

Date: 7 August 2026
Contact: Molly Anderson
Location: City Development
Telephone: 07 5667 3762
Your reference: -
Our reference: COM/2026/226

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 2 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: Gassman Development Perspectives
PO BOX 392
BEENLEIGH QLD 4207

in relation to development of land/premises described as:

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

CONFIRMATION NOTICE

The development application described below was properly made to the Council of the City of Gold Coast (Council) on 24 July 2026.

Application number: COM/2026/226
Approval(s) sought: Combined development application:

- Development permit for a material change of use (code assessment) for Warehouse
- Development permit for operational works (code assessment) for change to ground level

This development application is not a development application to carry out a development under a superseded planning scheme.

Council's Project Team

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

Assessment Manager Molly Anderson Planner 07 5667 3762 mmanderson@goldcoast.qld.gov.au	Planning Coordinator Adam Morris Coordinator Development Assessment (North) 07 5667 3856 asmorris@goldcoast.qld.gov.au	Landscape Assessment Indu Duwal Landscape Planner 07 5581 7110 iduwal@goldcoast.qld.gov.au
Transport Planning Joel Burnett Transport Engineer 07 5582 8214 jburnett@goldcoast.qld.gov.au	Civil Engineering Dikshika Gurung Civil Engineer 07 5581 1806 dgurung@goldcoast.qld.gov.au	

Referral Agencies

There are referral agencies identified for this development application.

Concurrence Agency	
Aspects of development stated in schedule 20 - Schedule 10, Part 9, Division 4, Subdivision 1, Table 1, Item 2 Development application for an aspect of development stated in schedule 20 that is assessable development under a local categorising instrument or section 21, if— (a) the development is for a purpose stated in schedule 20, column 1 for the aspect; and (b) the development meets or exceeds the threshold— (i) for development in local government area 1—stated in schedule 20, column 2 for the purpose; or (ii) for development in local government area 2—stated in schedule 20, column 3 for the purpose; and (c) for development in local government area 1—the development is not for an accommodation activity or an 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 schedule 20, the threshold is for the combination of purposes and not for each individual purpose.	Department of State Development, Infrastructure and Planning PO Box 3290, Southport BC QLD 4215

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.

You are 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 of the City of Gold Coast (Council) officers have reviewed the development application and supporting information and determined that further information is required to properly assess the application.

Pursuant to sections 13.2 and 13.3 of the Development Assessment Rules under the *Planning Act 2016*, you may respond to this Information Request by giving to the assessing authority:

- 1 all of the information requested below; or
- 2 part of the information requested below; or
- 3 part of the information requested below together with a notice advising the assessing authority that it must proceed with the assessment of the application; or
- 4 a notice stating that none of the information requested below will be provided; or
- 5 a notice stating that none of the information requested below will be provided together with a notice advising the assessing authority that it must proceed with the assessment of the application.

You are advised that pursuant to section 13.1 of the Development Assessment Rules, the period for you to respond to this Information Request is three (3) months of the date of this letter, being **7 November 2026**.

If no response is provided or only part of the information is provided to this request within the three (3) month period, Council will continue its assessment of the application based on the information submitted.

You are strongly encouraged to amend your application material to address all items raised in this letter comprehensively and in full. If you consider that **any** item raised in this request cannot be addressed as specified, a meeting with Council's project team should be sought **prior to** lodging a response to this Information Request to ensure that any alternative position can be discussed and, where possible, resolved prior to the conclusion of the Information Request period.

You are reminded that the provision of sufficient information to properly assess the application is a prerequisite for a favourable decision.

Should further time be required to address items raised in this letter, Council's preferred approach is for you to agree a reasonable extension of the Information Request Period under section 13.1 of the Development Assessment Rules. You may also elect to execute a Notice to Stop the Current Period under section 32 of the Development Assessment Rules.

Civil Engineering

1. M38 Industrial Estate Place Code

Site Servicing – PC55

Architectural plans, "Site Plan, Q25-001A-DA-003, revision B" dated 01.07.2026 prepared by Frasers Property reflects Truck entry/exit vehicle crossing for warehouse A at North-East fronting Fairway street is located directly fronting T-intersection.

Specifically, the location of the vehicle crossing to a public roadway is required to be consistent with *AS/NZS 2890.1:2004 Parking facilities Part 1: Off-street car parking* and *AS 2890.2–2002 Parking facilities Part 2: Off-street commercial vehicle facilities*. The applicant is required to provide the distance from the vehicle crossing to the intersection.

If the vehicle crossing is proposed to remain directly fronting the T-intersection, an RPEQ traffic engineer is required to assess the risks associated with the proposed crossing location and provide certification confirming that the proposed location is safe and suitable. The relevant certification or supporting letter from the RPEQ traffic engineer is to be submitted to Council for consideration.

Landscape Assessment

2. Frontage Fencing:

M38 Industrial Estate Place Code – PC4, PC5, and PC25

In accordance with the relevant assessment benchmarks of the M38 Industrial Estate Place Code, the applicant is requested to provide further clarification regarding the proposed frontage fencing.

The submitted architectural plans indicate that the proposed frontage fence is setback approximately 1.5 metres from the front property boundary and is located within the landscaped area. However, the submitted Statement of Landscape Intent (SLI) predominantly identifies the proposed 1.8-metre-high black palisade fence as being located along the front property boundary. To ensure consistency between the architectural plans and the SLI, the applicant is requested to revise the documentation to clearly demonstrate the following:

- a. The proposed 1.8-metre-high black palisade fence is to be located on the front property boundary, confirming that it does not encroach upon or interfere with the required landscaped area.

Transport Assessment

3. M38 Industrial Estate Place Code

Design of car parking areas and car park space – PC8/ AS8.1.1 and AS8.1.2

To comply with AS8.1.1 and AS8.1.2 of the M38 Industrial Estate Place Code, the development must be provided with a total of 120 spaces for Warehouse A and 88 spaces for Warehouse B. The submitted drawings show 101 spaces for Warehouse A and 48 spaces for Warehouse B.

Rytenskild Traffic Engineering has advised that tenant for each Warehouse is yet to be confirmed but anticipates that the provided parking supply will accommodate the expected parking demand.

Officers accept the car parking demand associated with Warehouse development is less than other industrial development. The applicant is requested to provide further justification to substantiate the proposed shortfall of car parking. Specifically, as has been sought in previous applications within this industrial estate, the applicant is requested to provide indicative concept plans identifying

where additional off-street car parking demand could be accommodated on proposed hardstand areas should the use of tenancy be converted into a separate industrial land use. This concept plan is not intended to be an 'approved drawing' for endorsement; rather, part of the common material to substantiate the proposed shortfall of off-street car parking and to demonstrate flexible use of the premises for intended industrial development in future.

4. Car Parking, Access and Transport Integration Constraint Code

Design of car parking areas and car park space – 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. Setback the property fencing 2.5m into the site, clear of the pedestrian sight triangles.

5. Car Parking, Access and Transport Integration Constraint Code

Loading bay and set down area and design service vehicle requirements – PC13/PC14

To comply with Performance Criteria PC13 and PC14 of the Car Parking, Access and Transport Integration Constraint Code, the applicant is requested to submit amended drawings showing clearly delineated loading zones to accommodate the design service vehicles adjacent to the roller doors.

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 Molly Anderson copied into the email Mmanderson@goldcoast.qld.gov.au.

Please note all development applications are publicly viewable on the Council's City of Gold Coast's website cityofgoldcoast.com.au/findDA.

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