

Our reference: MIN/2026/145
Your reference: Vantage Yatala Stage 3

Decision notice— change application approval for MIN/2026/145

(Given under section 83(1) of the *Planning Act 2016*.)

The Council of the City of Gold Coast received your change application made under section 78 of the *Planning Act 2016* on 18 March 2026 for the development approval dated 16 February 2024.

Date of decision notice: 20 May 2026

Applicant details

Applicant name: Australand Industrial No. 89 Pty Ltd
Applicant contact details: C/- Gassman Development Perspective
PO BOX 392
BEENLEIGH QLD 4207

Application details

Application number: MIN/2026/145
Approval sought: Development permit for Operational Work
Details of the change: Minor design changes to the approved stormwater, sewer and water structures and alignment. Change in location for stormwater pit Lot/303 and Pit 1/300.
Original Application number: OPW/2023/1136
Details of original decision: Operational works for Infrastructure
Date of original decision: 14 February 2024

Location details

Street address: 9-27 Coastlink Court, STAPYLTON QLD 4207
Real property description: Lot 303 SP329491, Lot 301 SP329491, Lot 302 SP329491, Lot 902 SP329491, Lot 903 SP329491, Lot 0 SP316137, Lot 304 SP329491

Decision

Date of decision: 20 May 2026
Decision details: Under Delegated Authority, the Principal Civil Engineer has resolved to approve the development application in full with conditions.

Affected Entity(s) for the application

Not applicable – no part of the application required referral to an affected entity.

Details of the approval

Development permit: Operational Work for Infrastructure (roadwork, stormwater, sewer and water reticulation)

Conditions

Amended conditions of approval for a development permit **for** operational works are enclosed in this notice.

This does not affect other previous development approval conditions not changed from the original approval OPW/2023/1136. The development must be undertaken in accordance with the amended conditions listed below and all original conditions.

Currency Period

This change approval does not vary or recommence the currency period imposed on the development approval OPW/2023/1136.

Properly made submissions

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

Approved plans and drawings

Approved plans and drawings reflecting the approved change(s) are attached and are identified in the conditions imposed by Council in the amended development conditions.

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 Natalie Hughes, Civil Engineer on 07 5582 8866 or via email mail@goldcoast.qld.gov.au who will be pleased to assist.

AUTHORISED BY



Nathan Seiler

Principal Civil Engineer

For the Chief Executive Officer

Council of the City of Gold Coast

Enc:

Amended conditions imposed by Council, as the Responsible Entity

Attach:

Stamped approved plans and drawings for development approval

Appeal rights extracts

Amended conditions imposed by Council as the Responsible Entity

Condition 2 currently reads:

1

Approved drawings

Undertake and maintain the development generally in accordance with the following drawings including as amended in red by the Council:

Operational Works				
Drawing Title	Author	Date	Drawing No.	Ver
Drawing Index and Locality Plan	Gassman	February 2024	5941 ENG CW3 001	E
General Notes Sheet 1 of 2	Gassman	25/05/23	5941 ENG CW3 002	A
General Notes Sheet 2 of 2	Gassman	25/05/23	5941 ENG CW3 003	A
Legend	Gassman	25/05/23	5941 ENG CW3 004	A
Key Layout Plan	Gassman	06/11/23	5941 ENG CW3 005	B
Existing Surface Layout Plan	Gassman	21/12/23	5941 ENG CW3 010	B
Sediment And Erosion Control Notes and Details	Gassman	25/05/23	5941 ENG CW3 100	A
Sediment And Erosion Control Plan Sheet 1 of 5	Gassman	08/02/24	5941 ENG CW3 110	C
Sediment And Erosion Control Plan Sheet 2 of 5	Gassman	08/02/24	5941 ENG CW3 111	C
Sediment And Erosion Control Plan Sheet 3 of 5	Gassman	21/12/23	5941 ENG CW3 112	B
Sediment And Erosion Control Plan Sheet 4 of 5	Gassman	08/02/24	5941 ENG CW3 113	C
Sediment And Erosion Control Plan Sheet 5 of 5	Gassman	21/12/23	5941 ENG CW3 114	B
Construction Phase Sediment Basin 1 Layout	Gassman	25/05/23	5941 ENG CW3 310	A
Construction Phase Sediment Basin 2 Layout	Gassman	06/11/23	5941 ENG CW3 311	B
Construction Phase Sediment Basin Typical Sections	Gassman	25/05/23	5941 ENG CW3 313	A
Overall Services Layout Plan Sheet 1 of 5	Gassman	08/02/24	5941 ENG CW3 380	B
Overall Services Layout Plan Sheet 2 of 5	Gassman	08/02/24	5941 ENG CW3 381	C
Overall Services Layout Plan Sheet 3 of 5	Gassman	25/05/23	5941 ENG CW3 382	A
Overall Services Layout Plan	Gassman	08/02/24	5941 ENG	C

Sheet 4 of 5			CW3 383	
Overall Services Layout Plan Sheet 5 of 5	Gassman	06/11/23	5941 ENG CW3 384	B
Roadworks and Drainage Typical Details Sheet 1 of 3	Gassman	08/02/24	5941 ENG CW3 400	B
Roadworks and Drainage Typical Details Sheet 2 of 3	Gassman	25/05/23	5941 ENG CW3 401	A
Roadworks and Drainage Typical Details Sheet 3 of 3	Gassman	28/02/24	5941 ENG CW3 402	B
Roadworks and Drainage Layout Plan Sheet 1 of 5	Gassman	08/02/24	5941 ENG CW3 410	B
Roadworks and Drainage Layout Plan Sheet 2 of 5	Gassman	08/02/24	5941 ENG CW3 411	C
Roadworks and Drainage Layout Plan Sheet 3 of 5	Gassman	25/05/23	5941 ENG CW3 412	A
Roadworks and Drainage Layout Plan Sheet 4 of 5	Gassman	08/02/24	5941 ENG CW3 413	C
Roadworks and Drainage Layout Plan Sheet 5 of 5	Gassman	06/11/23	5941 ENG CW3 414	B
Control Line Layout Plan Sheet 1 of 2	Gassman	08/02/24	5941 ENG CW3 420	B
Control Line Layout Plan Sheet 2 of 2	Gassman	08/02/24	5941 ENG CW3 421	B
Control Line Setout Tables	Gassman	06/11/23	5941 ENG CW3 425	B
Coastlink Court Longitudinal Section	Gassman	25/05/23	5941 ENG CW3 450	A
Basin Access 01 Longitudinal Section	Gassman	08/01/24	5941 ENG CW3 451	B
Basin Access 01a Longitudinal Section	Gassman	08/01/24	5941 ENG CW3 452	B
Basin Access 02 Longitudinal Section	Gassman	08/01/24	5941 ENG CW3 453	C
Basin Access 02 and 02a Longitudinal Sections	Gassman	08/01/24	5941 ENG CW3 454	C
Roadworks Cross Sections Sheet 1 of 5	Gassman	08/02/24	5941 ENG CW3 470	C
Roadworks Cross Sections Sheet 2 of 5	Gassman	08/02/24	5941 ENG CW3 471	C
Roadworks Cross Sections Sheet 3 of 5	Gassman	08/02/24	5941 ENG CW3 472	C
Roadworks Cross Sections Sheet 4 of 5	Gassman	08/02/24	5941 ENG CW3 473	C
Roadworks Cross Sections Sheet 5 of 5	Gassman	08/02/24	5941 ENG CW3 474	C
Cul-De-Sac Plan and Setout Table	Gassman	08/02/24	5941 ENG	B

				CW3 480	
	Cul-De-Sac Longitudinal Section	Gassman	25/05/23	5941 ENG CW3 481	A
	Vehicle Crossing and Access Driveway Layout Plan	Gassman	08/02/24	5941 ENG CW3 490	C
	Stormwater Drainage Catchment Plan	Gassman	08/02/24	5941 ENG CW3 500	C
	Stormwater Drainage Longitudinal Sections Sheet 1 of 6	Gassman	06/11/23	5941 ENG CW3 510	B
	Stormwater Drainage Longitudinal Sections Sheet 2 of 6	Gassman	08/02/24	5941 ENG CW3 511	C
	Stormwater Drainage Longitudinal Sections Sheet 3 of 6	Gassman	08/02/24	5941 ENG CW3 512	C
	Stormwater Drainage Longitudinal Sections Sheet 4 of 6	Gassman	06/11/23	5941 ENG CW3 513	B
	Stormwater Drainage Longitudinal Sections Sheet 5 of 6	Gassman	08/02/24	5941 ENG CW3 514	C
	Stormwater Drainage Longitudinal Sections Sheet 6 of 6	Gassman	08/02/24	5941 ENG CW3 515	C
	Stormwater Drainage Calculation Table Sheet 1 of 2	Gassman	06/11/23	5941 ENG CW3 550	B
	Stormwater Drainage Calculation Table Sheet 2 of 2	Gassman	06/11/23	5941 ENG CW3 551	B
	Swale Layout and Details Plan	Gassman	08/02/24	5941 ENG CW3 560	B
	Operational Phase Bio Retention Basin 1 Layout Plan	Gassman	08/02/24	5941 ENG CW3 570	D
	Operational Phase Bio Retention Basin 2 Layout Plan	Gassman	08/02/24	5941 ENG CW3 571	D
	Bio Retention Basin Sections Sheet 1 of 2	Gassman	25/05/23	5941 ENG CW3 573	A
	Bio Retention Basin Sections Sheet 2 of 2	Gassman	06/11/23	5941 ENG CW3 574	B
	Bio Retention Basin Forebay Setout Plan	Gassman	06/11/23	5941 ENG CW3 575	B
	Sewer Reticulation Layout Plan Sheet 1 of 4	Gassman	08/02/24	5941 ENG CW3 610	B
	Sewer Reticulation Layout Plan Sheet 2 of 4	Gassman	25/05/23	5941 ENG CW3 611	A
	Sewer Reticulation Layout Plan Sheet 3 of 4	Gassman	25/05/23	5941 ENG CW3 612	A
	Sewer Reticulation Layout Plan Sheet 4 of 4	Gassman	06/11/23	5941 ENG CW3 613	B
	Sewer Reticulation Longitudinal Sections	Gassman	06/11/23	5941 ENG CW3 630	B
	Water Reticulation Notes and	Gassman	25/05/23	5941 ENG	A

Details			CW3 700	
Water Reticulation Layout Plan	Gassman	08/02/24	5941 ENG CW3 710	B
Signs And Linemarking Notes and Details	Gassman	25/05/23	5941 ENG CW3 800	A
Signs And Linemarking Layout Plan	Gassman	08/02/24	5941 ENG CW3 810	C
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.				

Condition 2 is amended to read:

2

Approved drawings

Undertake and maintain the development generally in accordance with the following drawings including as amended in red by the Council:

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Key Layout Plan	Gassman	06/11/23	5941 ENG CW3 005	B
Existing Surface Layout Plan	Gassman	21/12/23	5941 ENG CW3 010	B
Sediment And Erosion Control Notes and Details	Gassman	25/05/23	5941 ENG CW3 100	A
Sediment And Erosion Control Plan Sheet 1 of 5	Gassman	08/02/24	5941 ENG CW3 110	H
Sediment And Erosion Control Plan Sheet 2 of 5	Gassman	08/02/24	5941 ENG CW3 111	H
Sediment And Erosion Control Plan Sheet 3 of 5	Gassman	21/12/23	5941 ENG CW3 112	C
Sediment And Erosion Control Plan Sheet 4 of 5	Gassman	08/02/24	5941 ENG CW3 113	E
Sediment And Erosion Control Plan Sheet 5 of 5	Gassman	21/12/23	5941 ENG CW3 114	C
Construction Phase Sediment Basin 1 Layout	Gassman	25/05/23	5941 ENG CW3 310	A
Construction Phase Sediment Basin 2 Layout	Gassman	06/11/23	5941 ENG CW3 311	C

	Construction Phase Sediment Basin Typical Sections	Gassman	25/05/23	5941 ENG CW3 313	A
	Overall Services Layout Plan Sheet 1 of 5	Gassman	08/02/24	5941 ENG CW3 380	F
	Overall Services Layout Plan Sheet 2 of 5	Gassman	08/02/24	5941 ENG CW3 381	G
	Overall Services Layout Plan Sheet 3 of 5	Gassman	25/05/23	5941 ENG CW3 382	A
	Overall Services Layout Plan Sheet 4 of 5	Gassman	08/02/24	5941 ENG CW3 383	D
	Overall Services Layout Plan Sheet 5 of 5	Gassman	06/11/23	5941 ENG CW3 384	C
	Roadworks and Drainage Typical Details Sheet 1 of 3	Gassman	08/02/24	5941 ENG CW3 400	B
	Roadworks and Drainage Typical Details Sheet 2 of 3	Gassman	25/05/23	5941 ENG CW3 401	A
	Roadworks and Drainage Typical Details Sheet 3 of 3	Gassman	28/02/24	5941 ENG CW3 402	B
	Roadworks and Drainage Layout Plan Sheet 1 of 5	Gassman	08/02/24	5941 ENG CW3 410	G
	Roadworks and Drainage Layout Plan Sheet 2 of 5	Gassman	08/02/24	5941 ENG CW3 411	H
	Roadworks and Drainage Layout Plan Sheet 3 of 5	Gassman	25/05/23	5941 ENG CW3 412	B
	Roadworks and Drainage Layout Plan Sheet 4 of 5	Gassman	08/02/24	5941 ENG CW3 413	E
	Roadworks and Drainage Layout Plan Sheet 5 of 5	Gassman	06/11/23	5941 ENG CW3 414	C
	Control Line Layout Plan Sheet 1 of 2	Gassman	08/02/24	5941 ENG CW3 420	E
	Control Line Layout Plan Sheet 2 of 2	Gassman	08/02/24	5941 ENG CW3 421	C
	Control Line Setout Tables	Gassman	06/11/23	5941 ENG CW3 425	D
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	Basin Access 01a Longitudinal Section	Gassman	08/01/24	5941 ENG CW3 452	B
	Basin Access 02 Longitudinal Section	Gassman	08/01/24	5941 ENG CW3 453	E
	Basin Access 02 and 02a Longitudinal Sections	Gassman	08/01/24	5941 ENG CW3 454	D
	Roadworks Cross Sections Sheet 1 of 5	Gassman	08/02/24	5941 ENG CW3 470	F

	Roadworks Cross Sections Sheet 2 of 5	Gassman	08/02/24	5941 ENG CW3 471	E
	Roadworks Cross Sections Sheet 3 of 5	Gassman	08/02/24	5941 ENG CW3 472	E
	Roadworks Cross Sections Sheet 4 of 5	Gassman	08/02/24	5941 ENG CW3 473	D
	Roadworks Cross Sections Sheet 5 of 5	Gassman	08/02/24	5941 ENG CW3 474	D
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	Cul-De-Sac Longitudinal Section	Gassman	25/05/23	5941 ENG CW3 481	B
	Vehicle Crossing and Access Driveway Layout Plan	Gassman	08/02/24	5941 ENG CW3 490	E
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	Stormwater Drainage Longitudinal Sections Sheet 1 of 6	Gassman	06/11/23	5941 ENG CW3 510	H
	Stormwater Drainage Longitudinal Sections Sheet 2 of 6	Gassman	08/02/24	5941 ENG CW3 511	I
	Stormwater Drainage Longitudinal Sections Sheet 3 of 6	Gassman	08/02/24	5941 ENG CW3 512	F
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	Stormwater Drainage Longitudinal Sections Sheet 5 of 6	Gassman	08/02/24	5941 ENG CW3 514	F
	Stormwater Drainage Longitudinal Sections Sheet 6 of 6	Gassman	08/02/24	5941 ENG CW3 515	F
	Stormwater Drainage Calculation Table Sheet 1 of 2	Gassman	06/11/23	5941 ENG CW3 550	H
	Stormwater Drainage Calculation Table Sheet 2 of 2	Gassman	06/11/23	5941 ENG CW3 551	H
	Swale Layout and Details Plan	Gassman	08/02/24	5941 ENG CW3 560	C
	Operational Phase Bio Retention Basin 1 Layout Plan	Gassman	08/02/24	5941 ENG CW3 570	D
	Operational Phase Bio Retention Basin 2 Layout Plan	Gassman	08/02/24	5941 ENG CW3 571	G
	Bio Retention Basin Sections Sheet 1 of 2	Gassman	25/05/23	5941 ENG CW3 573	A
	Bio Retention Basin Sections Sheet 2 of 2	Gassman	06/11/23	5941 ENG CW3 574	D
	Bio Retention Basin Forebay Setout Plan	Gassman	06/11/23	5941 ENG CW3 575	D
	Sewer Reticulation Layout Plan Sheet 1 of 4	Gassman	08/02/24	5941 ENG CW3 610	F

	Sewer Reticulation Layout Plan Sheet 2 of 4	Gassman	25/05/23	5941 ENG CW3 611	A
	Sewer Reticulation Layout Plan Sheet 3 of 4	Gassman	25/05/23	5941 ENG CW3 612	B
	Sewer Reticulation Layout Plan Sheet 4 of 4	Gassman	06/11/23	5941 ENG CW3 613	C
	Sewer Reticulation Longitudinal Sections	Gassman	06/11/23	5941 ENG CW3 630	D
	Water Reticulation Notes and Details	Gassman	25/05/23	5941 ENG CW3 700	A
	Water Reticulation Layout Plan	Gassman	08/02/24	5941 ENG CW3 710	F
	Signs And Linemarking Notes and Details	Gassman	25/05/23	5941 ENG CW3 800	A
	Signs And Linemarking Layout Plan	Gassman	08/02/24	5941 ENG CW3 810	G
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.					

ALL OTHER CONDITIONS ARE TO REMAIN.