

Our reference: OPV/2026/71

Decision notice—approval (with conditions)

(Given under section 63(2) of the *Planning Act 2016*)

Date of decision notice: 18 May 2026

Applicant details

Applicant name: Prosperity 4 Pty Ltd
Applicant contact details: C/- Cla Consultants, Richard Leonard
PO BOX 5342
GOLD COAST MC QLD 9726

Application details

Application number: OPV/2026/71
Approval sought: OPW Vehicle Access Works
Details of proposed development: Development permit for Operational work for Vehicle Access Works

Location details

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

Decision

Date of decision: 18 May 2026
Decision details: Under Delegated Authority, the Principal Civil Engineer has resolved to approve the development application in full with conditions

Referral agency(s) for the application

Not applicable – no part of the application required referral.

Details of the approval

Development permit: Operational work – Vehicle Access Works (1 x new VXO)

Conditions

The conditions that have been imposed by Council, as Assessment manager, are enclosed.

Properly made submissions

Not applicable—No part of the application required public notification.

Currency period for the approval (section 85 of the *Planning Act 2016*)

In accordance with section 85 of the *Planning Act 2016*, this approval has a currency period of two years.

Approved plans and drawings

Approved plans and drawings are attached and are identified in the conditions imposed by Council as the Assessment manager.

Appeal rights

Applicant	You have appeal rights in relation to this decision. An appeal may be made against, as applicable: • the refusal of part of the development application; or • a provision of the development approval; or • if a development permit was applied for, the decision to give a preliminary approval. An appeal must be started within 20 business days after this notice is given to you. An appeal may be made to the Planning and Environment Court or, for certain matters which are identified in section 1(2) of Schedule 1 of the <i>Planning Act 2016</i>, to a development tribunal. An appeal is started by lodging a notice of appeal with the registrar of the Planning and Environment Court or a development tribunal, as applicable. The notice of appeal must be in the approved form, succinctly state the grounds of the appeal and be accompanied by the required fee. An appellant to the Planning and Environment Court must give a copy of the notice of appeal, within 10 business days after the appeal is started, to the persons identified in section 230(3) of the <i>Planning Act 2016</i>. A person who is appealing to the Planning and Environment Court must comply with the rules of the court that apply to the appeal. An extract of Chapter 6, Part 1 and Schedule 1 of the <i>Planning Act 2016</i> is attached to this notice, which sets out further information about the appeal rights.
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For further information please contact Ruwangi Samarasekera, Civil Engineer on p: 07 5582 8866 or via email mail@goldcoast.qld.gov.au who will be pleased to assist.

AUTHORISED BY



Nathan Seiler

Principal Civil Engineer

For the Chief Executive Officer

Council of the City of Gold Coast

Enc:

Conditions imposed by Council as Assessment manager

Attach:

Stamped approved plans and drawings

Appeal rights extracts

Development Conditions imposed by Council as Assessment Manager																									
General																									
1	Timing All conditions of this development approval must be complied with at no cost to Council at all times unless otherwise stated in another condition.																								
2	Approved drawings Undertake and maintain the development generally in accordance with the following drawings including as amended in red by the Council: <table border="1"><tr><th colspan="5">Civil Engineering</th></tr><tr><th>Drawing Title</th><th>Author</th><th>Date</th><th>Drawing No.</th><th>Ver</th></tr><tr><td>SITE PLAN, DRAWING SCHEDULE & NOTES</td><td>CLA Consultants</td><td>25/03/26</td><td>001</td><td>E</td></tr><tr><td>SITE GRADING & DRAINAGE PLAN SHEET 2 OF 3</td><td>CLA Consultants</td><td>2/03/26</td><td>006</td><td>F</td></tr></table> And ensure that: - i The concrete is 175mm thick having a minimum of N32 grade. The minimum steel reinforcement is SL72 mesh with a minimum 50 mm top cover. - ii Stormwater kerb adaptors are clear from the crossing and entirely contained within the frontage of the subject site. - iii The vehicular crossing is located clear from all utility services. - iv Standard change in grade requirements in AS2890.1 is complied with. The conditions of this approval are to be read in conjunction with the attached stamped approved drawings. Where a conflict occurs between the conditions of this approval and the stamped approved drawings, the conditions of this approval shall take precedence.					Civil Engineering					Drawing Title	Author	Date	Drawing No.	Ver	SITE PLAN, DRAWING SCHEDULE & NOTES	CLA Consultants	25/03/26	001	E	SITE GRADING & DRAINAGE PLAN SHEET 2 OF 3	CLA Consultants	2/03/26	006	F
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3	Rectification of Council's infrastructure Rectify any damage caused to Council infrastructure (including kerb, channelling, service pits, footpaths and water and sewer reticulation networks) prior to the post pour inspection at no cost to Council.																								
4	Construction of vehicular crossing Construct the vehicular crossing generally in accordance with the Driveways and vehicular crossing code of the City Plan and include in particular: i Requirements of the Manual of Uniform Traffic Control Devices, Part 3 – Works on Roads.																								
5	Existing structures and services Ensure removal of existing structures and services listed below prior to the post pour inspection at no cost to Council: - i Redundant vehicular crossing. - ii Redundant stormwater kerb adaptors, (including any associated pipework across the verge).																								
6	Existing structures and services within close proximity to vehicle crossing a Modify the level of any nearby services (communication pits, electrical pits, hydrants etc)																								

	where construction of the vehicle crossing creates a trip hazard (greater than a 1/4 batter or a sudden level difference greater than 5mm) prior to the post pour inspection at no cost to Council. b Seek any necessary approvals for the modifications prior to undertaking the work.									
Construction Management										
7	Availability of approved plans, drawings and reports Retain a copy of this decision notice and stamped approved plans, drawings and reports on site at all times during construction. Any contractors undertaking approved work (including tree removal or relocations) must be directly provided with a copy of these conditions and instructed as to the need to comply with them.									
8	Hold point inspection Arrange a hold point inspection to complete the requirements identified in City Plan Policy SC6.12 – Land development guidelines of the City Plan for the following: <table><tr><th>Purpose</th><th>Hold Point</th><th>Council contact</th></tr><tr><td>Undertake a vehicular crossing pre-pour inspection to ensure work is in accordance with the Operational works approval inclusive of any necessary footpath tie ins.</td><td>Prior to placement of concrete</td><td>Development Compliance 07 5582 8184</td></tr><tr><td>Undertake a vehicular crossing post-pour inspection to ensure work is in accordance with the Operational works approval</td><td>After placement of concrete</td><td>Development Compliance 07 5582 8184</td></tr></table> Copies of applicable material including this decision notice and stamped approved plans, drawings and reports are to be available for the meeting and kept on site during construction.	Purpose	Hold Point	Council contact	Undertake a vehicular crossing pre-pour inspection to ensure work is in accordance with the Operational works approval inclusive of any necessary footpath tie ins.	Prior to placement of concrete	Development Compliance 07 5582 8184	Undertake a vehicular crossing post-pour inspection to ensure work is in accordance with the Operational works approval	After placement of concrete	Development Compliance 07 5582 8184
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9	Replacement street trees Replacement Street Tree(s) are to be installed at no cost to Council at time of post pour inspection. The applicant must plant in accordance with City Planning Policy SC6.12 Land development guidelines ensuring: a. Replacement street tree(s) are a minimum of 100 Litre b. Replanting is carried out in accordance with City Plan Policy 6.12.10 standard drawing 05-102 and 05-103; c. Street tree(s) are maintained for a minimum of 6 months to ensure healthy establishment; Selected species are consistent with existing street tree species.									
Advice Notes										
A	Consistency with other related approvals The assessment and approval of the operational work the subject of this permit, has been attended to having regard to the conditions of COM/2023/82 dated 22 March 2024 and ROL/2026/19. Should any change to any of these approvals be sought and achieved, consideration by the applicant should also be had to the consequences on the related approvals (and the potential need to make subsequent changes to these related approvals).									
B	Scope of approval The approval endorses the VXO (Crossing from the kerb to the property boundary) and does not include the driveway or any other work shown on the drawings.									

C	Compliance with conditions Once this development approval takes effect, the conditions attach to the land and are applicable in perpetuity. It is a development offence to contravene a development approval, including any of its conditions.
D	Indigenous cultural heritage legislation and duty of care requirement The <i>Aboriginal Cultural Heritage Act 2003</i> ('ACHA') is administered by the Department of Seniors, Disability Services and Aboriginal and Torres Strait Islander Partnerships (DSDSATSIP). The ACHA establishes a duty of care to take all reasonable and practicable measures to ensure any activity does not harm Aboriginal cultural heritage. This duty of care: - a Is not negated by the issuing of this development approval; - b Applies on all land and water, including freehold land; - c Lies with the person or entity conducting an activity; and - d If breached, is subject to criminal offence penalties. Those proposing an activity involving surface disturbance beyond that which has already occurred at the proposed site must observe this duty of care. Details of how to fulfil this duty of care are outlined in the duty of care guidelines gazetted with the ACHA. The applicant should contact DSDSATSIP's Cultural Heritage Coordination Unit on 1300 378 401 for further information on the responsibilities of developers under the ACHA.
E	Encroachment of works If any operational works, the subject of this approval encroaches on adjoining land, a letter from the adjoining owner must be submitted to Council consenting to the carrying out of these works.
F	Applicant responsibilities The applicant is responsible for securing all necessary approvals and tenure, providing statutory notifications and complying with all relevant laws. Nothing in this decision notice alleviates the need for the applicant to comply with all relevant local, State and Commonwealth laws and to ensure appropriate tenure arrangements have been made where the use of/reliance upon land other than that owned by the applicant is involved. Without limiting this obligation, the applicant is responsible for: - a Obtaining all other/further necessary approvals, licences, permits, resource entitlements etc by whatever name called required by law before the development the subject of this approval can be lawfully commenced and to carry out the activity for its duration. - b Providing any notifications required by law (by way of example only, to notify the administering authority pursuant to the <i>Environment Protection Act 1994</i> of environmental harm being caused/threatened by the activity, and upon becoming aware the premises is being used for a 'notifiable activity'). - c Securing tenure/permission from the relevant owner to use private or public land not owned by the applicant (including for access required by conditions of approval). - d Ensuring existing survey marks, including cadastral marks at property corners, i.e pegs or cadastral reference marks in the road reserve (permanent surveys marks, buried iron pins, and various marks in concrete or bitumen structure) are not interfered with. A Consulting Cadastral Surveyor must be contacted if survey marks are disturbed or destroyed during any works in relation to this or related approvals, to investigate and determine if any further action is required. More information on interference with survey marks is available under Section 42 of the <i>Survey and Mapping Infrastructure Act 2003</i>. - e Ensuring the correct siting of structures on the land. An identification survey demonstrating correct siting and setbacks of structures may be requested of the applicant to ensure compliance with this decision notice and applicable codes. - f Providing Council with proof of payment of the Portable Long Service Leave building construction levy (or proof of appropriate exemption) where the total value of the building and construction works exceeds \$150,000 (excluding GST). Acceptable proof of payment is a Q.Leave –Notification and Payment Form approved by the Authority.

	Proof of payment must be provided before Council can issue a development permit for the Operational works. This is a requirement of section 77(1) of the Building and Construction Industry (Portable Long Service Leave) Act 1991. g Making payment of any outstanding Council rates and charges applicable to the development site prior to the lodgement of subdivision plans. h Obtaining any necessary local government/state approvals where works require the installation of temporary ground anchoring into adjacent Road Reserves. Where ground anchoring is proposed into an adjacent private property, approval from the relevant property owners(s) is required.
G	Connections to, alteration or realignment of Council infrastructure Where development works require the connection to, alteration, removal or realignment of Council infrastructure or impact on other public utility infrastructure (e.g. telecommunications, electricity and gas), the applicant must obtain the necessary approvals from the relevant public utility authority prior to works commencing. Connection to, alteration, removal or realignment of Council infrastructure includes (but is not limited to) fire hydrants, water service meters, sewer maintenance hole covers, stormwater drainage infrastructure, reinstatement of maintenance hole covers, stormwater drainage infrastructure, crossovers, footpaths, road pavement, kerb and channel, kerb ramps, medians, traffic islands, road furniture, signage and line-marking.
H	Fire ant control Most of the Gold Coast is located within Biosecurity zone 2 and must remain vigilant for the presence of fire ants. Under the Biosecurity Act 2014 all Queenslanders have a general obligation to take all reasonable steps to prevent the spread of fire ants. This obligation applies to individuals and organisations whose activities involve the movement or storage of fire ant carriers. The Biosecurity Regulation 2016 specifies how fire ant carriers such as soil, mulch, turf, potted plants, machinery, equipment, quarry, and mining materials originating from fire ant biosecurity zones must be managed throughout all stages of development. Other fire ant-safe practices include: • reporting suspect fire ant activity within 24 hours, by calling 132 ANT (13 22 68) or using our online form; • cleaning machinery, vehicles, and equipment before arriving at or leaving sites; • complying with treatment requirements where a site falls within a suppression treatment area; • ensuring contractors and workers are aware of their General Biosecurity Obligation and apply fire ant safe practices; and • reviewing fire ant biosecurity zones monthly. If you are unable to meet these requirements, you must apply for a biosecurity instrument permit. For more information visit https://www.fireants.org.au.
I	Restoration works for Council activities Where Council is required to perform work to any asset located within the VXO, reinstatement may only be with plain concrete.