

Date: 10 February 2026
Contact: Sue Wilkinson
Location: City Development
Telephone: 07 5582 8680
Your reference: 6397
Our reference: COM/2026/4

FPI Queensland Pty Ltd
C/- Gassman Development Perspectives
PO BOX 392
BEENLEIGH QLD 4207

Dear Sir/Madam

Confirmation Notice and Information Request – Assessment Manager

(Confirmation Notice given under section 3.4 and Information Request given under section 12 of the Development Assessment Rules)

I refer to the development application lodged by:

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

in relation to development of land/premises described as:

Street address: 2 & 10 Coastlink Court, STAPYLTON QLD 4207
Real property description: Lot 203 SP329487, Lot 202 SP329487

CONFIRMATION NOTICE

The development application described below was properly made to the Council of the City of Gold Coast (Council) on 3 February 2026.

Application number: COM/2026/4
Approval(s) sought: Development permit for a Material change of use (code assessment) for Industry (Modular building assemble with ancillary office)
Development permit for Operational work (code assessment) for a change to ground level
Development permit for Reconfiguring a lot (code assessment) for a boundary realignment

This development application is not a development application to carry out a development under a superseded planning scheme.

Nature of development proposed:

Industry (Modular building assemble with ancillary office), Change to ground level and Boundary realignment

Council's Project Team

The assessment of this application will be undertaken by the following Council project team.

Assessment Manager Sue Wilkinson Planner (07) 5582 8680 swilkinson@goldcoast.qld.gov.au	Planning Coordinator Jemma Barrett Coordinator Planning Assessment - North (07) 5582 8287 jbarrett@goldcoast.qld.gov.au	Civil Engineering Ravi Adhikari Civil Engineer (07) 5582 9407 radhikari@goldcoast.qld.gov.au
Transport Planning Eslam Hassan Transport Engineer (07) 5581 1735 ehassan@goldcoast.qld.gov.au	Landscape and Open Space Sarah Paige Landscape Planner (07) 5581 1550 spaige@goldcoast.qld.gov.au	Environmental Health Dirk ten Bohmer 0414 180 358 dtenbohmer@goldcoast.qld.gov.au
Plumbing and Drainage Matt Merigan Senior Plumbing and Drainage Inspector (07) 5582 8671 mmerigan@goldcoast.qld.gov.au		

Referral Agencies

There are referral agencies identified for this development application.

Concurrence agencies	
Schedule 10, Part 9, Division 4, Subdivision 1, Table 1 – Aspect of development stated in schedule 20 Development application for an aspect of development stated in <u>schedule 20</u> that is assessable development under a local categorising instrument or <u>section 21</u> , if— a) the development is for a purpose stated in <u>schedule 20</u>, column 1 for the aspect; and b) the development meets or exceeds the threshold— i. for development in local government area 1—stated in <u>schedule 20</u>, column 2 for the purpose; or ii. for development in local government area 2—stated in <u>schedule 20</u>, column 3 for the purpose; and c) for development in local government area 1—the development is not for an accommodation activity or an	Department of State Development, Infrastructure and Planning PO Box 3290, Australia Fair SOUTHPORT QLD 4215

office at premises wholly or partly in the excluded area However, if the development is for a combination of purposes stated in the same item of <u>schedule 20</u> , the threshold is for the combination of purposes and not for each individual purpose.	
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The development application must be referred to all relevant referral agencies within 10 business days starting the day after receiving this notice, or a further period agreed with the assessment manager; otherwise the application will lapse under section 31 of the Development Assessment Rules.

The applicant is required to give written notice to the City as assessment manager, that the application has been referred.

Information Request

You have stated on the approved form that you agree to accept an information request in accordance with Part 3 of the Development Assessment Rules.

Public Notification

Public Notification is not required for this development application.

Development Infrastructure

Non trunk development infrastructure

This development application has not identified proposed trunk infrastructure. The proposal will be assessed on the basis that you are not proposing trunk infrastructure for the networks listed below:

- Transport
- Recreation Facilities
- Stormwater
- Water Supply
- Wastewater

INFORMATION REQUEST

Council has reviewed your development application for the premises previously described and determined that the following additional information is needed to assess the application:

Planning Assessment

1. Building and Layout Design, Safety and Comfort

M38 Industrial Estate Place Code – PC19

Performance Criteria PC19 requires that “*All buildings must be designed and constructed to a high aesthetic standard and to complement or enhance the local character of the YEA*”.

To demonstrate compliance with PC19 the applicant is requested to provide coloured elevations and a materials and colours palette that demonstrate a variety of materials, patterns, textures and colours.

Civil Engineering

2. Vehicular Crossings

M38 Industrial Estate Place Code – PC7

Performance Criteria PC7 requires that vehicular crossings be designed and constructed to ensure "safe vehicular access to the property" and "no damage to vehicle or road infrastructure". A review of the proposed crossover location identifies a conflict between the proposed western crossover (Light Vehicle) and an existing electrical light pole located within the road reserve. The current design does not demonstrate adequate separation from this public utility, posing a safety risk and potential for infrastructure damage.

To demonstrate compliance with PC7, the applicant is requested to demonstrate that a minimum separation of 700mm (preferably 1000mm) is provided between the edge of the crossover and the existing light pole to ensure the protection of the asset and safe vehicular movement.

3. Refuse Facilities

M38 Industrial Estate Place Code – PC10

An assessment of the submitted waste management strategy against the performance requirement indicates that the proposed refuse facility is inadequate to service the development needs. Furthermore, the waste generation volumes stated in the submitted Planning Report (Section 7.4) appear inconsistent with the proposed storage capacity, resulting in operationally unsupportable collection frequencies:

- Recycling Waste: The applicant states a recycling generation of 950m³ per month. Based on the proposed single 1,000L (1.0 m³) recycling bin, the site would theoretically require 219 collections per week (approx. 30 per day). This frequency is operationally unsupportable.
- General Waste: The applicant states a general waste generation of 50m³ per month. Based on the proposed single 1,000L (1.0 m³) general waste bin, the site would require 12 collections per week. This exceeds standard industrial collection frequencies.

To demonstrate compliance with PC10 of M38 Industrial Estate Place Code, the applicant is requested to:

1. Review the waste generation calculations and the proposed waste and recycling storage facilities to ensure they accurately reflect the operational requirements of the proposed use.
2. Submit revised waste management details proposing a realistic storage and servicing strategy capable of achieving a sustainable collection frequency (e.g., maximum 2-3 collections per week).
3. Investigate and incorporate alternative storage solutions (such as a Static Compactor or Ro-Ro Bin) if the high waste volumes are confirmed.

Landscape

4. Boundary Landscaping

M38 Industrial Estate Place Code – PC4, PC21, PC25, PC26 and PC31

In alignment with the relevant benchmarks within M38 Industrial Estate Place Code, the applicant is requested to provide further details regarding the batters located along all boundaries. It is noted that although the plans and some of the Statement of Landscape Intent (SLI) dictate a landscaped interface, the SLI predominantly indicates these areas as gravel batters or 'civil rock treatment', while the engineering drawings indicate clay capping with turf to the top of retaining walls, both of which conflict with the applicant response advising of generous landscaping outcomes applied to all boundary interfaces.

It is also noted that the car parking provided to the western boundary does not provide an appropriate level of landscaping. PC21 stipulates that *'all ground level parking is to be suitably landscaped to provide an attractive and pleasant outlook and shade for parked vehicles, and to contribute towards the quality presentation of new developments.'* In order to comply with the Performance Criteria supplied, the applicant is thereby requested to provide tree plantings at the rate of one (1) large shade tree per 10 car parking bays within the batter to the west. Infill screening shrubs to provide additional shade, amenity and batter stabilisation could also be considered appropriate.

As such and in alignment with the Planning report, and SC6.13 City Plan policy – Landscape Work, the applicant is requested to provide landscaping outcomes to these interfaces that supply appropriate screening, stabilise batters and provide a level of amenity and shade protection for the development and car park areas. Furthermore, although it is noted the SLI is to show intent, cross-sections indicating batter falls and retaining heights with appropriate landscaping treatments are requested to allow officers to appropriately assess the development application.

Transport

5. Design of car parking areas and car park space

Car Parking, Access and Transport Integration Constraint Code (Gold Coast '03 Planning Scheme) – PC3/AS3.1

To comply with AS3.1 of the Car Parking, Access and Transport Integration Constraint Code, the proposed car parking facilities must be designed to comply with the requirements of AS2890.1:2004.

To demonstrate compliance with the abovementioned standards, the applicant is therefore requested to submit amended drawings addressing the following changes:

- a. Show fully dimensioned 2.0 m × 2.5 m pedestrian sight triangles on the departure side of each access driveway (i.e., light vehicle crossover and the heavy vehicle crossover), designed in accordance with Figure 3.3 of AS2890.1:2004. Pedestrian sight triangle must be annotated with: *"Pedestrian sight triangles to be kept clear of all obstructions to visibility. Low level landscaping permitted to a maximum mature height of 500mm above driveway level"*.
- b. Provide wheel stops for parking bays fronting pedestrian pathways (e.g. 83–166).

6. Access to car park areas

Car Parking, Access and Transport Integration Constraint Code (Gold Coast '03 Planning Scheme) – PC9/AS9.1

AS9.1 of Car Parking, Access and Transport Integration Constraint Code requires all car park areas to have unrestricted which restrict vehicular access by employees or visitors.

The submitted plans indicate the provision of a sliding gate at the light vehicle driveway and a swing gate at the heavy vehicle driveway. However, no information has been provided to demonstrate how unrestricted vehicular access will be achieved.

Therefore, the applicant is requested to demonstrate how compliance with AS9.1 will be met.

Advice Note:

The applicant is advised that, in the event of approval, council officers intend to impose a condition of approval requiring both gates to remain open during hours of operation.

7. Driveways and crossovers

Car Parking, Access and Transport Integration Constraint Code (Gold Coast '03 Planning Scheme) – PC11/AS11.2

The applicant is requested to submit amended drawings demonstrating a “no parking” (yellow line) area located to the west of the light vehicle access to ensure compliant sight distance. The drawings should show a minimum distance of 69 metres measured from the crossover to the west, in accordance with AS2890.1 – *Parking Facilities, Part 1: Off-Street Car Parking* and AS2890.2 – *Off-Street Parking, Part 2: Commercial Vehicles*.

8. Loading bay and set down area and design service vehicle requirements

Car Parking, Access and Transport Integration Constraint Code (Gold Coast '03 Planning Scheme) – PC13/PC14

The applicant is requested to submit amended drawings showing:

- a. Clearly delineated loading zones adjacent to the roller doors.
- b. “No parking” delineation for all vehicle turning and manoeuvring areas.

9. Provision of bicycle parking spaces

Car Parking, Access and Transport Integration Constraint Code (Gold Coast '03 Planning Scheme) – PC15

The applicant is requested to provide bicycle parking spaces and dimensions that comply with AS2890.3:2015.

Alternatively, the applicant may amend the drawings to remove the proposed bicycle parking.

Response Due Date

The due date for providing the requested information is 11 May 2026.

To assist Council with finalising the assessment of this development application, can you please advise whether you intend to:

- a) Provide all of the information requested;
- b) Provide part of the information requested; or
- c) Not provide any of the information requested.

Notwithstanding the above, as Council's assessment of this development application will be based on the information provided, it is recommended that you provide all of the information requested. If Council has not received a response to the information requested from you on or before the above due date (or a further agreed period), it will be taken as if you have decided not to respond to the information request and Council will continue with the assessment of your application without the information requested.

Advice Note

The applicant is advised that should Council give further advice about the application (in accordance with s35 of the DA Rules) to resolve outstanding items not adequately addressed within the information request response, the applicant will be requested to complete a 'Notice to Stop the Current Period' for the above-mentioned application until the items within the further advice are adequately addressed. Alternatively, the applicant may choose to provide a reasonable extension to the Decision period, as advised by the Assessment manager. If the applicant does not stop the Current Period or provide a reasonable extension to the Decision period, Council officers will

proceed with assessing and deciding the application based on the information provided in the information request response, which could result in an unfavourable recommendation by Council officers.

Notice to Stop the Current Period Form:

<https://dsdmipprd.blob.core.windows.net/general/Applicanttemplate9.0-Noticeaboutstoppingthecurrentperiod.doc>

DA Rules extract:

s35.1 An assessment manager or concurrence agency for the application may, at any time before the application is decided, give further advice about the application to the applicant.

s35.2 Further advice may include advice about how the applicant may change the application.

Response format

As this application was lodged electronically, please direct all future correspondence regarding this application in the required PDF format i.e.:

- **Supporting documents** (separate the supporting documents into individual PDF appendices)
- **Plans** (combine as one single PDF)
- **Specialist reports** (separate each specialist report into individual PDF appendices)

Do not password protect the PDF.

The electronic response should be forwarded to mail@goldcoast.qld.gov.au with the Assessment Manager Sue Wilkinson copied into the email swilkinson@goldcoast.qld.gov.au.

Please note all development applications are publicly viewable on the Council's City of Gold Coast's PD Online: cityofgoldcoast.com.au/pdonline.

Contacting us

Should you wish to clarify any issues contained in this letter, please do not hesitate to contact Planning Assessment on 07 5582 8866.

Yours faithfully



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