

Our reference: ROL/2026/19

Your reference: Q25350

Decision notice—approval (with conditions)

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

Date of decision notice: 4 June 2026

Applicant details

Applicant name: Prosperity 4 Pty Ltd

Applicant's contact details: C/- Zone Planning QLD
PO BOX 3805
BURLEIGH QLD 4220

Application details

Application number: ROL/2026/19

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

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

Location details

Street address: 9-27 Coastlink Court, STAPYLTON QLD 4207

Real property description: Lot 303 SP329491

Decision

Date of decision 28 May 2026

Decision details: Under Delegated Authority, the Manager Planning Assessment of the City Development Branch of Council 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 approval Development permit for reconfiguring a lot (code assessment under the M38 Place Code) for a CTS subdivision for 1 into 8 standard format lots and common property.

Note: This development approval does not endorse any future built form or land use over any new lot. Any future development over new lots are subject to separate approval pathways.

Conditions

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

Further development permits

The following development permits are required to be obtained before the development can be carried out:

- Operational works - vehicle access works
- Operational Works – infrastructure (Development Assessment)
- Operational works - landscape works (Private works)
- Connections / disconnections: Application to work on the City's infrastructure

Notwithstanding the above, other approvals/development permits may be required.

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 four 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 Sue Wilkinson, Planner on p: 07 5582 8280 or via email mail@goldcoast.qld.gov.au who will be pleased to assist.

AUTHORISED BY

A handwritten signature in black ink, appearing to read 'Adam Morris', written in a cursive style.

Adam Morris

Coordinator Planning Assessment (North)

For the Chief Executive Officer

Council of the City of Gold Coast

Enc:

Conditions imposed by Council as Assessment manager

Statement of reasons (given under section 63(4) of *Planning Act 2016*)

Attach:

Stamped approved plans and drawings

Infrastructure charges notice for the approved development

Appeal rights extracts

General														
1	Timing a All conditions of this development approval must be complied with at no cost to Council at all times unless otherwise stated in another condition. b Where the timing in a condition is prior to commencement of the use and a Building Format Plan is lodged for approval, the timing in the condition changes from being prior to commencement of the use to being prior to the earlier of the commencement of the use and approval of the plan of subdivision. This timing requirement prevails despite any inconsistency with the timing requirement in another condition.													
2	Approved drawings Undertake and maintain the development generally in accordance with the following drawings: <table><tr><th>Drawing Title</th><th>Author</th><th>Date</th><th>Drawing No.</th><th>Ver</th></tr><tr><td>Subdivision Proposal Plan - Lots 1-8 and Common Property – Cancelling Lot 303 on SP329491</td><td>Lawson Surveys</td><td>08/04/2026</td><td>21817</td><td>A</td></tr></table> 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. <i>Note: This development approval does not endorse any future built form or land use over any new lot. Any future development over new lots are subject to separate approval pathways.</i>				Drawing Title	Author	Date	Drawing No.	Ver	Subdivision Proposal Plan - Lots 1-8 and Common Property – Cancelling Lot 303 on SP329491	Lawson Surveys	08/04/2026	21817	A
Drawing Title	Author	Date	Drawing No.	Ver										
Subdivision Proposal Plan - Lots 1-8 and Common Property – Cancelling Lot 303 on SP329491	Lawson Surveys	08/04/2026	21817	A										
Property														
3	Community Management Statement (CMS) a Proposed lots 1-8 and common property marked on the drawing listed below must be defined in the CMS as the scheme land: <table><tr><th>Drawing Title</th><th>Author</th><th>Date</th><th>Drawing No.</th><th>Ver</th></tr><tr><td>Subdivision Proposal Plan</td><td>Lawson Surveys</td><td>8/04/2026</td><td>21817</td><td>A</td></tr></table> b Undertake the above prior to a request is made to Council to approve the plan of subdivision. c Submit, immediately after its creation, the first CMS (<i>signed by all relevant parties</i>) to Council for notation and verification of the above. d Should a new / amended CMS be created, a copy of the new / amended CMS must be provided to Council within 40 business days of its creation.				Drawing Title	Author	Date	Drawing No.	Ver	Subdivision Proposal Plan	Lawson Surveys	8/04/2026	21817	A
Drawing Title	Author	Date	Drawing No.	Ver										
Subdivision Proposal Plan	Lawson Surveys	8/04/2026	21817	A										
4	Restrictions regarding Council stormwater infrastructure a Ensure all proposed buildings, structures and footings are a minimum distance of 1.2 horizontal metres from Council's stormwater infrastructure. b Ensure a minimum 2.4 metres unobstructed vertical clearance from the finished surface level above Council infrastructure.													
5	Private infrastructure a The installation, ownership, operation and maintenance of all private infrastructure													

	within the subject premises is to vest at all times with the legal authority ensuring it is functional for its intended purpose. b Construct and maintain the privately owner stormwater drainage system within the common property, servicing each CTS lot at no cost to Council at all times, prior to a request is made to Council to approve the plan of subdivision at no cost to Council.										
6	Restrictions regarding Council sewer and water supply infrastructure a Ensure all proposed buildings, structures and footings are a minimum distance of 1.2 horizontal metres from Council’s sewer infrastructure. b Ensure all proposed buildings, deep landscaping, structures and footings are a minimum 1 metre clear of the property sewer connection. c Ensure a minimum 2.4 metres unobstructed vertical clearance from the finished surface level above Council sewerage infrastructure including the property inspection opening (IO). d Ensure a minimum 2.4 metres unobstructed vertical clearance from finished surface / slab level above the Council water meter assembly.										
Environmental and Landscaping											
7	Landscaping works a. Obtain an operational works approval to landscape all Common Property of the site and the adjoining public road verge generally in accordance with the plan listed below, prior to a request is made to Council to approve the plan of subdivision. Landscaping must be established prior to plan sealing: <table><tr><th>Drawing Title</th><th>Author</th><th>Date</th><th>Drawing No.</th><th>Ver</th></tr><tr><td>Subdivision Proposal Plan - Lots 1-8 and Common Property – Cancelling Lot 303 on SP329491</td><td>Lawson Surveys</td><td>08/04/2026</td><td>21817</td><td>A</td></tr></table> and include in particular: i Demonstrate that all structures and service infrastructure (including, but not limited, to electrical connections, water/sub meters, stormwater infrastructure, gas infrastructure, fire boosters, mailboxes) are located to ensure the successful health and mature morphology of the required species. ii Provide a dense landscape buffer along Coastlink Court frontage within the Common Property area (except entry points). This area must be planted with large, evergreen, native tree species at generally 6 metre centres and a row of screening shrubs spaced at 1 metre centres with a variety of groundcovers. iii Tree species must be a minimum bag size of 100L at the time of planting. iv Palm species must be a minimum 3 metres in height at the time of planting. v Shrub species must be a minimum 200mm pot size at the time of planting. vi Screening shrubs must be able to achieve a minimum height of 3 metres at maturity and must be a minimum 300mm pot size at the time of planting. vii Cascading species must be trained down the face of the wall/structure they are intended to grow down and have a minimum fall of 500mm at the time of planting. viii Climbing species must be trained to the trellis and be a minimum 500mm in height at the time of planting. ix Tree species planted with root zones adjacent to structures must have root control barriers and/or structure strengthening systems installed. Full demonstration of these systems is required.	Drawing Title	Author	Date	Drawing No.	Ver	Subdivision Proposal Plan - Lots 1-8 and Common Property – Cancelling Lot 303 on SP329491	Lawson Surveys	08/04/2026	21817	A
Drawing Title	Author	Date	Drawing No.	Ver							
Subdivision Proposal Plan - Lots 1-8 and Common Property – Cancelling Lot 303 on SP329491	Lawson Surveys	08/04/2026	21817	A							

	- x Provide details and sections about all batters: a. Any batter steeper than 1:2 must be designated as non-planted / hard surface treatment, finished as rock face or shotcrete; and b. All remaining batter areas must be fully planted out. Soil stabilisation and batter improvements including, topsoil, mulch, jute-matting must be undertaken. c. Install a row of screening shrubs on top of the batters along the property boundary - xi Any frontage fence to be 50% transparent security type fence (e.g. chain mesh or palisade). - xii All road reserve turf must be repaired and replaced if damaged. - xiii Where street trees are removed from the public road reserve adjacent the site, install street trees within the public road reserve fronting the subject site on Coastlink Court generally in accordance with standard drawing 05-102 and 05-103 within SC6.12.10 City Plan Policy – Land development guidelines - xiv Install planting including trees within the internal driveway (Common Property future road) road reserve fronting the proposed lots where opportunities to do so are present. b. Construct and maintain the private landscaping identified above at no cost to Council at all times. <i>Note – A maintenance period for the common property landscaping will be conditioned as part of the future OPW application.</i>
Engineering	
8	Electrical reticulation Enter into a contractual agreement to design, construct and connect an electrical reticulation system at no cost to Council and include in particular: - i Provide underground electricity to all proposed lots. - ii No additional poles and pole-mounted transformers are to be erected within public roads. - iii Meet the requirements of the electricity supplier (e.g. Energex).
9	Telecommunications network Enter into a contractual agreement to design, construct and connect a telecommunications services network at no cost to Council and include in particular: - i Provide underground telecommunications to all proposed lots and pit and pipe infrastructure along public roads. - ii All new pit and pipe infrastructure required to be installed along public road(s), must be suitably sized to cater for future installation of fibre optic cables. - iii Meet the telecommunications industry standards (e.g. Telstra/NBN Co standards).
10	Rectification of Council's infrastructure - a Rectify any damage caused to Council infrastructure (including kerb, channelling, service pits, footpaths and water and sewer reticulation networks) prior to commencement of the use at no cost to Council. - b Construct and maintain the rectified Council infrastructure at no cost to Council prior to commencement of the use.
11	Existing infrastructure, structures and services - a Remove / relocate existing infrastructure, structures and services listed below prior to commencement of the use at no cost to Council: - i Remove redundant vehicle crossing/s.

	ii Remove any redundant stormwater kerb adaptors and disused service pits from the kerb and channel (including any associated pipework across the footpath).										
12	Vehicle crossing a For a non-standard vehicle crossover, obtain an Operational Works approval for the design and construction of the vehicle crossing, prior to a request is made to Council to approve the plan of subdivision, at no cost to Council and ensure the vehicle crossing is: i Designed and constructed in accordance with the Driveways and vehicle crossings code of the City Plan. ii Constructed and positioned to enable the maintenance of a public road and road verge, and not cause any obstruction to pedestrians or vehicle traffic. iii Designed generally in accordance with Institute of Public Works Engineering Australasia (IPWEA) standard drawing RSD-102. iv Designed not cause damage to vehicles or road infrastructure. v Providing effective access between the road and the property. vi Providing hydraulic capacity to allow stormwater to flow towards the closest stormwater infrastructure.										
13	Private roads / driveways a Design and construct the private road / driveway (within 'common property') marked on the drawing listed below prior to a request is made to Council to approve the plan of subdivision, at no cost to Council: <table><tr><th>Drawing Title</th><th>Author</th><th>Date</th><th>Drawing No.</th><th>Ver</th></tr><tr><td>Subdivision Proposal Plan</td><td>Lawson Surveys</td><td>8/04/2026</td><td>21817</td><td>A</td></tr></table> and include in particular: i The driveway pavement must have a minimum width of 10 metres on a 13 metre wide formation. ii The maximum gradient of the driveway must not exceed 15.4%. iii The cul-de-sac head at the end of the driveway (adjacent to Lots 3-5) must have a minimum diameter of 26 metres. iv The driveway must be constructed with concrete or an unbound pavement material (crushed rock or soil aggregate paving material) and surfaced with asphalt. Construct and maintain the private road / driveway identified above at no cost to Council at all times.	Drawing Title	Author	Date	Drawing No.	Ver	Subdivision Proposal Plan	Lawson Surveys	8/04/2026	21817	A
Drawing Title	Author	Date	Drawing No.	Ver							
Subdivision Proposal Plan	Lawson Surveys	8/04/2026	21817	A							
14	Private footpaths a Design and construct the private footpath (within 'common property') marked on the drawing listed below prior to a request is made to Council to approve the plan of subdivision, at no cost to Council: <table><tr><th>Drawing Title</th><th>Author</th><th>Date</th><th>Drawing No.</th><th>Ver</th></tr><tr><td>Subdivision Proposal Plan</td><td>Lawson Surveys</td><td>8/04/2026</td><td>21817</td><td>A</td></tr></table> and include in particular: i A minimum 1 metre wide path along the southern side of the private road / driveway, and extending around the cul-de-sac head. Construct and maintain the footpath identified above at no cost to Council until the asset is accepted "off maintenance" in accordance with the procedures in City Plan Policy SC6.12 – Land development guidelines, section 2 – Transport network standards, section 7 –	Drawing Title	Author	Date	Drawing No.	Ver	Subdivision Proposal Plan	Lawson Surveys	8/04/2026	21817	A
Drawing Title	Author	Date	Drawing No.	Ver							
Subdivision Proposal Plan	Lawson Surveys	8/04/2026	21817	A							

	Procedures, section 8.5 – As-constructed requirements, section 9 - Specifications and section 10 – Standard drawings.
15	Public footpaths a Design and construct all footpaths listed below, prior to a request is made to Council to approve the plan of subdivision, at no cost to Council - i A minimum 1.5 metre wide path, within the verge of Coastlink Court, connecting the existing public footpath on Coastlink Court to the development's internal pedestrian access point(s), at the property boundary. - ii Construct and maintain the footpath identified above at no cost to Council until the asset is accepted "off maintenance" in accordance with the procedures in City Plan Policy SC6.12 – 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. <i>Note:</i> <i>The above works should be addressed as part of the Operational works application for the vehicle crossing.</i>
Stormwater Drainage	
16	Overland flow paths and hydraulic alterations a The development must not cause loss or damage as a result of: - i Increase peak flow rates downstream from the site; - ii Increase flood levels external to the site; and - iii Increase duration of inundation external to the site.
Sewer and Water Works	
17	Sewer connection Connect the site to Council's sewer 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 WSAA Gravity Sewerage Code of Australia – SEQ Service Providers Edition and the Water and Sewerage Connections Policy. - ii The development is permitted with a single sewer connection to Council's sewerage network – refer Notes. - iii The size of the sewer property service connection must be 150mm in accordance with Section 5.5.4 of the WSAA Gravity Sewerage Code of Australia – SEQ Service Providers Edition. - iv Connections to the approved sewer connection are to be undertaken in accordance with and having regard to the Advice Note entitled "<i>Advice Note – Sewer connection</i>" contained within this development permit. - v Remove / seal / cap redundant sewer property services. <i>Notes:</i> <i>An "Application Work on the City's infrastructure" form is required for the above works.</i>
18	Water Connection Obtain an Operational Works approval for the design and construction of a water connection for the proposal and connect 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 The proposed development is permitted to connect to Council's water network through a singular connection as outlined below: - A This connection will supply a single master meter for potable water; and,

	B If required, a single fire meter. - ii Be in accordance with the Water Supply Code of Australia – SEQ Service Providers Edition, and the Water and Sewerage Connections Policy. - 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 The water meter assembly is to be screened from public view. All screening to be outside of the water meter assembly area and door/s provided to ensure access to the assembly. Notes: - i An "Application Work on the City's infrastructure" form is required for the above works. - ii 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. - iii 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.
19	Sub-metering Provide individual sub-metering for each lot including common property generally in accordance with the Metering Technical Specifications and the Water and Sewerage Connections Policy.
20	Fire loading Ensure the fire loading does not exceed 30 L/s for 4 hours duration. <i>Explanatory Notes:</i> i. Compliance with this condition required certification from a suitably qualified building certifier that fire loading does not exceed the fire loading above, prior to the commencement of the use, at no cost to Council. Refer to 'Certification of works' condition contained within this decision notice. ii. This condition is included to ensure any on-lot fire-fighting protection provisions required for the development are designed in a manner which does not rely on more water being drawn from Council's water supply network than is available as stated above. iii. The development must ensure any private reticulation designs (i.e.: Plumbing and Drainage infrastructure) considers the fire loading above. iv. If the development requires any fire-fighting provisions greater than stated above, they must be catered for on-site via tanks / pumps etc. v. If the development does not require additional fire-fighting provisions (i.e.: sprinklers, hose reels etc.) beyond access to street hydrants, then the development is compliant with this condition.
Solid Waste Management	
21	Cul-de-sac Head Provide a minimum 18m diameter cul-de-sac head (kerb to kerb) to ensure a waste collection vehicle can manoeuvre around the cul-de-sac head for on-site waste collection.
Construction Management	

22	Certification of works				
	Provide Council with certificates prepared by qualified expert(s) from the discipline(s) listed below, confirming as follows:				
	(A) Transport Assessment				
	Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
	Certificate for private roads / driveways	Prior to a request is made to Council to approve the plan of subdivision	-	Registered Professional Engineer of Queensland (RPEQ)	Development Compliance
The certification is to confirm:					
i All works comply with the requirements of the 'Private roads / driveways' condition.					
23	Certification of works - Civil Engineering				
	Provide Council with a certificate prepared by qualified experts from the discipline listed below, confirming as follows:				
	Certified document	Certification date	Expert discipline	Requesting Council Section	
	Fire loading certification	Prior to a commencement of the use	Registered Professional Engineer of Queensland (RPEQ) or a suitably qualified Licensed Building Certifier	Civil Engineering	
24	Certification of works - Civil Engineering				
	Provide Council with certificates prepared by qualified experts from the disciplines listed below, confirming as follows:				
	Civil Engineering				
	Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
	Certificate for electricity supply	Prior to a request is made to Council to approve the plan of subdivision	-	An authorised supplier (e.g. Energex)	Contributed Assets
The certification is to confirm:					

	Underground electricity supply is available to each allotment in accordance with the electrical reticulation condition.				
	Civil Engineering				
	Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
	Contractual agreement (e.g. Agreement Advice or Completion Letter from Telstra. Alternatively, a copy of Master Development Agreement or Small Development Agreement from NBN Co).	Prior to a request is made to Council to approve the plan of subdivision	-	The authorised telecommunication carrier (e.g. Telstra, NBN Co)	Contributed Assets
	The certification is to confirm: Underground telecommunication infrastructure will be installed in accordance with telecommunications industry standards (e.g. Telstra / NBN Co standards).				
25	Erosion and sediment control				
	a Undertake works generally in accordance with the Healthy waters code of the City Plan and include in particular:				
	i Ensure all reasonable and practicable measure are implemented to minimise short and long-term erosion and adverse effects of sediment transport. Also ensure the proposed control measures will achieve 80% hydraulic effectiveness as required by the SPP (refer to SPP Appendix 2 Table A).				
	ii Sediment control structures e.g.: sediment fence must be placed at the base of all materials on site to mitigate sediment run-off.				
	iii A perimeter bund and/or diversion drain must be constructed around the disturbed areas to prevent any outside clean stormwater from mixing with polluted / contaminated stormwater.				
	iv All polluted / contaminated water from the site, including dewatering discharge, must be treated to achieve the water quality objectives in Table 8.2.1 of the Queensland Water Quality Guidelines (DEHP September 2009) prior to discharging from the site.				
	v Inspections for erosion and sediment control measures are to occur in accordance with the compliance procedures in City Plan Policy SC6.12– Land development guidelines, section 4.5.17.1.2 Compliance including the certification of implemented erosion and sediment controls on site by a suitably qualified professional.				

26	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.
Advice Notes	
A	Development infrastructure Development infrastructure required to be provided in implementing this development approval is non-trunk development infrastructure unless otherwise stated in a condition of the approval.
B	Works in properties other than the development land Where development works or works required to service the development require access, works or otherwise on land that is not part of the development approval, the applicant is solely responsible for obtaining consent and providing such with the "Application to work on City's infrastructure". Council will not become involved in any disputes arising from attempts to obtain neighbouring landowners' consent and assumes no responsibility for any impacts this has on the development. Council shall not be held responsible for any delays, complications or otherwise related to obtaining consent from neighbouring landowners as this is a civil matter to be resolved between the relevant parties.
C	Council water, sewer and stormwater infrastructure to be protected during site works The developer is responsible at all times for ensuring that Council's water, sewerage and stormwater infrastructure is protected during construction activities on site. This may require physical protection measures to be put in place during works such as deliveries, moving heavy equipment into and out of the site, or when doing works in close proximity to water, sewer and stormwater assets. Where Council water, sewer and stormwater infrastructure is damaged during construction, Council will undertake immediate repairs, and any costs associated with these repairs will be charged to the landowner, principal contractor or other relevant party. If further, more permanent repairs are required, such as replacement of water and sewer mains, the landowner, principal contractor or other relevant party will first be given an opportunity to complete these works (other approvals may be required), or Council will undertake these works and pass the costs on to the landowner, principal contractor or other relevant party. <i>Note: If works associated with the development result in reduced cover over an existing Council water, sewer or stormwater pipe, the pipe may require replacement / upgrading to a different material, subject to an Operational Works application assessment.</i>
D	Connections and disconnections Any connection / disconnection to the existing water and sewerage networks will be at the applicant's cost. Prior to the connection / disconnection taking place, the applicant must obtain written approval from Council's Civil Engineering team. Refer to Water and Sewerage Connections Policy, available on Council's website http://www.cityofgoldcoast.com.au
E	Water meter sizing All water meters 50 mm in diameter or larger must be installed aboveground and on lot and require an Operational works approval. Unrestricted access to the water service (including meters) must be provided at all times.

	Refer to Water and Metering Technical Specifications, available on Council's website http://www.cityofgoldcoast.com.au								
F	Sewer connection The private internal sanitary drainage system must be designed and installed in accordance with <i>Plumbing and Drainage Act 2018</i> . Pipe sizing is to align with the size of the connection point provided by the infrastructure provider. A performance solution prepared under NCC Volume 3, may be appropriate to manage the internal pipe sizing.								
G	Design, Constructability and Minor change applications The application has been approved based on the information provided by the consultant. Council is not liable for any design or constructability issues experienced on-site. All necessary steps must be taken prior to construction to validate the information in the designs, including locating services. Should any changes be required to the design to ensure it can be constructed in compliance with relevant engineering standards; a Minor Change application (Section 78 of the <i>Planning Act 2016</i>) must be submitted and approved by Council prior to lodging a request for a Pre-Start meeting.								
H	Further development permits / compliance permits Further development permits and/or compliance permits from Council are required to facilitate the development of the approved works identified in this decision notice. These include: <table border="1"><tr><td>OPW Engineering</td></tr><tr><td>- Operational works - vehicle access works</td></tr></table> <table border="1"><tr><td>Development Assessment</td></tr><tr><td>- Operational Works - infrastructure</td></tr></table> <table border="1"><tr><td>Landscape Assessment</td></tr><tr><td>- Operational works - landscape works (Private works)</td></tr></table> <table border="1"><tr><td>Contributed Assets</td></tr><tr><td>- Connections / disconnections: Application to work on the City's infrastructure</td></tr></table> A copy of this decision notice and accompanying stamped drawings / plans must be submitted with any subsequent application identified above. Subsequent development applications (i.e.: Operational works) will be assessed in accordance with the City Plan Version at the time of lodgement (excluding instances where Variation / Preliminary approval exists).	OPW Engineering	- Operational works - vehicle access works	Development Assessment	- Operational Works - infrastructure	Landscape Assessment	- Operational works - landscape works (Private works)	Contributed Assets	- Connections / disconnections: Application to work on the City's infrastructure
OPW Engineering									
- Operational works - vehicle access works									
Development Assessment									
- Operational Works - infrastructure									
Landscape Assessment									
- Operational works - landscape works (Private works)									
Contributed Assets									
- Connections / disconnections: Application to work on the City's infrastructure									
I	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.								
J	Operational Works meeting prior to lodgement								

	Council encourages pre-lodgement meetings to discuss any water and sewer matters of significance prior to the submission of an application for Operational Works. This will serve to streamline any future Operational Works application and can minimise construction issues. To arrange a meeting please visit: https://www.goldcoast.qld.gov.au/Planning-building/Development-applications/Development-application-pre-lodgement-advice
K	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.
L	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.
M	Infrastructure charges Infrastructure charges are now levied under a Charges Resolution by way of an Infrastructure Charges Notice, which accompanies this decision notice.
N	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.
O	Weeds, pest animals and ants Biosecurity Queensland of the Department of Agriculture and Fisheries leads the Government's efforts to prevent, respond to and recover from pests and diseases threatening agricultural prosperity, the environment, social amenity and human health. All landscape materials, including but not limited to, soils, mulch, grass, gravel, potted or ex-ground plants, pavers and timber used in landscape treatments must be free from weeds, pest animals and ants.
P	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.

Statement of reasons (given under section 63(5) of the *Planning Act 2016*)

Details of proposed development	The proposed development is for reconfiguring a lot (code assessment under the M38 Place Code) for a CTS subdivision for 1 into 8 standard format lots and common property.
Assessment benchmarks	The following assessment benchmarks applied to the proposed development: • M38 Place Code • Gold Coast Planning Scheme 2003, Version 1.2, Amended November 2011, codes: ○ Bushfire Management Areas ○ Reconfiguring a Lot Specific Development Code ○ Works for Infrastructure Specific Development Code ○ Car Parking, Access and Transport Integration Constraint Code ○ Sediment and Erosion Control Constraint Code
Relevant matters	Not applicable – Code assessment
Matters raised in submissions	Not applicable – Code assessment
Reasons for decision	An assessment of the development application was carried out against the assessment benchmarks listed above and was determined to comply. A summary of the main reasons for the decision are as follows: • The proposed development complies with the M38 Place Code and relevant codes of the Gold Coast Planning Scheme 2003, Version 1.2, Amended November 2011. • The proposed CTS subdivision can accommodate an Articulated Vehicle and provides for a functionally efficient industrial development. • This development approval does not endorse any future built form or land use over any new lot. Any future development over new lots are subject to separate approval pathways.
Matters prescribed by a regulation	Not applicable