

Date: 23 March 2026
Contact: Sue Wilkinson
Location: City Development
Telephone: (07) 5582 8680
Your reference: Q25350
Our reference: ROL/2026/19

Prosperity 4 Pty Ltd
C/- Zone Planning QLD
PO BOX 3805
BURLEIGH QLD 4220

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:	Prosperity 4 Pty Ltd
Applicant contact details:	C/- Zone Planning QLD PO BOX 3805 BURLEIGH QLD 4220

in relation to development of land/premises described as:

Street address:	9-27 Coastlink Court, STAPYLTON QLD 4207
Real property description:	Lot 303 SP329491

CONFIRMATION NOTICE

The development application described below was properly made to the Council of the City of Gold Coast (Council) on 9 March 2026

Application number: ROL/2026/19

Approval(s) sought: Development permit for reconfiguring a lot (code assessment under the M38 Place Code)

This development application is not a development application to carry out a development under a superseded planning scheme and is subject to the Preliminary Approval for the Vantage Industrial Estate (Council reference: MIN/2023/64).

Nature of development proposed: CTS subdivision for 1 into 8 standard format lots and common property.

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	Transport Planning Melinda Plank Transport Engineer (07) 5582 9364 mplank@goldcoast.qld.gov.au
Civil Engineering Ruwangi Samarasekera Civil Engineer (07) 5582 9048 rsamarasekera@goldcoast.qld.gov.au	Plumbing and Drainage Matt Merigan Senior Plumbing and Drainage Inspector (07) 5582 8671 mmerigan@goldcoast.qld.gov.au	Landscape Assessment Zora Huszar Landscape Planner (07) 5582 8920 zhuszar@goldcoast.qld.gov.au

Referral Agencies

There are no referral agencies identified for this development application.

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. **Assessment against Reconfiguring a Lot Code**

Reconfiguring a Lot Code (2003 Gold Coast Planning Scheme)

Safe access – PC4

The Reconfiguring a Lot Code of the Gold Coast Planning Scheme 2003 is a relevant assessment benchmark for the application. However, assessment against this code as not been provided by the applicant.

The applicant is therefore requested to provide an assessment against the Reconfiguring a Lot Code of the Gold Coast Planning Scheme 2003; in particular, AS4.1 and PC4.

Transport Assessment

2. **Access and Circulation**

M38 Industrial Estate Place Code

Vehicle access & circulation, safe pedestrian access – PC7, PC41, PC43, PC45, PC50, PC55

Reconfiguring a Lot Specific Development Code (2003 Gold Coast Planning Scheme)

Vehicle access & circulation, safe pedestrian access – PC4, PC11

Car Parking, Access and Transport Integration Constraint Code (2003 Gold Coast Planning Scheme)

Vehicle access & circulation – PC11, PC12, PC13, PC14

Works for Infrastructure Code (2003 Gold Coast Planning Scheme)

Vehicle access & circulation – PC8

Further information is required to demonstrate that the proposed subdivision will provide for safe and functional vehicle and pedestrian access, including:

- i. Submit an amended 'Plan of Lots 1-8 and Common Property' drawing showing the proposed access driveway within the 'common property' area. The drawing shall clearly show the extent of pavement, and all relevant design features, relating to the proposed access driveway – including dimensions for width and 'turning head' diameter, grades, kerb lines, etc. The extent of pavement shall be sufficient to accommodate circulation by the 'design service vehicle' (refer to part iii, below), including clearances to property boundaries of all proposed lots (noting that, for example, fences could be established along property boundaries of proposed lots).
- ii. Submit an amended 'Plan of Lots 1-8 and Common Property' drawing showing the proposed pedestrian pathway, located alongside the access driveway, and within the 'common property' area (noting that a pedestrian pathway appears to be indicated within the 'common property' area on the 'Service Connections Plans').
- iii. Demonstrate, via swept paths, that the proposed geometry of the access driveway within the 'common property' area is designed to accommodate circulation by the required 'design service vehicle', being a 20m Articulated Vehicle, consistent with the site's location in 'Precinct B'. An AV must be able to enter the access driveway in a forward gear from Coastlink Court, and circulate within the access driveway (including turn-around) to exit the access driveway to Coastlink Court in a forward gear. AV circulation (including turn-around) shall be accommodated within the access driveway (located in the 'common property' area) and shall not rely on individual lots. Swept paths shall be submitted undertaken using an

industry-standards software package (such as AutoTrack or AutoTurn), and circulation clearances shall be maintained compliant with AS2890.2 requirements.

Access driveway and pedestrian pathway details shall be shown on a 'clean' subdivision drawing (i.e. revised 'Plan of Lots 1-8 and Common Property' drawing). Access driveway and pedestrian pathway details shown on drawings that indicate built form / lot layouts cannot be assessed as built form layouts cannot be endorsed as part of an ROL application.

Response Due Date

The due date for providing the requested information is 23 June 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.

Further Advice

The following items are not required to be address for Council to make a decision on the application. However, they identify matters that Council is likely to condition or amend in red in the decision notice based on the current information provided. Applicants may choose to submit updated information for consideration prior to decision if they prefer an alternative outcome.

- Officers will condition an operational works application for private landscape works.

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



Jemma Barrett
Coordinator Planning Assessment (North)
For the Chief Executive Officer
Council of the City of Gold Coast