

1 APPLICATION SUMMARY

Application information	
Address	9-27 Coastlink Court, STAPYLTON QLD 4207
Lot and plan	Lot 303 SP329491
Site area	19,410m ²
Type of development and proposed use	Reconfiguring a lot for a CTS subdivision for 1 into 8 standard format lots and common property.
Categories of development and assessment	Reconfiguring a lot (code assessment)
Properly made date	9 March 2026
Decision due date	1 June 2026
Applicant and Applicant's consultancy team	Prosperity 4 Pty Ltd – Applicant Zone Planning Group – Town Planning Lawson Surveys - Surveyors Chilton Woodward & Associates – Engineering services consultant CLA Consultants – Civil Engineers
Owner details	Australand Industrial No. 89 Pty Ltd
Categorising instrument – Preliminary Approval	Preliminary Approval (section 242 of Sustainable Planning Act 2009), for making a Material Change of Use (Impact Assessment) to override the Planning Scheme for Industry Uses. Assessment against the M38 Industrial Place Code.
Zone / Precinct	Precinct B: General Impact Business and Industry
Gold Coast Planning Scheme 2003	Version 1.2, Amended November 2011
Constraint Codes	Bushfire Management Areas Car Parking, Access and Transport Integration Sediment and Erosion Control
Submissions	Not applicable
Referral agencies	Not applicable
Officer's recommendation	Approval, subject to conditions

2 PROPOSAL

The purpose of this report is to assess an application for a development permit for reconfiguring a lot for a CTS subdivision for 1 into 8 standard format lots and common property at 9-27 Coastlink Court, Stapylton.

The subject site is located within the Vantage Industrial Estate which was established via a Preliminary Approval (section 242 of Sustainable Planning Act 2009), for making a Material Change of Use (Impact Assessment) to override the Planning Scheme for Industry Uses. The Preliminary Approval contained variations to the Gold Coast Planning Scheme 2003 version 1.2, that amended the Yatala Enterprise Area Place Code, approved a Land Use Classification and Staging Plan, Type of Assessment and Tables of Development of the Yatala Enterprise Area Local Area Plan.

Assessment is under the M38 Industrial Place Code and the M38 Industrial Park Land Use Classification and Staging Plan. The subject site is located in Stage 3.

Land use classification under the Preliminary Approval:

- Precinct B: General Impact Business and Industry

Table F of the M38 Industrial Estate Place Code categorises the proposed development for Reconfiguring a lot as subject to Code assessment as the proposed development *'entails only a Community Title Subdivision (including Standard Format Plans and/or Volumetric Lots)'* within Precinct B.

2.1 Brief description of proposed development

The proposal comprises subdividing the existing single lot into eight new standard format plan lots with common property over the internal driveway. The proposed Plan of Subdivision is intended to align with the "approved built form as part of the Accepted Development Subject to Requirements process". In this regard, the proposed boundaries/allotment sizes are intended to facilitate the layout and ongoing operation of the approved development outcome.

The development key details of the proposal are outlined in the table below:

Development proposal	
Lot sizes	➤ Lot 1 = 2,277m² ➤ Lot 2 = 1,338m² ➤ Lot 3 = 1,336m² ➤ Lot 4 = 1,890m² ➤ Lot 5 = 1,343m² ➤ Lot 6 = 1,343m² ➤ Lot 7 = 1,987m² ➤ Lot 8 = 1,936m² ➤ Common Property = 5,958m² Total site area – 19,410m²
Road access	Off Coastlink Court
Frontage	Approximately 186m
Effluent	Services provided under parent ROL
Topography	Generally flat
Retaining Walls / Batters	Approved Bulk Earthwork Plan – COM/2023/82 (OPW - Change to Ground level component) – steep batters along the side and rear boundary, adjacent Lot 503

The following subdivision plan identifies the proposed development.



MIN/2023/64 – Overarching Preliminary Approval

The M38 Industrial Estate Place Code approved variations to the Gold Coast Planning Scheme 2003, version 1.2, that affected the Place Code, Type of Assessment and Tables of Development of the Yatala Enterprise Area Local Area Plan, in determining the level of assessment for development applications. Table F: Reconfiguration of Lot identifies the proposal as subject to code assessment.

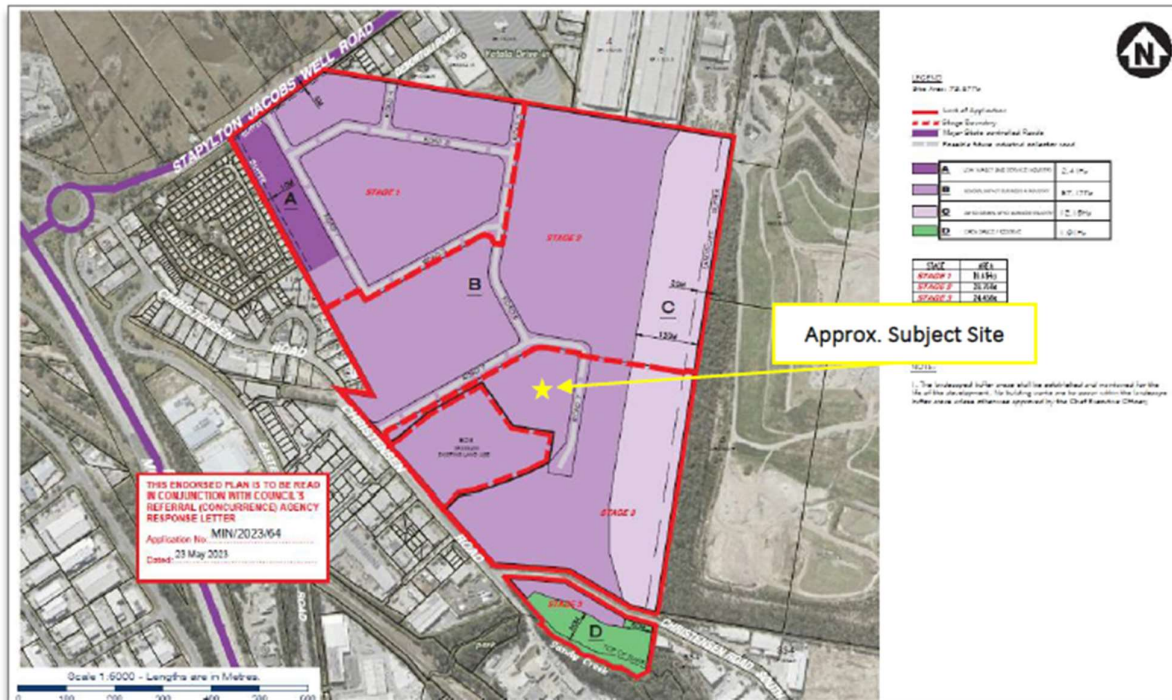


Figure 2: Approved Plan of Development – M38 Industrial Estate Place Code

Stage 3 Approval

COM/2023/82 approved the Stage 3 subdivision into 4 lots, common property, public stormwater basins, public road and open space. Lot 303 is located within Stage 3.

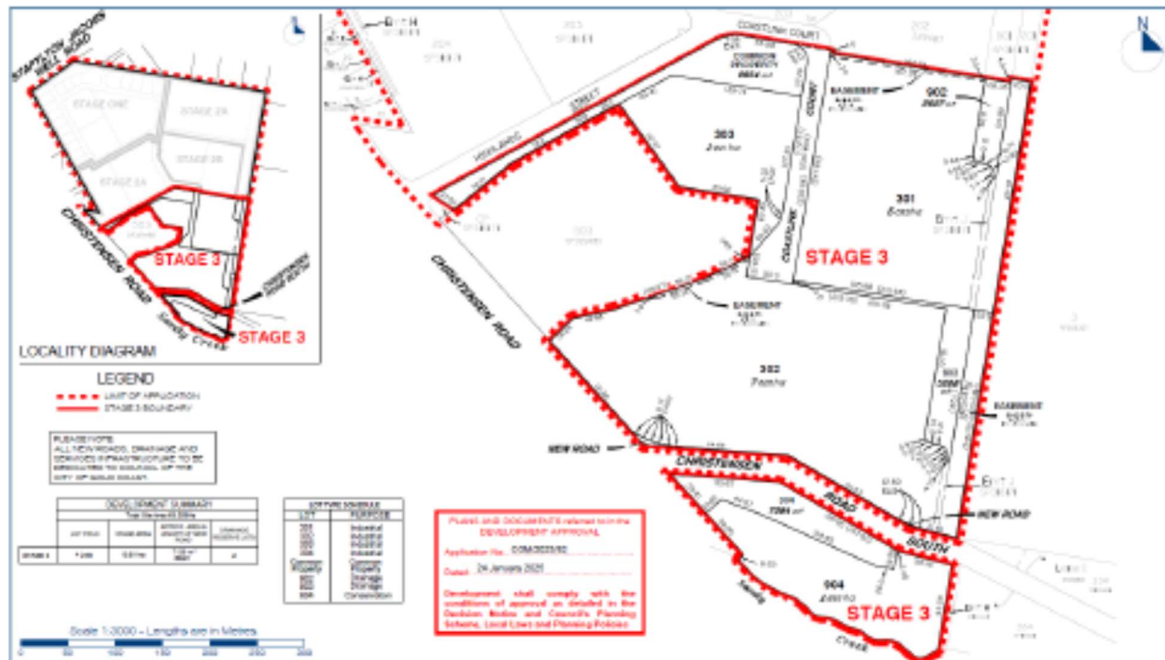


Figure 3: Approved Stage 3 Subdivision Plan – COM/2023/82

4 KEY CONSIDERATIONS

The key considerations of the proposal include:

4.1 Consistency with the M38 Place Code

The proposed development complies with all codes of the M38 Industrial Place Code and relevant codes of the Gold Coast Planning Scheme 2003 version 1.2. The proposal is for a community title subdivision which is not subject to the minimum lot sizes noting that the overarching industrial development is to be delivered prior to lot registration.

4.2 Vehicle Access

Vehicle access to the subject site is proposed from Coastlink Court, via a vehicle crossing and 'shared' access driveway (located within 'common property'). No new public roads, and no easements, are proposed (or required) as part of the proposal.

Based on the industrial zoning of the land, the access driveway (within 'common property') is required to accommodate circulation by a 20m Articulated Vehicle (AV). Swept paths submitted by the applicant demonstrate that an AV will be able to circulate (and turn around) within the access driveway, achieving entry and exit to/from Coastlink Court in a forward gear.

The proposed access driveway has been designed with a width of approximately 10.8m, sufficient for AV access (per AS50.1 of the Place Code).

A condition requiring the submission of a 'Community Management Statement' has also been recommended, consistent with the tenure of the proposal.

5 SITE CONTEXT

5.1 Subject site and immediate context



Figure 4: Aerial of Subject Site (Source: P&R ARC GIS mapping)

The subject site:

- is an irregular shaped allotment with an approximate 186m frontage to Coastlink Court and a maximum boundary length of approximately 203m.
- is relatively level with completed earthworks undertaken as part of the parent subdivision.
- does not contain any vegetation or mapped waterways having been cleared as part of the parent subdivision.
- is serviced by all reticulated urban infrastructure as required via the completion of the overarching ROL approval.

5.2 Local context

The subject site is located within the Vantage Industrial Estate in the northern Gold Coast suburb of Stapylton. The surrounding area is characterised by other industrial uses or planned future industrial development.

It is approximately:

- 1 kilometre south-east of the Pacific Motorway, Yatala north interchange;
- 4.2 kilometres south-east of the Beenleigh CBD;
- 30.1 kilometres north-west of the Southport CBD; and
- 36.5 kilometres south-east of the Brisbane CBD.

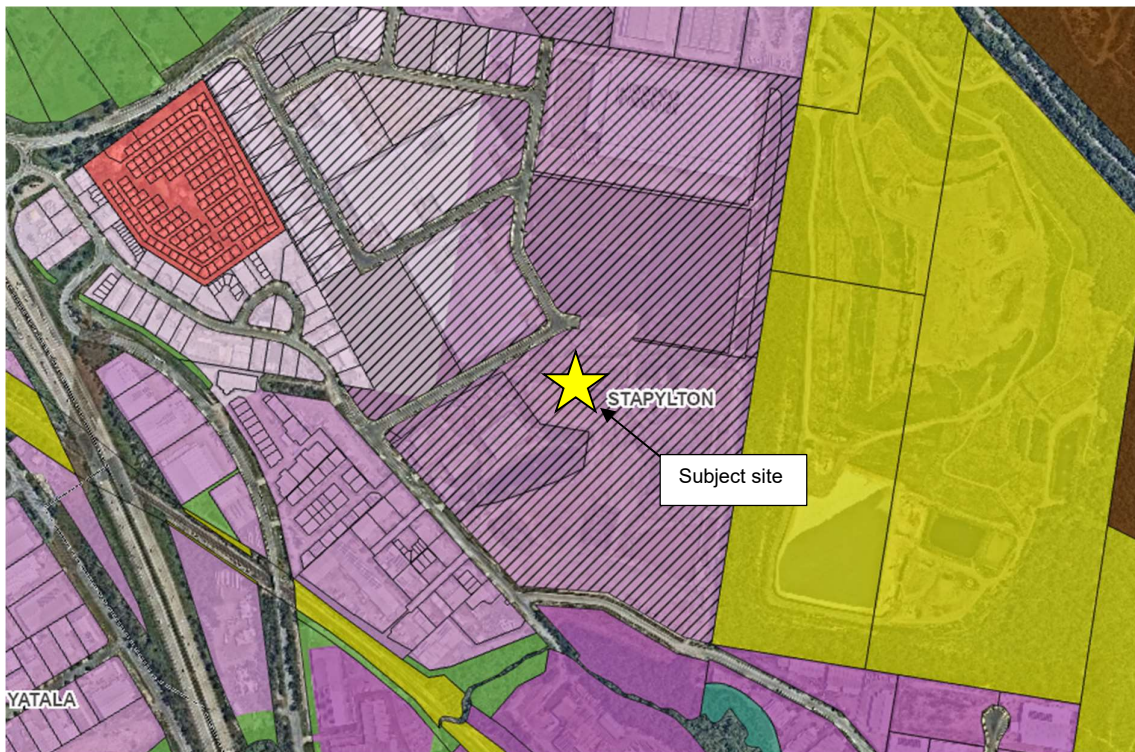


Figure 5: Local Context (Source: City Plan interactive mapping)

6 PLANNING ASSESSMENT

Section 45(3) of the *Planning Act 2016* identifies:

- (3) A **code assessment** is an assessment that must be carried out only –

(a) *against the assessment benchmarks in a categorising instrument for the development;
and*

(b) *having regard to any matters prescribed by regulation for this paragraph.*

The proposed development triggers code assessment and has been assessed in accordance with Section 45(3) of the *Planning Act 2016*.

6.1 State Planning instruments

The application has been assessed against the following instruments:

Instrument	Comment
State Planning Policy	The City Plan appropriately reflects all aspects of the State Planning Policy apart from aspects relating to natural hazards, risk and resilience (coastal hazards). The proposal does not trigger assessment against any assessment benchmarks relating to natural hazards, risk and resilience (coastal hazards).
South East Queensland Regional Plan	The proposal is consistent with the goals, elements and strategies; and the Southern Sub-regional directions of the South East Queensland Regional Plan 2023 (ShapingSEQ).
Planning Regulation 2017	The proposal does not trigger assessment against any assessment benchmarks listed in a Schedule of the Planning Regulation 2017.

6.2 Local categorising instruments

The application has been assessed against the following instruments:

Local categorising instrument	Comment
Temporary Local Planning Instrument	The proposal does not trigger assessment against any temporary local planning instruments.
Variation approval	The proposal does trigger assessment against a variation approval. This is discussed in section 6.2.1 within this planning report.
Gold Coast Planning Scheme 2003, Version 1.2, Amended November 2011	The proposal is within the Gold Coast Planning Scheme area of the City of Gold Coast. This is discussed in section 6.2.2 below. <u>Local Government Infrastructure Plan</u> There is no new trunk infrastructure required as part of this development.

6.2.1 Assessment against a variation approval

The following is an assessment of the application against the assessment benchmarks of the M38 Place Code.

This is a 'report by exception' and only discusses issues where the development does not meet the relevant acceptable solution or where a relevant performance criteria does not have a stated corresponding acceptable solution. This is outlined in the table below:

Code	Acceptable Solution / Performance Criteria	Subject matter
M38 Place Code	Acceptable Solution AS25.1	Landscape design
	Acceptable Solution AS26.1.1	Landscape buffers
	Acceptable Solution AS32.1	Lot Size
	Performance Criteria PC46	Amenity

Landscape design - M38 Industrial Estate Place Code

The Acceptable solutions and corresponding Performance criteria is provided below:

Performance criteria	Acceptable solutions
PC25 Landscape design is used to enhance the landscape character of the YEA.	AS25.1 Frontage setback areas are attractively landscaped, including: a) at least 25% of the frontage having a landscaped buffer of minimum five metres depth and the remainder, excluding access ways, a landscape buffer of minimum three metres depth; b) one metre landscaped area adjacent to building walls facing the street. AS25.2 Planting of shade trees occurs along pathways, throughout car parking areas and within public road reserve, as well as and in any other exposed areas where relief from sun and glare would be beneficial. AS25.3 Dwarf walls prevent vehicles breaching landscaped areas along frontages. AS25.4 Screen planting, utilising an appropriate mix of tall trees and lower level shrubs, is used around outdoor parking, equipment, storage and other unsightly areas, particularly where visible from roads. AS25.5 Landscape Design includes: a) provision of pleasant, shaded areas with appropriate furniture for lunch/relaxation areas for workers and visitors; b) retention of existing mature vegetation, wherever possible;

	c) retention of existing natural drainage channels and planting to strengthen their resistance to erosion, especially where proposed development is expected to result in increased volume and velocity of stormwater runoff; d) use of garden edges, lines of trees and mass planting to frame pathways and define site and building entries.
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Officer's comment

No detailed landscaping information has been submitted in support of the proposal.

The ROL site plan identifies an approximately 5-metre-wide common property area along Coastlink Court. This frontage provides an appropriate opportunity for a landscape buffer. To achieve an acceptable solution, this area must be planted with large-form trees, with a minimum 100-litre bag size, spaced at 6-metre intervals, supported by a layered planting palette incorporating mixed understory shrubs. This treatment is capable of complying with AS25.1. It is recommended that conditions be imposed to secure the intended landscaping outcomes.

Based on the above assessment, it is considered that the development can be reasonably conditioned to comply with Performance Criterion PC25 of the M38 Industrial Estate Place Code.

Landscape Buffers - M38 Industrial Estate Place Code

The Acceptable solutions and corresponding Performance criteria is provided below:

Performance criteria	Acceptable solutions
PC26 Potentially obtrusive noise, odour and visual impacts are effectively buffered.	AS26.1.1 Development incorporates landscape buffers, earth mounds and acoustic fencing appropriate to the likely off-site impacts of particular developments. OR AS26.1.2 A landscape buffer to a minimum width of ten metres is provided along the western property boundary where adjoining residential uses to effectively screen development behind.

Officer's comment

Based on the approved Bulk Earthwork Plan (COM/2023/82 – OPW: Change to Ground Level Component, refer *Figure 4* below), steep batters are proposed along the side and rear boundaries, including the interface with Lot 503, with areas of micro-benching. Given the proposed slope profiles, officers recommend that specific conditions be imposed requiring that:

- Any batter steeper than 1:2 be designated as non-planted / hard surface treatment, finished as rock face or shotcrete, to ensure long-term stability and eliminate maintenance and safety risks for inaccessible slopes; and
- All remaining batter areas that fall within acceptable planting gradients be fully planted out with suitable landscape species to contribute to the required landscape buffer and site amenity.

These measures will ensure that the landscaping intent is achievable, maintainable, and consistent with safe and stable earthwork outcomes.

Based on the above assessment, it is considered that the development can be appropriately conditioned to comply with Performance Criterion PC26 of the M38 Industrial Estate Place Code.

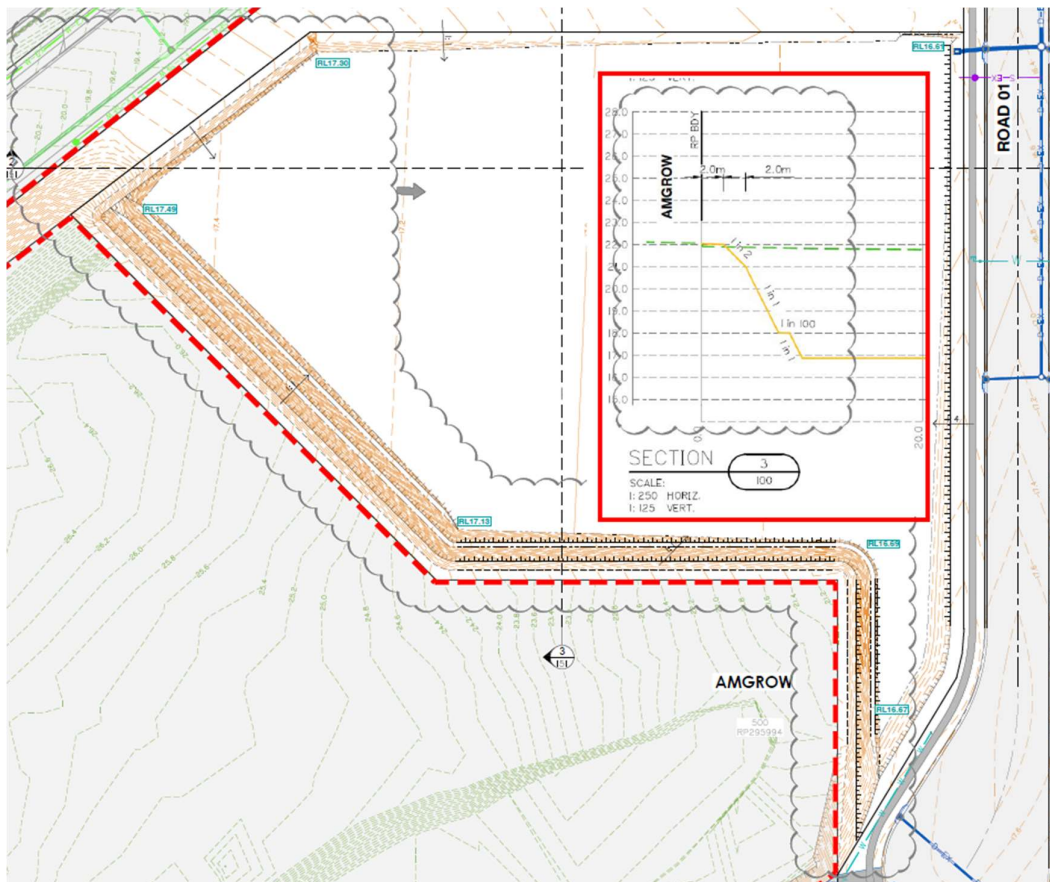


Figure 6: Sections from Approved Bulk Earthwork Plan – COM/2023/82 (OPW - Change to Ground level component)

Lot Size - M38 Industrial Estate Place Code

The Acceptable Solution and corresponding Performance Criteria are provided below:

Performance Criteria	Acceptable Solution						
PC32 All lots are to be of sufficient size to comfortably accommodate the type of development envisaged in the LAP and the relevant precinct intent. The number of allotments within Precinct C is controlled to minimise the number of premises exposed to any environmental nuisance from nearby landfill and associated heavy industrial uses.	AS32.1 Any new lots created are sized in accordance with the following schedule: <table><tr><td>Precinct</td><td>Min Area</td><td>Ave Area</td></tr><tr><td>B</td><td>2,000m2</td><td>1 hectare</td></tr></table>	Precinct	Min Area	Ave Area	B	2,000m2	1 hectare
Precinct	Min Area	Ave Area					
B	2,000m2	1 hectare					

Officer's comment

The proposed development does not comply with AS32.1 as it does not meet the minimum lot size and average lot size.

However, the proposal is for a community title subdivision which is not subject to the minimum lot sizes noting that the overarching industrial development is to be delivered prior to lot registration.

Based on the above assessment, it is considered the development complies with PC32 of the M38 Industrial Estate Place Code.

Amenity - M38 Industrial Estate Place Code

Performance Criteria	Acceptable Solution
PC46 The proposed use must not detract from the amenity of the local area, having regard, but not limited, to the impact of: a) noise; b) hours of operation; c) traffic; d) lighting; e) signage; f) visual amenity; g) privacy; h) odour and emissions.	AS46 No acceptable solution provided.

Officer's comment

There is no Acceptable Solution provided so assessment is undertaken against PC46.

The proposal is for a CTS subdivision intended for future industrial development within and approved industrial estate. The proposed development is therefore not expected to detract from the amenity of the surrounding industrial area.

Based on the above assessment it is considered the development complies with PC46 of the M38 Industrial Estate Place Code.

6.2.2 Assessment against the Gold Coast Planning Scheme 2003

The following is an assessment of the application against the relevant benchmarks of the Gold Coast Planning Scheme 2003, Version 1.2, Amended November 2011.

The following assessment benchmarks identified in the Gold Coast Planning Scheme for the subject site are listed below.

Zone code	Specific Development codes	Constraint codes
Not applicable	Landscape work Reconfiguring a Lot Vegetation Management Works for Infrastructure	Bushfire Management Areas Car Parking, Access and Transport Integration Sediment and Erosion Control

This is a 'report by exception' and only discusses issues where the development does not meet the relevant acceptable solution or where a relevant performance criteria does not have a stated corresponding acceptable solution. This is outlined in the table below:

Code	Acceptable Solution / Performance Criteria	Subject matter
Landscape Work Specific Development Code	Acceptable Solutions AS2.7	Landscape Character

Landscape Character - Landscape Work Specific Development Code

The Acceptable solution and corresponding Performance criteria are provided below:

Performance criteria	Acceptable solution
PC2 Landscape Work must contribute to the achievement of a high quality landscape character, City image and townscape for the Gold Coast.	AS2.7 The development is on a site identified in the Albert Corridor Character Area on Planning Strategy Map PS10 – Gold Coast Character Map and: a) is consistent with landscape character elements identified in Planning Scheme Policy 12 – Part 1 – Landscape Character: Guiding the Image of the City; b) incorporates a primary planting framework of local native plant species in the Landscape Work; c) any existing significant cultural and/or remnant plantings are retained and/or reinforced in the Landscape Work, with new plantings that reflect the forms and growth habits of the existing cultural and/or remnant plantings; d) where such a site is located along a major road corridor, Landscape Work on the site promotes and enhances varying road experiences through open, filtered and enclosed views of any rural areas, riverine vegetation and surrounding ridgeline; e) where such a site is located on a ridgetop, crest or upper slope of a foothill, the character of any undeveloped ridgelines is reinforced and enhanced as part of the Landscape Work on the site; f) where such a site includes and/or is adjacent to a creek and/or river system, Landscape Work utilises local native riverine species in the design that contribute to the rehabilitation and expansion of the riparian zone; g) where such a site is located within a significant rural landscape or floodplain area, the Landscape Work on the site reinforces and promotes the open character of the floodplain environment and/or rural landscape; and h) where such a site is in an industrial area fronting a major road corridor, the Landscape Work presents a dense and green outlook to the road corridor frontage.

Officer's comment

As the proposal involves only a Reconfiguration of a Lot (ROL) and does not include any Material Change of Use (MCU) components, landscaping appropriate to the subdivision stage must be secured through conditions.

No SLI was submitted with the application; however, officers recommend a dense landscape buffer along the 5-metre-wide strip designated as common property to Coastlink Court, ensuring an effective vegetated buffer along this interface. The rear and side boundaries are subject to an approved retaining structure, which constrains planting opportunities. Officers recommend that landscaping be incorporated wherever feasible to enhance visual amenity.

These landscaping elements will contribute to the achievement of a high quality landscape character outcome for the Gold Coast, consistent with earlier stages of the Vantage Industrial Estate development.

Based on the above assessment it is considered the development reasonably complies with PC2 of the Landscape Work Specific Development Code.

6 INFRASTRUCTURE CHARGES

The final estimated infrastructure charge is \$302,037.68.

For further information on this matter, refer to the draft notice attached to this report entitled as Attachment: Infrastructure charges notice for the approved development.

Charges Resolution No. 1 of 2025			
	Qty	Rate	Gross Charge Amount
Reconfiguring a lot	8 Lots	@ \$ 37,754.71	\$ 302,037.68
			\$ 302,037.68
Net Charge Summary			
Gross Charge Amount	Applied Credit Amount	Net Charge Amount	
\$ 302,037.68	\$ 0.00	\$ 302,037.68	

Applied credit details

Credits for existing lawfully established uses and/or existing lot credits currently reside on COM/2024/372. This credit can be transferred to this application upon formal written request from the owner/s of the property. The value of the credit will be assessed according to the current charging regime Charges Resolution No.1 of 2025. Correspondence in this regard should be directed to Council's Infrastructure Charge Assessment Team via email at ica@goldcoast.qld.gov.au

7 REFERRALS

7.1 Technical advisors

This application has been assessed by internal technical advisors who have provided comments and reasonable and relevant conditions. If not previously included, technical advisor comments and an overview of the recommended conditions are provided in the table below:

Technical advisor area	Conditions/Comments (if not included within report)
Civil Engineering	Conditions: • Timing • Approved drawings • Restrictions regarding Council stormwater infrastructure • Restrictions regarding sewer and water supply infrastructure • Private infrastructure

	• Electrical reticulation • Telecommunications network • Rectification of Council's infrastructure • Existing infrastructure, structures and services • Vehicle crossing • Overland flow paths and hydraulic alterations • Sewer connection • Water connection • Sub-metering • Fire loading • Cul-de-sac head • Certification of works – Civil Engineering • Certification of works – Civil Engineering • Erosion and sediment control Advice Notes: • Development infrastructure • Works in properties other than the development land • Council water, sewer and stormwater infrastructure to be protected during site works • Connections and disconnections • Water meter sizing • Sewer connection • Further development permits / compliance permits ○ Connections / disconnections: Application to work on the City's infrastructure ○ Operational works – infrastructure ○ Operational works – vehicle access works • Design, Constructability and Minor change applications • Connections to, alteration or realignment of Council infrastructure • Operational Works meeting prior to lodgement
Landscape Assessment	Conditions: • Landscaping works Advice Notes: • Further development permits / compliance permits ○ Operational works – landscape works (Private works)
Transport Assessment	Conditions: • Approved drawings • Community Management Statement (CMS) • Private roads / driveways • Private footpaths • Public footpaths • Certification of works Advice Notes: • Development infrastructure

7.2 External referrals

There is no concurrence or advice agency(s) triggered by this development application.

8 PUBLIC NOTIFICATION

No part of the application required public notification.

9 CONCLUSION

Council is in receipt of an application for a development permit for reconfiguring a lot for a CTS subdivision for 1 into 8 standard format lots and common property at 9-27 Coastlink Court, Stapylton.

After a detailed assessment, it has been determined the proposal meets the purpose of the M38 Place Code and relevant constraint codes of the Gold Coast Planning Scheme 2003, Version 1.2, Amended November 2011.

It is recommended the application be approved, subject to conditions.

10 NOTIFICATIONS

The following property notifications will be applied:

- Nil

11 RECOMMENDATION

It is recommended that Council resolves as follows:

That under Delegated Authority, the Manager Planning Assessment approves (with conditions) the issue of a development permit for reconfiguring a lot for a CTS subdivision for 1 into 8 standard format lots and common property, in accordance with the Attachment entitled: Decision notice—approval (with conditions) .

Author:

Sue Wilkinson

Planner

May 2026

Authorised by:

Roger Sharpe

Manager Planning Assessment