of Australian Standard AS2890.1:2004. - iii Additional accent detailing is to be provided on the western wall of the medium impact industry building comprising of either (all drawings showing the western wall of the medium impact industry building must be amended): a. two (2) vertical strips (in a contrasting colour consistent with the colour palette on the rest of the built form) with a width of 0.9m located at least 10m from the edge of the wall and with a space of at least 2m between the vertical strips; or b. a composition which includes at least 3 different colours or 3 different material types (the colours may be complementary or contrasting). - iv Remove the corporate logo on the southern façade from all drawings showing the corporate logo. b Undertake and maintain the development generally in accordance with the approved drawings. c The conditions of this approval are to be read in conjunction with the stamped approved drawings. Where a conflict occurs between the conditions of this approval and the stamped approved drawings, the conditions of this approval shall take precedence.					
3	Scope of approval – Subject premises (<i>Specific condition</i>) This development approval is limited to the Medium impact industry (Metal forming and Plastic products) use over future approved Lot 10 only as identified with in the Locality Plan and Site Plan identified within Condition 2 (Amended drawings) of this approval. This development approval does not endorse or approve of existing built form and land uses elsewhere on the subject site.				
Property					
4	Scope of approval The development must comply with all required outcomes of the following codes: - i High impact industry zone code - ii Acid sulfate soils overlay code - iii Industry, community infrastructure and agriculture land interface area overlay code - iv Fire services in developments accessed by common private title code - v General development provisions code - vi Healthy waters code, other than Required outcome RO1 - vii Industrial design code, other than Required outcomes RO1 and RO8 - viii Transport code, other than Required outcomes RO2, RO4, RO7, and RO10				

	Information note: This condition reflects the rules outlined in section 5.3.3(4)(b)(ii) of the City Plan.
5	Scope of approval – Ancillary Office (<i>specific condition</i>) This approval permits an ancillary office to be used in conjunction with, and subordinate to, the approved Medium impact industry (Metal forming and Plastic products) on the same lot. The scope of approval includes: - a Only administrative functions of the lawfully established Medium impact industry (Metal forming and Plastic products) use on the premises are permitted to be accommodated within the ancillary office. - b The ancillary office is not permitted to be used by any third parties not directly operating a Medium impact industry (Metal forming and Plastic products) use on the site. - c The ancillary office is not permitted to be increased in size. <i>Advice note: To remove all doubt, this development approval prohibits third parties from utilising the office in a manner which would otherwise be considered a stand-alone Office land use.</i>
6	Requirement to register easements – Water Supply - a 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. - 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. - 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.
7	Restrictions regarding Council easements and sewer and water supply infrastructure - a No building work, deep rooted tree species, or landscaping with invasive root systems are permitted over or within any Council public utility easement. - b 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). - e Ensure a minimum 2.4 metres unobstructed vertical clearance from finished surface / slab level above the Council water meter assembly.

Amenity											
8	Built form colours (<i>Specific condition</i>) The built form design must include at least two contrasting colours on the western and southern elevations as per the design shown in the elevation and perspective drawings approved in relation to in Condition 2 (Amended drawings).										
9	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.										
10	Nuisance (<i>specific condition</i>) Undertake and operate the development in a manner that causes no detrimental effect upon surrounding premises by reason of noise nuisance, lighting nuisance or other such emissions. Specifically: - a Position and direct all lighting so as not to exceed beyond the boundary. - b Activities are not to generate noise emissions which would detract from the amenity of the nearest sensitive receivers. - c Activities are not to generate odour and air emissions which would detract from the amenity of the nearest sensitive receivers.										
11	Hours of operation and loading and unloading (<i>specific condition</i>) All activities (including loading and unloading activities) associated with the operation of the use may occur 24 hours a day, seven days a week, including public holidays, however, evening or night activities must be undertaken indoors and not outdoors.										
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: <table><tr><th>Drawing Title</th><th>Author</th><th>Date</th><th>Drawing No.</th><th>Ver</th></tr><tr><td>Landscape Plan</td><td>Multi Span Australia Group Pty Ltd</td><td>12/07/2023</td><td>-LS-1501</td><td>C</td></tr></table> and include in particular: - i Tree species must be a minimum bag size of 100L at the time of planting. A minimum of eight (8) evergreen canopy shade trees must be installed within the frontage gardens. - 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.	Drawing Title	Author	Date	Drawing No.	Ver	Landscape Plan	Multi Span Australia Group Pty Ltd	12/07/2023	-LS-1501	C
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Landscape Plan	Multi Span Australia Group Pty Ltd	12/07/2023	-LS-1501	C							

	- vi The locations of all proposed stormwater drainage lines and pits. - vii Frontage fencing must be located on the frontage boundary and must be open style (e.g., pool style or palisade). - viii All road reserve turf must be repaired and replaced if damaged. - ix Install street trees within the public road reserve fronting the subject site on Christensen Road South generally in accordance with standard drawing 05-103 within SC6.11.10 City Plan Policy – Land development guidelines. b Construct and maintain the private landscaping identified above at no cost to Council at all times.
Transport	
13	Off street bicycle parking facilities - a Design and construct off street bicycle parking at no cost to Council generally in accordance with the Transport code of the City Plan and include in particular: - i A minimum of 4 security level B (staff) bicycle parking spaces. - b Undertake and maintain all works prior to commencement of the use at no cost to Council at all times.
14	Security gate requirements All security gates must remain open to allow vehicular access for employees and visitors during the hours of operation of the development.
Engineering	
15	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.
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	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). - b Remove/seal/cap any redundant sewer property service.
18	Driveways and vehicle crossings - a Obtain an operational works / licence approval as necessary for the design and construction of the driveway and vehicle crossings, prior to commencement of the use at no cost to Council and ensure the vehicle crossings are: - i Constructed and positioned to enable the maintenance of a public road and road

	verge, and not cause any obstruction to pedestrians or vehicle traffic. - ii Designed generally in accordance with RS-051. - iii Designed not cause damage to vehicles or road infrastructure. - iv Providing effective access between the road and the property. b Providing hydraulic capacity to allow stormwater to flow towards the closest stormwater infrastructure.
19	Construction of vehicle crossings Design and construct the vehicle crossings generally in accordance with the Driveways and vehicle crossing code of the City Plan.
20	Telecommunications network Enter into a contractual agreement to design, construct and connect a telecommunications services network at no cost to Council and include in particular: - a Provide underground telecommunications to the subject building/s, lead-in conduits and equipment space/s in a suitable location within the building/s, to suit the carrier of choice. - b All new pit and pipe infrastructure required to be installed along public road(s), must be suitably sized to cater for future installation of fibre optic cables. - c Meet the telecommunications industry standards (e.g. Telstra/NBN Co standards).
21	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 the subject building/s. - b No additional poles and pole-mounted transformers are to be erected within public roads. - c Meet the requirements of the electricity supplier (e.g. Energex).
Stormwater Drainage	
22	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.
23	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 (DEHP September 2009) prior to discharging from the site. v Inspections for erosion and sediment control measures are to occur in accordance with the compliance procedures in City Plan Policy SC6.12– Land development guidelines, section 4.5.17.1.2.
Sewer and Water Works	
24	Sewer connection Connect to Council's sewer network at via the existing property connection servicing the (future) lot, prior to commencement of the use at no cost to Council and include in particular: - i Be in accordance with the WSAA Gravity Sewerage Code of Australia – SEQ Service Providers Edition and the Water and Sewerage Connections Policy. - ii The development is permitted with a single sewer connection to Council's sewerage network. - iii The size of the sewer property service connection must be 150mm in accordance with Section 5.5.4 of the WSAA Gravity Sewerage Code of Australia – SEQ Service Providers Edition - iv 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. - v Ensure all proposed buildings, deep landscaping, structures and footings are a minimum 1 metre clear of the property sewer connection. - vi Remove / seal / cap redundant sewer property services. <i>Notes:</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 development and connect to Council's water network at the existing 150mm main (north verge) in Christensen Road South, 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. <i>Notes:</i> <i>An "Application Work on the City's infrastructure" form is required for the above works.</i>
26	Fire loading Ensure the fire loading does not exceed 30L/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.

Construction Management**27 Certification of works - Subdivision Engineering**

Provide Council with certificates prepared by qualified experts from the disciplines 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:

Underground electricity supply is available to all proposed lots / the development site and all proposed dwellings.

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 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:

Underground telecommunication infrastructure has been undertaken and installed in accordance with telecommunications industry standards (e.g. Telstra / NBN Co standards).

28 Certification of works - Water and Waste

Provide Council with a certificate prepared by qualified experts from the discipline listed below, confirming as follows:

Certified document	Certification date	Expert discipline	Requesting Council Section
Fire loading certification	Prior to a commencement of the use	Registered Professional Engineer of Queensland (RPEQ) or a suitably qualified Licensed Building Certifier	Water and Waste

29	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><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><tr><td>Design and construction of areas subject to waste collection vehicle manoeuvres have been completed to withstand the loading of the waste collection vehicle</td><td>Prior to commencement of the use</td><td>Approved Plans</td><td>Registered Professional Engineer of Queensland (RPEQ)</td><td>Water and Waste</td></tr></table> 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 SC6.15 – Solid waste management) and have been inspected by the certifying RPEQ.	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 loading of the waste collection vehicle	Prior to commencement of the use	Approved Plans	Registered Professional Engineer of Queensland (RPEQ)	Water and Waste
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Design and construction of areas subject to waste collection vehicle manoeuvres have been completed to withstand the loading of the waste collection vehicle	Prior to commencement of the use	Approved Plans	Registered Professional Engineer of Queensland (RPEQ)	Water and Waste												
30	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.															
31	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.															
Plumbing and Drainage Act 2018																
32	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	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.									
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	Further development permits / compliance permits Further development permits and/or compliance permits from Council are required to facilitate the development of the approved works identified in this decision notice. These include: <table><tr><td>Landscape Assessment</td></tr><tr><td>Operational works - landscape works (Private works)</td></tr></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><tr><td>Temporary Road Closure and Works Zone Permit Application</td></tr><tr><td>Referral Agency Assessment</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 (Private 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	Temporary Road Closure and Works Zone Permit Application	Referral Agency Assessment
Landscape Assessment										
Operational works - landscape works (Private works)										
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Operational works - infrastructure										
Connections / disconnections: Application to work on the City's Infrastructure										
Temporary Road Closure and Works Zone Permit Application										
Referral Agency Assessment										
D	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.									
E	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 (DSDSATSIIP). 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.
F	Infrastructure charges Infrastructure charges are now levied under a Charges Resolution by way of an Infrastructure Charges Notice, which accompanies this decision notice.
G	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.

H	Access from/works in State-controlled road All access from and works within the State controlled road/reserve must not be carried out without approval from the Department of Transport and Main Roads.
I	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.
J	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.
K	Incorporation of Equitable Access at the Detailed Design Stage All public spaces and facilities within the development must provide equitable access, including continuous accessible paths of travel, in compliance with the <i>Commonwealth Disability Discrimination Act (1992)</i> and the Disability (Access to Premises – Buildings) Standards 2010.
L	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.
M	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.
N	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
O	No open trenching of the road pavement for water connections across / in roadways Conduits must be installed to service the proposed development via trenchless technology the road (open cutting of the road is not permitted) to connect to Council's potable water supply network. In certain circumstances approval of open trenching of the road may be allowed, subject to Council approval. Refer to Water and Sewerage Connections Policy, available on Council's website http://www.cityofgoldcoast.com.au
P	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
Q	Separate service connection points Should a volumetric subdivision be pursued, separate water supply services will need to be designed and constructed to each of the different uses (e.g. commercial / residential), or to each of the volumetric lots created, so as to ensure that all lots within the site have separate service connection points. Internal services will need to be managed through the Building Management Statement. Each volumetric lot requires a potable water meter and the ultimate development is permitted with a single fire meter. Any subsequent volumetric ROL application must be approved by Council prior to water meters being approved based on the ROL proposal. The ROL application must include amended architectural drawings (using the latest overarching development permit, ie: MCU drawings) to demonstrate all water required water meters (50mm and larger) fit into the layout of the development.
R	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.
S	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.
T	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.
U	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) 5667 5987 to discuss licensing requirements.

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 (Accepted to Code for Medium impact industry (Metal forming and Plastic products)).
Assessment benchmarks	The following assessment benchmarks applied to the proposed development: • High impact industry zone • Acid sulfate soils overlay code • Industry, community infrastructure and agriculture land interface area overlay code • Fire services in developments accessed by common private title code • General development provisions code • Healthy waters code • Industrial design code • Transport 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 is industrial in nature and is appropriately located within the High impact industry zone. • The development provides a built form which promotes a high quality industrial area and adequately addresses the street frontage. • The development has sufficient car parking to service the development.
Matters prescribed by a regulation	Not applicable