

1 APPLICATION SUMMARY

Application information	
Negotiated decision notice	
Address	2 & 10 Coastlink Court, STAPYLTON QLD 4207
Lot and plan	Lot 203 SP329487, Lot 202 SP329487
Site area	Lot 202 SP329487 – 41,650m ² Lot 203 SP329487 – 44,170m ²
Properly made date	3 February 2026
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 Precinct C: Limited General Impact Business and Industry
Originating Planning Scheme including version, and constraints / overlays	Originating Planning Scheme Gold Coast Planning Scheme 2003, Version 1.2, Amended November 2011 Relevant Constraint Codes Bushfire Management Areas Car Parking, Access and Transport Integration Sediment and Erosion Control
Originating approved development	Development permit for a material change of use to establish Industry (modular building assembly and ancillary office), reconfiguring a lot for a boundary realignment and operational works for a change to ground level
Date of originating development approval	23 April 2026
Originating approval authority	Manager Planning Assessment under delegated authority for the City Of Gold Coast Council
Applicant and Applicant's consultancy team	FPI Queensland Pty Ltd – Applicant Gassman Development Perspectives – Town Planning, Engineering, Landscape consultants Fraser's Property Industrial Queensland Pty Ltd – MCU proposal plans Rytenschild Traffic Engineering – Traffic consultants Acoustic Works – Acoustic consultants Riskcon Engineering – Dangerous Goods Storage assessment
Owner details	Australand Industrial No. 89 Pty Ltd

Referral agencies	Department of State Development, Infrastructure and Planning for State transport infrastructure - Schedule 10, Part 9, Division 4, Subdivision 1, Table 1 – Aspect of development stated in Schedule 20.
Decision due date	3 July 2026
Officer's recommendation	Approval, subject to conditions

2 PROPOSAL

The purpose of this report is to assess an application for a negotiated decision notice for a material change of use to establish Industry (modular building assembly and ancillary office), reconfiguring a lot for a boundary realignment and operational works for a change to ground level at 2 & 10 Coastlink Court, Stapylton.

3 BACKGROUND

Both lots are 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.

On 19 January 2026, the applicant lodged an application over Lot 203 SP329487 and Lot 202 SP329487 located in Stage 2 of the Vantage Industrial Estate for a material change of use to establish Industry (modular building assembly and ancillary office), reconfiguring a lot for a boundary realignment and operational works for a change to ground level.

On 23 April 2026, Council issued a development permit for the proposed development, subject to conditions.

On 15 May 2026, the applicant suspended the appeal period pursuant to Section 75(2) of the *Planning Act 2016* and lodged change representations on the conditions of approval of the development permit dated 23 April 2026. The negotiated decision notice request was properly made on 5 June 2026.

4 PLANNING ASSESSMENT

Section 75 of the *Planning Act 2016*, allows a person to make representations (**change representations**) to the assessment manager, during the applicants appeal period for the development approval.

Section 76 - “Deciding change representations” states:

- (1) *The assessment manager must assess the change representations against and having regard to the matters that must be considered when assessing a development application, to the extent those matters are relevant.*

The applicant seeks changes to a number of development conditions as follows:

Cond No.	Applicant request	Officer discussion/recommendation
ROL Cond.	Water connection – Lot 212 & Lot 213 – The applicant requests to clarify that this	The request to clarify this condition is supported. Officers have included a note to

8	condition is/has been previously satisfied as a part of the Stage 3 ROL/OPW approval from the overarching Estate.	confirm that this condition is considered 'satisfied' for the purpose of plan sealing the ROL component of the COM/2026/4 development permit. This is addressed further below.
MCU Cond. 2	Approved drawings – The applicant requests to amend this condition to reflect Revision C of the Office Plan that was lodged with the Response to the Information Request.	The request to amend this condition is supported. Reference to Revision B of the Office Plan was an administrative error.
MCU Cond. 7	Screening of visually offensive components - The applicant requests to amend this condition to remove (f) requiring the screening of water meters	The request to amend this condition is supported. Having reviewed surrounding developments within the same industrial estate, Officers confirm that screening of the above ground on-lot water meter assemblies was not enforced as part of the other surrounding developments. As the subject site and wider estate provides industrial uses (where water meters visible from the road corridor don't pose real visual amenity concern), there is no objection to remove item (f) (screening of on-lot above ground water meter assemblies) from the conditions of approval.
MCU Cond. 9	Landscaping works - The applicant requests to amend this condition to delete condition (ix) that requires replacement of proposed treatment with trees and infill planting along the Eastern and Northern Boundaries.	The request to amend this condition is supported. On review, the eastern and northern boundaries interface with adjacent industrial developments and detention basins and landscaping along these boundaries is not required.
MCU Cond. 10	Off street vehicle and car parking facilities - The applicant requests sub-condition (iii) requiring wheel stops for parking bays 1 – 78 be removed. These parking bays directly abut a retaining wall structure and garden. Given this, no wheel stops are considered necessary in this instance.	The request to delete this condition is supported. On review of the plans these car parking spaces front and retaining wall with landscaping above and there is no footpath at the base. The wheel stops are therefore not required for pedestrian safety.
MCU Cond. 20	Coastlink Court – 'No stopping yellow line marking' – The applicant requests that this condition is amended to reflect the Traffic Assessment Response, provided with the Information Request Response, and the markings identified in it. The 55m line length has been wrongfully assigned to the yellow line marking. The Traffic Response identifies the 55m length as sight lines from the crossovers, not the yellow line marking length. Additionally, the Traffic Response provides a illustrated plan identifying the proposed length of the yellow line markings as per the Traffic Engineer's recommendation.	The request to amend this condition is supported. This is addressed further below.

4.2 Further discussion

As identified above, further discussion is warranted for ROL Condition 8 and MCU Condition 20 as follows:

ROL Condition 8 currently reads:

8	Water connection – Lot 212 & Lot 213 Design, construct and connect the proposed Lot 212 and Lot 213 to Council's water network at the existing 150mm main in Coastlink Court, prior to a request is made to Council to approve the plan of subdivision at no cost to Council and include in particular: - i Be in accordance with the Water Supply Code of Australia – SEQ Service Providers Edition, and the Water and Sewerage Connections Policy. - ii The water meter/s for each approved Lot is not required until a future use (i.e. Material Change of Use) is proposed for the relevant lot. - iii Water meters must be in accordance with the Metering Technical Specifications, Council's standard water meter drawings, and SEQ's large meter arrangement drawings. - iv Remove redundant water meters / connections. Notes: - i <i>An "Application Work on the City's infrastructure" form is required for the above works.</i> - ii <i>Water connections should always cross over (above) other assets within Council's road reserve, including electrical infrastructure, in accordance with the Water Supply Code of Australia – SEQ Service Providers Edition, section 5.12.5.2 Clearance Requirements (Notes). This may require the applicant to liaise directly with other service providers / asset owners for modifications if and where required, in order to comply with this requirement.</i> - iii <i>Any works that result in the undermining of an existing Asbestos Cement or Vitrified Clay water main, will require the vulnerable section of exposed watermain to be replaced in accordance with Section 5.2.3 of the City's Guidelines for Working Near Water and Sewerage Infrastructure.</i>
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The applicant requests that this condition be clarified.

Applicant's representation

"No change is requested to this condition, instead the applicant is seeking clarification and confirmation that this condition is/has been previously satisfied as a part of the Stage 3 ROL/OPW approval from the overarching Estate. Essentially, Part A, Condition 44 of COM/2023/82 has been effectively repeated in Condition 8 of this approval, with the latter mimicking the outcome of the former. Water connections both lots were established as a part of the overarching and previously approved ROL stage, with both newly created lots retaining the existing connection opportunities as discussed in the previously provided Civil Services Report."

Officer's comment

Condition 8 was imposed to ensure that a water service connection could be established for each approved lot. Civil Engineering Assessment acknowledges and accepts that this has already been covered off/satisfied under Condition 44 of COM/2023/82 whereby the water supply reticulation network was extended throughout the site, providing the ability for Lots 212 & 213 to establish water supply service connections.

Officers are satisfied that this condition is considered 'satisfied' for the purpose of plan sealing the ROL component of the COM/2026/4 development permit. Officers have included a note to this effect for verification at the time of the Plan Sealing lodgement. As outlined by point (ii), water meters for each approved Lot are not required until a future use is proposed, installed / commissioned prior to the use commencing.

It is considered that the above condition be amended.

MCU Condition 20 currently reads:

20	Coastlink Court – ‘No stopping’ yellow line marking a Obtain an operational works approval for the design and construction of line marking on Coastlink Court to prevent on-street vehicle parking within the areas required to achieve entering sight distance at the vehicle access points, prior to commencement of the use at no cost to Council and include in particular: - i Install kerbside ‘No-stopping’ yellow line marking on the development side of Coastlink Court extending 55m north of the ‘Car Entry/Exit’ vehicle crossing. - ii Install kerbside ‘No-stopping’ yellow line marking on the development side of Coastlink Court extending 55m west of the ‘Truck Entry/Exit’ vehicle crossing. - iii Install kerbside ‘No-stopping’ yellow line marking on the development side of Coastlink Court between the ‘Car Entry/Exit’ and ‘Truck Entry/Exit’ vehicle crossings. b Construct and maintain the works identified above at no cost to Council until the asset is accepted “off maintenance” in accordance with the procedures in City Plan Policy SC6.11 – Land development guidelines, section 2 – Transport network standards, section 7 – Procedures, section 8.5 – As-constructed requirements, section 9 - Specifications and section 10 – Standard drawings.
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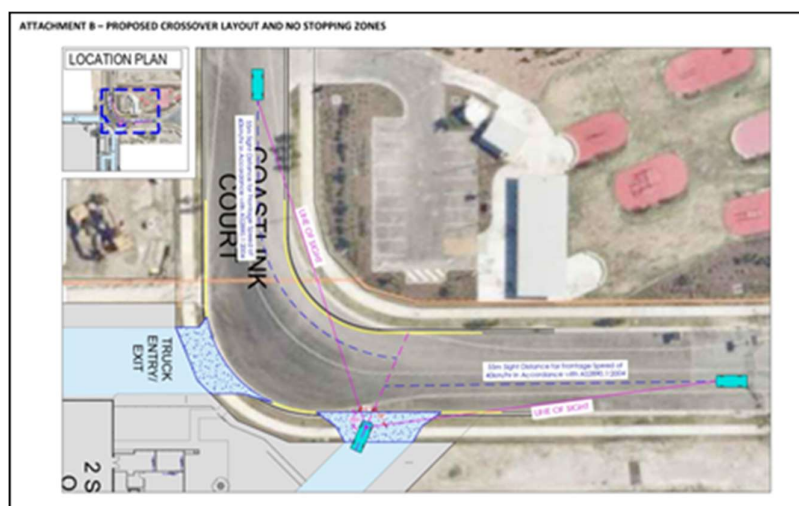
The applicant requests that this condition be amended.

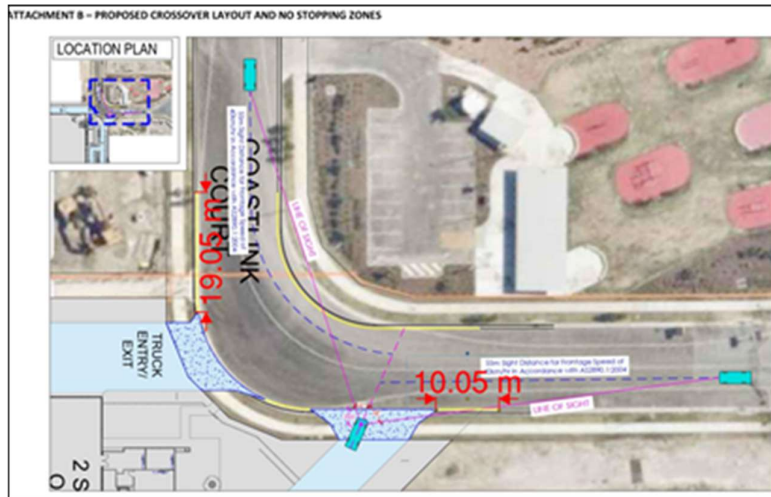
Applicant’s representation

“It is requested that this condition is amended to reflect the Traffic Assessment Response, provided with the Information Request Response, and the markings identified in it. The 55m line length has been wrongfully assigned to the yellow line marking. The Traffic Response identifies the 55m length as sight lines from the crossovers, not the yellow line marking length. Additionally, the Traffic Response provides a illustrated plan identifying the proposed length of the yellow line markings as per the Traffic Engineer’s recommendation. We request this condition be updated to require compliance with the Traffic Impact Assessment plan.”

Officer’s comment

The plans referenced by the applicant do not include dimensioned line marking extents. However, I acknowledge that the reference to 55 m was an oversight and was incorrectly applied in the original condition. The applicant’s request is reasonable and appropriately corrects this administrative error.





The updated condition wording is highlighted below:

20	Coastlink Court – ‘No stopping’ yellow line marking c Obtain an operational works approval for the design and construction of line marking on Coastlink Court to prevent on-street vehicle parking within the areas required to achieve entering sight distance at the vehicle access points, prior to commencement of the use at no cost to Council and include in particular: - iv Install kerbside ‘No-stopping’ yellow line marking on the development side of Coastlink Court extending 10m west of the ‘Car Entry/Exit’ vehicle crossing. - v Install kerbside ‘No-stopping’ yellow line marking on the development side of Coastlink Court extending 19m south of the ‘Truck Entry/Exit’ vehicle crossing. - vi Install kerbside ‘No-stopping’ yellow line marking on the development side of Coastlink Court between the ‘Car Entry/Exit’ and ‘Truck Entry/Exit’ vehicle crossings. d Construct and maintain the works identified above at no cost to Council until the asset is accepted “off maintenance” in accordance with the procedures in City Plan Policy SC6.11 – Land development guidelines, section 2 – Transport network standards, section 7 – Procedures, section 8.5 – As-constructed requirements, section 9 - Specifications and section 10 – Standard drawings.
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It is considered that the above condition be amended.

Based on the above, a negotiated decision notice will be an attachment to the decision notice for this change application to update the relevant development conditions.

5 CONCLUSION

This report assessed a request for a negotiated decision notice for the development permit dated 23 April 2026 for a material change of use to establish Industry (modular building assembly and ancillary office), reconfiguring a lot for a boundary realignment and operational works for a change to ground level at 2 & 10 Coastlink Court, Stapylton.

The assessment of this request determined the request for a negotiated decision notice is acceptable and is supported as follows:

Changes supported:

- ROL Condition 8 – Note providing clarification included.
- MCU Condition 2 – Amended reference to Office Plan, Revision C.
- MCU Condition 7(f) – screening of on-lot, above ground water meters removed.

- MCU Condition 20 – length of yellow lines amended.
- MCU Condition 9(ix) – Deletion of item (ix) requiring trees and infill planting along the Eastern and Northern Boundaries.
- MCU Condition 10 (iii) – Deletion of wheel stops for parking bays 1 – 78.

6 RECOMMENDATION

It is recommended that Council resolves as follows:

That under Delegated Authority the Manager Planning Assessment of the City Development Branch agrees with the request for Negotiated decision notice and changes to conditions for the development permit dated 23 April 2026 for Reconfiguring a lot (code assessment) for a boundary realignment, Material change of use (code assessment) for Industry (Modular building assemble with ancillary office) and Operational work (code assessment) for a change to ground level, in accordance with the Attachment entitled: Negotiated Decision Notice—approval (with conditions).

Author:

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Planner

July 2026

Authorised by:

Roger Sharpe

Manager Planning Assessment