RECONFIGURING A LOT (1 INTO 26 LOT SUBDIVISION)

enhance
URBAN PLANNING

65 Courtney Drive, Upper Coomera

Prepared for Prepared for Needham Ground Pty Ltd and JNG Property Investments 1 Pty Ltd

189 Ferry Rd, Southport Qld 4215
PO Box 7143, Southport Park Qld 4215
(07) 5592 4663

info@enhanceup.com
www.enhanceup.com

Trading on behalf of Walkinshaw Urban Planning Pty Ltd
ACN 602 735 446

Our ref: 2025-03-740

31 March 2026

The Chief Executive Officer
City of Gold Coast
City Development Branch
PO Box 5042
GCMC QLD 9729

Dear Sir,

RE: SUBMISSION OF A DEVELOPMENT APPLICATION
PROPOSAL: DEVELOPMENT PERMIT FOR A RECONFIGURING A LOT (1 INTO 26 LOT SUBDIVISION) – IMPACT ASSESSMENT
PROPERTY: 65 COURTNEY DRIVE, UPPER COOMERA (LOT 187 ON RP173728)

Enhance Urban Planning ('**EUP**') has been engaged by *Needham Ground Pty Ltd and JNG Property Investments 1 Pty Ltd* (the '**Applicant**') to prepare and lodge a Development Application (the '**Development Application'**) seeking approval from the City of Gold Coast (the '**Council**') for a Reconfiguration of a lot for a 1 into 26 lot subdivision at 65 Courtney Drive, Upper Coomera (formally described as Lot 187 on RP173728) (the '**site**').

We enclose the following information in support of the Development Application in accordance with Section 51 of the *Planning Act 2016* and as required by Council:

- **Section 1 – Forms:** DA Form 1, Land Owners Consent, and Infrastructure Charges Estimate Form;
- **Section 2 – Supporting Documents:** Planning Assessment Report including:
  - Appendix A: Site Analysis Plan;
  - Appendix B: Site Photos;
  - Appendix C: City Plan Property Report(s);
  - Appendix D: State Overlay Maps;
  - Appendix E: City Infrastructure Assets Map;
  - Appendix F: Prelodgement meeting minutes;
  - Appendix G: City Plan Code Responses; and
  - Appendix H: Plans for adjoining sites.
- **Section 3 – Plans:** Development Plans; and
- **Section 4 – Specialist Reports:** Geotechnical Report; Serviceability Report; Stormwater Management Plan; Traffic and Transport Assessment; Bushfire Management Plan; Environmental Assessment; Vegetation Management Plan; Dewatering & Fauna Management Plan; Rehabilitation Management Plan and Landscape Plan.

The relevant application fee of **$31,668.00** will be paid upon the receipt of the Notice to Pay.

Should you have any queries during the assessment of the Development Application please do not hesitate to contact the writer or Brendon Walkinshaw on (07) 5592 4663.

Brendon Walkinshaw
B.Econ., LLB, GDURP (*Merit*), MPIA
Director
Enhance Urban Planning
Telephone: 0438 351 711
Email Address: brendon@enhanceup.com

SECTION 1:
FORMS

65 Courtney Drive, Upper Coomera

DA Form 1 – Development Application Details
Land Owners Consent
Council Infrastructure Charges Estimate Form

36DA Form 1 – Development application details

Approved form (version 1.6 effective 2 August 2024) made under section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving code assessment or impact assessment**, except when applying for development involving only building work.

For a development application involving **building work only**, use *DA Form 2 – Building work details*.

For a development application involving **building work associated with any other type of assessable development (i.e. material change of use, operational work or reconfiguring a lot)**, use this form (*DA Form 1*) **and** parts 4 to 6 of *DA Form 2 – Building work details*.

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994*, and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008.* For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

Note: *All terms used in this form have the meaning given under the Planning Act 2016, the Planning Regulation 2017, or the Development Assessment Rules (DA Rules).*

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) *(individual or company full name)*	Needham Ground Pty Ltd and JNG Property Investments 1 Pty Ltd
Contact name *(only applicable for companies)*	C/- Enhance Urban Planning (Brendon Walkinshaw)
Postal address *(P.O. Box or street address)*	PO Box 7143
Suburb	Southport Park
State	Qld
Postcode	4215
Country	Australia
Contact number	(07) 5592 4663
Email address *(non-mandatory)*	brendon@enhanceup.com
Mobile number *(non-mandatory)*	0438 351 711
Fax number *(non-mandatory)*	-
Applicant's reference number(s) *(if applicable)*	2025-03-740
1.1) Home-based business	
☐ Personal details to remain private in accordance with section 264(6) of *Planning Act 2016*	

2) Owner's consent
2.1) Is written consent of the owner required for this development application?
☒ Yes – the written consent of the owner(s) is attached to this development application ☐ No – proceed to 3)

Queensland Government

PART 2 – LOCATION DETAILS

3) Location of the premises *(complete 3.1) or 3.2), and 3.3) as applicable)*

***Note**: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see DA Forms Guide: Relevant plans.*

3.1) Street address and lot on plan

☒ Street address **AND** lot on plan (*all lots must be listed*), ***or***

☐ Street address **AND** lot on plan for an adjoining or adjacent property of the premises *(appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).*

a)	Unit No.	Street No.	Street Name and Type	Suburb
	-	65	Courtney Drive	Upper Coomera
	Postcode	Lot No.	Plan Type and Number *(e.g. RP, SP)*	Local Government Area(s)
	4209	187	RP173728	Gold Coast
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number *(e.g. RP, SP)*	Local Government Area(s)

3.2) Coordinates of premises *(appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay)*

***Note**: Place each set of coordinates in a separate row.*

☐ Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) *(if applicable)*
		☐ WGS84 ☐ GDA94 ☐ Other:	

☐ Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) *(if applicable)*
		☐ 54 ☐ 55 ☐ 56	☐ WGS84 ☐ GDA94 ☐ Other:	

3.3) Additional premises

☐ Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application

☒ Not required

4) Identify any of the following that apply to the premises and provide any relevant details

☒ In or adjacent to a water body or watercourse or in or above an aquifer

Name of water body, watercourse or aquifer:	Yuan Creek

☐ On strategic port land under the *Transport Infrastructure Act 1994*

Lot on plan description of strategic port land:	
Name of port authority for the lot:	

☐ In a tidal area

Name of local government for the tidal area *(if applicable)*:	
Name of port authority for tidal area *(if applicable)*	

☐ On airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*	
Name of airport:	
☐ Listed on the Environmental Management Register (EMR) under the *Environmental Protection Act 1994*	
EMR site identification:	
☐ Listed on the Contaminated Land Register (CLR) under the *Environmental Protection Act 1994*	
CLR site identification:	

5) Are there any existing easements over the premises?
Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see DA Forms Guide.
☒ Yes – All easement locations, types and dimensions are included in plans submitted with this development application
☐ No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect			
a) What is the type of development? *(tick only one box)*			
☐ Material change of use	☒ Reconfiguring a lot	☐ Operational work	☐ Building work
b) What is the approval type? *(tick only one box)*			
☒ Development permit	☐ Preliminary approval	☐ Preliminary approval that includes a variation approval	
c) What is the level of assessment?			
☐ Code assessment	☒ Impact assessment *(requires public notification)*		
d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots)*:			
1 into 26 lot subdivision			
e) Relevant plans ***Note**: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms guide: Relevant plans.*			
☒ Relevant plans of the proposed development are attached to the development application			

6.2) Provide details about the second development aspect			
a) What is the type of development? *(tick only one box)*			
☐ Material change of use	☐ Reconfiguring a lot	☐ Operational work	☐ Building work
b) What is the approval type? *(tick only one box)*			
☐ Development permit	☐ Preliminary approval	☐ Preliminary approval that includes a variation approval	
c) What is the level of assessment?			
☐ Code assessment	☐ Impact assessment *(requires public notification)*		
d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots)*:			
e) Relevant plans ***Note**: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.*			
☐ Relevant plans of the proposed development are attached to the development application			

6.3) Additional aspects of development
☐ Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application
☒ Not required
6.4) Is the application for State facilitated development?
☐ Yes - Has a notice of declaration been given by the Minister?
☒ No

Section 2 – Further development details

7) Does the proposed development application involve any of the following?	
Material change of use	☐ Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	☒ Yes – complete division 2
Operational work	☐ Yes – complete division 3
Building work	☐ Yes – complete *DA Form 2 – Building work details*

Division 1 – Material change of use

***Note**: This division is only required to be completed if any part of the development application involves a material change of use assessable against a local planning instrument.*

8.1) Describe the proposed material change of use			
Provide a general description of the proposed use	Provide the planning scheme definition *(include each definition in a new row)*	Number of dwelling units *(if applicable)*	Gross floor area (m^2) *(if applicable)*

8.2) Does the proposed use involve the use of existing buildings on the premises?
☐ Yes
☐ No

8.3) Does the proposed development relate to temporary accepted development under the Planning Regulation?	
☐ Yes – provide details below or include details in a schedule to this development application	
☐ No	
Provide a general description of the temporary accepted development	Specify the stated period dates under the Planning Regulation

Division 2 – Reconfiguring a lot

***Note**: This division is only required to be completed if any part of the development application involves reconfiguring a lot.*

9.1) What is the total number of existing lots making up the premises?	
1	
9.2) What is the nature of the lot reconfiguration? *(tick all applicable boxes)*	
☒ Subdivision *(complete 10)*	☐ Dividing land into parts by agreement *(complete 11)*
☐ Boundary realignment *(complete 12)*	☐ Creating or changing an easement giving access to a lot from a constructed road *(complete 13)*

10) Subdivision				
10.1) For this development, how many lots are being created and what is the intended use of those lots:				
Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created	26			

10.2) Will the subdivision be staged?	
☐ Yes – provide additional details below ☒ No	
How many stages will the works include?	
What stage(s) will this development application apply to?	

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?				
Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

12) Boundary realignment			
12.1) What are the current and proposed areas for each lot comprising the premises?			
Current lot		Proposed lot	
Lot on plan description	Area (m^2)	Lot on plan description	Area (m^2)
12.2) What is the reason for the boundary realignment?			

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? *(attach schedule if there are more than two easements)*				
Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? *(e.g. pedestrian access)*	Identify the land/lot(s) benefitted by the easement

Division 3 – Operational work

***Note**: This division is only required to be completed if any part of the development application involves operational work.*

14.1) What is the nature of the operational work?		
☐ Road work	☐ Stormwater	☐ Water infrastructure
☐ Drainage work	☐ Earthworks	☐ Sewage infrastructure
☐ Landscaping	☐ Signage	☐ Clearing vegetation
☐ Other – please specify:		

14.2) Is the operational work necessary to facilitate the creation of new lots? *(e.g. subdivision)*	
☐ Yes – specify number of new lots:	
☐ No	

14.3) What is the monetary value of the proposed operational work? *(include GST, materials and labour)*
$

PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application
City of Gold Coast
16) Has the local government agreed to apply a superseded planning scheme for this development application?
☐ Yes – a copy of the decision notice is attached to this development application ☐ The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached ☒ No

PART 5 – REFERRAL DETAILS

17) Does this development application include any aspects that have any referral requirements? ***Note**: A development application will require referral if prescribed by the* Planning Regulation 2017.
☒ No, there are no referral requirements relevant to any development aspects identified in this development application – proceed to Part 6
Matters requiring referral to the **Chief Executive of the *Planning Act 2016***: ☐ Clearing native vegetation ☐ Contaminated land *(unexploded ordnance)* ☐ Environmentally relevant activities (ERA) *(only if the ERA has not been devolved to a local government)* ☐ Fisheries – aquaculture ☐ Fisheries – declared fish habitat area ☐ Fisheries – marine plants ☐ Fisheries – waterway barrier works ☐ Hazardous chemical facilities ☐ Heritage places – Queensland heritage place *(on or near a Queensland heritage place)* ☐ Infrastructure-related referrals – designated premises ☐ Infrastructure-related referrals – state transport infrastructure ☐ Infrastructure-related referrals – State transport corridor and future State transport corridor ☐ Infrastructure-related referrals – State-controlled transport tunnels and future state-controlled transport tunnels ☐ Infrastructure-related referrals – near a state-controlled road intersection ☐ Koala habitat in SEQ region – interfering with koala habitat in koala habitat areas outside koala priority areas ☐ Koala habitat in SEQ region – key resource areas ☐ Ports – Brisbane core port land – near a State transport corridor or future State transport corridor ☐ Ports – Brisbane core port land – environmentally relevant activity (ERA) ☐ Ports – Brisbane core port land – tidal works or work in a coastal management district ☐ Ports – Brisbane core port land – hazardous chemical facility ☐ Ports – Brisbane core port land – taking or interfering with water ☐ Ports – Brisbane core port land – referable dams ☐ Ports – Brisbane core port land – fisheries ☐ Ports – Land within Port of Brisbane's port limits *(below high-water mark)* ☐ SEQ development area ☐ SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity ☐ SEQ regional landscape and rural production area or SEQ rural living area – community activity ☐ SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation ☐ SEQ regional landscape and rural production area or SEQ rural living area – urban activity ☐ SEQ regional landscape and rural production area or SEQ rural living area – combined use ☐ SEQ northern inter-urban break – tourist activity or sport and recreation activity

☐ SEQ northern inter-urban break – community activity
☐ SEQ northern inter-urban break – indoor recreation
☐ SEQ northern inter-urban break – urban activity
☐ SEQ northern inter-urban break – combined use
☐ Tidal works or works in a coastal management district
☐ Reconfiguring a lot in a coastal management district or for a canal
☐ Erosion prone area in a coastal management district
☐ Urban design
☐ Water-related development – taking or interfering with water
☐ Water-related development – removing quarry material *(from a watercourse or lake)*
☐ Water-related development – referable dams
☐ Water-related development –levees *(category 3 levees only)*
☐ Wetland protection area

Matters requiring referral to the **local government:**
☐ Airport land
☐ Environmentally relevant activities (ERA) (*only if the ERA has been devolved to local government)*
☐ Heritage places – Local heritage places

Matters requiring referral to the **Chief Executive of the distribution entity or transmission entity:**
☐ Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:
- The **Chief Executive of the holder of the licence**, if not an individual
- The **holder of the licence**, if the holder of the licence is an individual

☐ Infrastructure-related referrals – Oil and gas infrastructure

Matters requiring referral to the **Brisbane City Council:**
☐ Ports – Brisbane core port land

Matters requiring referral to the **Minister responsible for administering the *Transport Infrastructure Act 1994*:**
☐ Ports – Brisbane core port land *(where inconsistent with the Brisbane port LUP for transport reasons)*
☐ Ports – Strategic port land

Matters requiring referral to the **relevant port operator**, if applicant is not port operator**:**
☐ Ports – Land within Port of Brisbane's port limits *(below high-water mark)*

Matters requiring referral to the **Chief Executive of the relevant port authority:**
☐ Ports – Land within limits of another port *(below high-water mark)*

Matters requiring referral to the **Gold Coast Waterways Authority:**
☐ Tidal works or work in a coastal management district *(in Gold Coast waters)*

Matters requiring referral to the **Queensland Fire and Emergency Service:**
☐ Tidal works or work in a coastal management district *(involving a marina (more than six vessel berths))*

18) Has any referral agency provided a referral response for this development application?

☐ Yes – referral response(s) received and listed below are attached to this development application
☐ No

Referral requirement	Referral agency	Date of referral response

Identify and describe any changes made to the proposed development application that was the subject of the referral response and this development application, or include details in a schedule to this development application *(if applicable).*

PART 6 – INFORMATION REQUEST

19) Information request under the DA Rules
☒ I agree to receive an information request if determined necessary for this development application ☐ I do not agree to accept an information request for this development application ***Note**: By not agreeing to accept an information request I, the applicant, acknowledge:* • *that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties* • *Part 3 under Chapter 1 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules or* • *Part 2under Chapter 2 of the DA Rules will still apply if the application is for state facilitated development* *Further advice about information requests is contained in the DA Forms Guide.*

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? *(e.g. a preliminary approval)*			
☐ Yes – provide details below or include details in a schedule to this development application ☒ No			
List of approval/development application references	Reference number	Date	Assessment manager
☐ Approval ☐ Development application			
☐ Approval ☐ Development application			

21) Has the portable long service leave levy been paid? *(only applicable to development applications involving building work or operational work)*		
☐ Yes – a copy of the receipted QLeave form is attached to this development application ☐ No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid ☒ Not applicable *(e.g. building and construction work is less than $150,000 excluding GST)*		
Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
$		

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?
☐ Yes – show cause or enforcement notice is attached ☒ No

23) Further legislative requirements

Environmentally relevant activities

23.1) Is this development application also taken to be an application for an environmental authority for an **Environmentally Relevant Activity (ERA)** under section 115 of the *Environmental Protection Act 1994*?

☐ Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below

☒ No

***Note**: Application for an environmental authority can be found by searching "ESR/2015/1791" as a search term at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.*

Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			

☐ Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.

Hazardous chemical facilities

23.2) Is this development application for a **hazardous chemical facility**?

☐ Yes – *Form 536: Notification of a facility exceeding 10% of schedule 15 threshold* is attached to this development application

☒ No

***Note**: See www.business.qld.gov.au for further information about hazardous chemical notifications.*

Clearing native vegetation

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation that the chief executive of the *Vegetation Management Act 1999* is satisfied the clearing is for a relevant purpose under section 22A of the *Vegetation Management Act 1999*?

☐ Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)

☒ No

***Note**: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.*
2. See https://www.qld.gov.au/environment/land/vegetation/applying for further information on how to obtain a s22A determination.

Environmental offsets

23.4) Is this development application taken to be a prescribed activity that may have a significant residual impact on a **prescribed environmental matter** under the *Environmental Offsets Act 2014*?

☐ Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter

☒ No

***Note**: The environmental offset section of the Queensland Government's website can be accessed at www.qld.gov.au for further information on environmental offsets.*

Koala habitat in SEQ Region

23.5) Does this development application involve a material change of use, reconfiguring a lot or operational work which is assessable development under Schedule 10, Part 10 of the Planning Regulation 2017?

☐ Yes – the development application involves premises in the koala habitat area in the koala priority area

☐ Yes – the development application involves premises in the koala habitat area outside the koala priority area

☒ No

***Note**: If a koala habitat area determination has been obtained for this premises and is current over the land, it should be provided as part of this development application. See koala habitat area guidance materials at www.desi.qld.gov.au for further information.*

Water resources

23.6) Does this development application involve **taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the *Water Act 2000***?

☐ Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development

☒ No

***Note**: Contact the Department of Resources at www.resources.qld.gov.au for further information.*

DA templates are available from planning.statedevelopment.qld.gov.au. If the development application involves:

- *Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1*
- *Taking or interfering with water in a watercourse, lake or spring: complete DA Form1 Template 2*
- *Taking overland flow water: complete DA Form 1 Template 3.*

Waterway barrier works

23.7) Does this application involve **waterway barrier works?**

☐ Yes – the relevant template is completed and attached to this development application

☒ No

DA templates are available from planning.statedevelopment.qld.gov.au. For a development application involving waterway barrier works, complete DA Form 1 Template 4.

Marine activities

23.8) Does this development application involve **aquaculture, works within a declared fish habitat area or removal, disturbance or destruction of marine plants?**

☐ Yes – an associated *resource* allocation authority is attached to this development application, if required under the *Fisheries Act 1994*

☒ No

***Note**: See guidance materials at www.daf.qld.gov.au for further information.*

Quarry materials from a watercourse or lake

23.9) Does this development application involve the **removal of quarry materials from a watercourse or lake** under the *Water Act 2000?*

☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

☒ No

***Note**: Contact the Department of Resources at www.resources.qld.gov.au and www.business.qld.gov.au for further information.*

Quarry materials from land under tidal waters

23.10) Does this development application involve the **removal of quarry materials from land under tidal water** under the *Coastal Protection and Management Act 1995?*

☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

☒ No

***Note**: Contact the Department of Environment, Science and Innovation at www.desi.qld.gov.au for further information.*

Referable dams

23.11) Does this development application involve a **referable dam** required to be failure impact assessed under section 343 of the *Water Supply (Safety and Reliability) Act 2008* (the Water Supply Act)?

☐ Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the Water Supply Act is attached to this development application

☒ No

***Note**: See guidance materials at www.resources.qld.gov.au for further information.*

Tidal work or development within a coastal management district

23.12) Does this development application involve **tidal work or development in a coastal management district**?

☐ Yes – the following is included with this development application:

- ☐ Evidence the proposal meets the code for assessable development that is prescribed tidal work *(only required if application involves prescribed tidal work)*
- ☐ A certificate of title

☒ No

***Note**: See guidance materials at www.desi.qld.gov.au for further information.*

Queensland and local heritage places

23.13) Does this development application propose development on or adjoining a place entered in the **Queensland heritage register** or on a place entered in a local government's **Local Heritage Register**?

☐ Yes – details of the heritage place are provided in the table below

☒ No

***Note**: See guidance materials at www.desi.qld.gov.au for information requirements regarding development of Queensland heritage places.*

For a heritage place that has cultural heritage significance as a local heritage place and a Queensland heritage place, provisions are in place under the Planning Act 2016 that limit a local categorising instrument from including an assessment benchmark about the effect or impact of, development on the stated cultural heritage significance of that place. See guidance materials at www.planning.statedevelopment.qldgov.au for information regarding assessment of Queensland heritage places.

Name of the heritage place:		Place ID:	

Decision under section 62 of the *Transport Infrastructure Act 1994*

23.14) Does this development application involve new or changed access to a state-controlled road?

☐ Yes – this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)

☒ No

Walkable neighbourhoods assessment benchmarks under Schedule 12A of the Planning Regulation

23.15) Does this development application involve reconfiguring a lot into 2 or more lots in certain residential zones (except rural residential zones), where at least one road is created or extended?

☒ Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered

☐ No

***Note**: See guidance materials at www.planning.statedevelopment.qld.gov.au for further information.*

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist	
I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17 ***Note**: See the Planning Regulation 2017 for referral requirements*	☒ Yes
If building work is associated with the proposed development, Parts 4 to 6 of *DA Form 2 – Building work details* have been completed and attached to this development application	☐ Yes ☒ Not applicable
Supporting information addressing any applicable assessment benchmarks is with the development application ***Note**: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see DA Forms Guide: Planning Report Template.*	☒ Yes
Relevant plans of the development are attached to this development application ***Note**: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.*	☒ Yes
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued *(see 21)*	☐ Yes ☒ Not applicable

25) Applicant declaration
☒ By making this development application, I declare that all information in this development application is true and correct ☒ Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001* ***Note**: It is unlawful to intentionally provide false or misleading information.*
Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website. Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, Planning Regulation 2017 and the DA Rules except where: • such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the Planning Regulation 2017, and the access rules made under the *Planning Act 2016* and Planning Regulation 2017; or • required by other legislation (including the *Right to Information Act 2009*); or • otherwise required by law. This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002.*

PART 9 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received: | | Reference number(s): | |

Notification of engagement of alternative assessment manager	
Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	
Relevant licence number(s) of chosen assessment manager	

QLeave notification and payment *Note: For completion by assessment manager if applicable*			
Description of the work			
QLeave project number			
Amount paid ($)		Date paid (dd/mm/yy)	
Date receipted form sighted by assessment manager			
Name of officer who sighted the form			

189 Ferry Rd, Southport Q 4215
PO Box 7143, Southport Park Q 4215

(07) 5592 4663
info@enhanceup.com
www.enhanceurbanplanning.com.au

Trading on behalf of Walkinshaw Urban Planning Pty Ltd ACN 602 735 446

LAND OWNERS CONSENT

Our ref: 2025-03-740

The Assessment Manager
City of Gold Coast
City Development Branch
PO Box 5042
GCMC QLD 9729

Dear Sir/Madam,

LAND OWNERS CONSENT

JNG PROPERTY INVESTMENTS 1 PTY LTD A.C.N. 681 255 390 (the 'Land Owner') is the Land Owner of land located at:

- 65 Courtney Drive, Upper Coomera (Lot 187 on RP173728).

The Land Owner/s provide their consent for Walkinshaw Urban Planning Pty Ltd (ACN 602 735 446), trading as Enhance Urban Planning, to undertake the preparation and submission of a Development Application in accordance with the Planning Act 2016. This application relates to a proposed Reconfiguration of a Lot in respect of the above mentioned land.

Signed: .....

Name: JAMIE CHIN WEE NG

Position: SOLE DIRECTOR AND SECRETARY

JNG PROPERTY INVESTMENTS 1 PTY LTD A.C.N. 681 255 390

Date: 14/09/25

Attachments

1. *Title Search: Lot 187 on RP173728*
2. *Company Search*

189 Ferry Rd, Southport Q 4215
PO Box 7143, Southport Park Q 4215

(07) 5592 4663
info@enhanceup.com
www.enhanceurbanplanning.com.au

Trading on behalf of Walkinshaw Urban Planning Pty Ltd ACN 602 735 446

LAND OWNERS CONSENT

Our ref: 2025-03-740

The Assessment Manager
City of Gold Coast
City Development Branch
PO Box 5042
GCMC QLD 9729

Dear Sir/Madam,

LAND OWNERS CONSENT

NEEDHAM GROUND PTY LTD A.C.N. 677 443 033 (the 'Land Owner') is the Land Owner of land located at:

- 65 Courtney Drive, Upper Coomera (Lot 187 on RP173728).

The Land Owner/s provide their consent for Walkinshaw Urban Planning Pty Ltd (ACN 602 735 446), trading as Enhance Urban Planning, to undertake the preparation and submission of a Development Application in accordance with the Planning Act 2016. This application relates to a proposed Reconfiguration of a Lot in respect of the above mentioned land.

Signed: .....

Name: TIMOTHY CHIN CHUAN NG

Position: SOLE DIRECTOR AND SECRETARY

NEEDHAM GROUND PTY LTD A.C.N. 677 443 033

Date: 11.9.25

Attachments

1. *Title Search: Lot 187 on RP173728*
2. *Company Search*

Current Title Search

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	**16100142**	**Search Date:**	10/09/2025 10:15
Date Title Created:	19/03/1981	**Request No:**	53304931
Previous Title:	15888055		

ESTATE AND LAND

Estate in Fee Simple

LOT 187 REGISTERED PLAN 173728
Local Government: GOLD COAST

REGISTERED OWNER / INTEREST

Dealing No: 724005477 22/04/2025

JNG PROPERTY INVESTMENTS 1 PTY LTD A.C.N. 681 255 390	1/2
NEEDHAM GROUND PTY LTD A.C.N. 677 443 033	1/2

AS TENANTS IN COMMON

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
   Deed of Grant No. 10562113 (POR 161)
2. MORTGAGE No 724005478 22/04/2025 at 13:06
   NATIONAL AUSTRALIA BANK LIMITED A.C.N. 004 044 937
3. EASEMENT IN GROSS No 724308095 29/08/2025 at 11:27
   burdening the land
   COUNCIL OF THE CITY OF GOLD COAST
   over
   EASEMENT A ON SP350299

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

COPYRIGHT QUEENSLAND TITLES REGISTRY PTY LTD [2025]
Requested by: D-ENQ TITLES QUEENSLAND

CITY OF GOLDCOAST

Infrastructure charge proposal summary

Planning and Regulation
City Development
Developer Contributions
PO Box 5042 GOLD COAST MC QLD 9726
P 07 5582 9030
E dcg@goldcoast.qld.gov.au
W cityofgoldcoast.com.au

Privacy statement

Council of the City of Gold Coast (Council) is collecting your personal information in order to provide the services requested, perform associated Council functions and services, and to update and maintain Council's customer information records. Your information is handled in accordance with the ***Information Privacy Act (Qld) 2009*** and may only be accessed by Councillors, Council employees and authorised contractors. Unless authorised or required by law, we will not provide your personal information to any other person or agency. For further information go to http://www.cityofgoldcoast.com.au/privacy.

Council may also use your personal information in order to contact you to provide you with information regarding Council functions and services. If you do not wish to receive such information, please opt out using the unsubscribe link in the communication material sent to you.

Please note charge rates on this form are applicable to charges levied under Charges Resolution No.1 of 2025 from 1 July 2025.

Reconfiguration of lot for a standard format lot	**Proposed No of lots**	**Existing No of lots**	**Rate per lot**	**Type**
	26	1	$36,670.70	Residential lots
				Non residential lots
				Management/balance lots

Charging category	**Type**	**Proposed qty**	**Lawfully established existing qty**	**Rate per dwelling**	**City Plan use definitions** (for information only)	**2003 Scheme use definitions** (for information only)
Residential uses	1 bedroom			$26,193.40	• Dwelling house • Dual occupancy • Caretaker's accommodation • Multiple dwelling	• Apartment • Attached dwelling and medium density detached dwelling • Caretaker's residence • Detached dwelling • Eco-village • Family accommodation
	2 bedrooms			$26,193.40		
	3+ bedrooms			$36,670.70		
Accommodation (short-term)	1 bedroom			$13,096.60	• Hotel (residential component only – see entertainment charging category for associated non-residential charges) • Short-term accommodation • Tourist park • Resort complex (residential component only – see entertainment charging category for associated non-residential charges)	• Camping ground • Caravan park • Motel • Resort hotel • Tourist cabins • Hostel accommodation (backpacker)
	2 bedrooms			$13,096.60		
	3+ bedrooms			$18,335.20		
Accommodation (long-term)	1 bedroom			$26,193.40	• Community residence • Relocatable home park • Retirement facility • Rooming accommodation	• Aged persons accommodation • Relocatable home park • Special accommodation • Hostel accommodation
	2 bedrooms			$26,193.40		
	3+ bedrooms			$36,670.70		

Charging category	Proposed GFA	Lawfully established existing GFA	Rate per m² GFA	**City Plan use definitions** (for information only)	**2003 Scheme use definitions** (for information only)
Place of assembly			$91.74	• Club • Community use • Function facility • Funeral parlour • Place of worship	• Community purpose (art gallery, community hall, library, museum, scout hall and other community organised uses) • Funeral parlour • Place of worship • Reception room • Restricted club • Surf life saving club
Common area					
Commercial (bulk goods)			$183.33	• Agricultural supplies store • Bulk landscape supplies • Garden centre • Hardware and trade supplies • Outdoor sales • Showroom	• Bulk garden supplies • Retail plant nursery • Showroom • Vehicle hire premises • Vehicle sales premises
Common area					
Commercial (office)			$183.33	• Office • Sales office	• Commercial services • Display home • Estate sales office • Funeral business • Office • Vehicle hire office
Common area					
Commercial (retail)			$235.74	• Adult store • Food and drink outlet • Service industry • Service station • Shop	• Cafe • Convenience shop • Department store • Fast food remises • Laundromat • Manufacturer's shop • Restaurant • Service industry • Service station • Shop • Shopping centre development • Take away food premises • Tourist shop
Common area					
Education			$183.33	• Child care centre • Community care centre • Educational establishment	• Child care centre • Community purposes (child day care) • Educational establishment
Common area					

Charging category	Proposed GFA	Lawfully established existing GFA	Rate per m² GFA	**City Plan use definitions** (for information only)	**2003 Scheme use definitions** (for information only)
Entertainment			$261.87	• Hotel (non-residential component only – see Short Term Accommodation charging category for associated residential charges) • Resort Complex (non-residential component only – see Short Term Accommodation charging category for associated residential charges) • Nightclub entertainment facility • Theatre	• Adult entertainment • Amusement parlour • Brothel • Cinema • Hotel (non-residential component) • Night club • Tavern
Common area					
Indoor sport and recreational facility			$261.87	• Indoor sport and recreation (excluding courts)	• Indoor sport and recreation facility (excluding courts)
			$26.13	• Indoor sport and recreation (courts)	• Indoor sport and recreation facility (courts)
			$26.13	• Small scale indoor sport and recreation	• Small scale indoor sprot and recreation
Common area					
Essential services			$183.33	• Emergency services • Health care services • Hospital • Residential care facility • Veterinary services	• Community care centre • Community purposes (day respite care) • Community purposes (emergency services) • Community purposes (health services) • Corrective institution • Hospital • Medical centre • Veterinary clinic • Veterinary hospital
Common area					
High impact industry			$91.74	• High impact industry	
Common area					

Charging category	Proposed GFA	Lawfully established existing GFA	Rate per m² GFA	**City Plan use definitions** (for information only)	**2003 Scheme use definitions** (for information only)
Industry			$65.45	• Low impact industry • Marine industry • Medium impact industry • Research and technology industry • Rural industry • Warehouse	• Fuel depot • Industry • Milk depot • Motor vehicle repairs • Outdoor storage area • Rural industry • Salvage yard • Storage • Warehouse • Waterfront (or marine) industry
Common area					
High impact rural			$26.13	• Aquaculture • Intensive animal industries • Intensive horticulture • Wholesale nursery • Winery	• Aquaculture • Minor aquaculture
Common area					
Low impact rural			$0	• Animal husbandry • Cropping • Permanent plantations	• Agriculture • Animal husbandry • Farm forestry
Common area					
Minor use			$0	• Cemetery • Home based business • Landing • Market • Park • Roadside stalls • Telecommunications facility	• Advertising device • Bed and breakfast • Cemetery • Family day care home • Farm stay • High impact telecommunications facility • Home occupation • Home office • Kiosk • Low impact telecommunications facility • Market • Stall • Substantial structure • Temporary use
Common area					

Charging category	Proposed GFA	Lawfully established existing GFA	Rate per m^2 GFA	City Plan use definitions (for information only)	2003 Scheme use definitions (for information only)
Other uses			$0 (note impervious area charges continue to apply)	• Parking station	• Car park
			Rates determined at time of assessment	• Air services	• Caretakers residence
				• Animal keeping	• Commercial groundwater extraction
				• Car wash	
				• Crematorium	• Community purposes (government use)
				• Environmental facility	• Ecotourism facility
				• Extractive industry	• Extractive industry
				• Major electricity infrastructure	• Helipad
					• Kennel
				• Major sport, recreation and entertainment facility	• Marina
					• Minor tourist facility
				• Motor sport facility	• Outdoor sport and recreation
				• Nature based tourism	• Private recreation
				• Outdoor sport and recreation	• Public utility
				• Outstation	• Railway activities
				• Port services	• Refuse disposal
				• Renewable energy facility	• Refuse transfer station
					• Telecommunications facility
				• Substation	• Tourist facilities
				• Transport Depot	• Transit centre
				• Tourist attraction	• Transport terminal
				• Utility installation	
				• Brothel	
				• Bar	
				• Party house	

Impervious area calculation (applicable only to non residential and mixed use developments)							
Areas impervious to stormwater	Advise the total impervious area for this development below. Note: Mixed use developments will be charged at the non-residential stormwater rate for all proposed impervious areas unless it can be shown by the applicant that specific impervious areas are for exclusive residential use only.						
	Total area impervious to stormwater (A)		**Total exclusive residential areas impervious to stormwater (B)**		**Net total areas impervious to stormawater (A – B = C)**		**Rate per impervious m^2**
Proposed	**m^2**	**–**	**m^2**	**=**	**m^2**		**$13.09**
Existing	**m^2**	**–**	**m^2**	**=**	**m^2**		

Notes for filling out this form	
Use of this form	Use this form to provide Council with details of a development application to assist Council in the calculation of infrastructure charges.
Rate adjustments in areas not fully serviced by Gold Coast Water	Areas in Council's local government area which are not planned to be serviced by water supply or sewerage are identified in section 4.5.1 of the LGIP. In these areas the base charge will be reduced by the percentage of the water or sewerage component of the base charge depending on which service is not planned to be provided. If the development is in an area: a. not planned to be serviced by water supply the base charge will be reduced by 10.9%. b. not planned to be serviced by sewerage the base charge will be reduced by 33.6%not planned to be serviced by water supply, the assessable demand rate will be reduced by 10.9%
Charging categories	Use the column "City Plan use definitions" or "2003 Scheme use definitions" (as applicable) on the right of each page to determine the appropriate charging category.
Common areas	If a development includes an area which is common to two or more charging categories and no clear breakdown of these common areas attributable to a particular charging category is provided, the assessable demand for the common area will be based on the charging category with the highest charge rate. At Council's absolute discretion, if it can be clearly demonstrated that specific common areas apply to only one charging category then charges for that common area will be determined on the charge rates for that charging category.
Credits for existing lawfully established use	Credits will be provided in accordance with section 3 (credits) of the City's charges resolution. Enter the number of existing dwellings/units or the gross floor area of any existing use against the appropriate charging category. Use the "included land use" column on the right as a guide to determine the appropriate charging category to use. Evidence of the prior lawfully established use must be provided.
Gross floor area (GFA)	Means the total floor area of all storeys of a building (measured from the outside of the external walls or the centre of a common wall), other than areas used for the following: a. building services, plant and equipment b. access between levels c. ground floor public lobby d. a mall e. the parking, loading and manoeuvring of motor vehicles f. unenclosed private balconies whether roofed or not.
Not-for-profit organisations	If you are a not-for-profit community group, you may be entitled to a rebate on the charges you must pay. You will need to fill out the "application for infrastructure offset agreement, infrastructure payment deferral or not-for-profit rebate request" form contained in your application kit. Please note that assessment of "not-for-profit" applications will not be conducted by the City when assessing infrastructure charges.
Exemption under section 5 of the charges resolution	Section 5 of the charges resolution details exemptions that may be available. If an exemption is sought, please attach relevant evidence.