

Date: 5 September 2024
Contact: Chelsea O'Connor
Location: City Development
Telephone: 07 5582 8866
Your reference: -
Our reference: COM/2024/236

Coomera GA PTY LTD ATF The Coomera Ga Unit Trust
C/- Saunders Havill Group
9 Thompson St
BOWEN HILLS QLD 4006

Dear Sir/Madam

Confirmation Notice – Assessment Manager
(Given under section 2 of the Development Assessment Rules)

I refer to the development application lodged by:

Applicant name: Coomera GA PTY LTD ATF The Coomera GA Unit Trust
Applicant contact details: c/- Saunders Havill Group
9 Thompson Street
Bowen hills Qld 4006

in relation to development of land/premises described as:

Street address: 54 George Alexander Way, COOMERA QLD 4209
(Over approved future balance Lot 900 pursuant to
COM/2023/16)
Real property description: Lot 96 RP187418

The development application described below was properly made to the City of Gold Coast (City)
on 21 August 2024.

Application number: COM/2024/236

Approval(s) sought: Combined development permit for Material change of use and
Reconfiguring a lot (Code assessment)

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carry out a development under a superseded planning scheme.

Nature of development proposed:

- Multiple dwelling (comprising 208 units and 10 townhouses)
- 1 into 2 lot freehold subdivision, new public road and access
easement over future balance Lot 900 pursuant to
COM/2023/16

Referral Agencies

There are referral agencies identified for this development application.

Aspects of development stated in schedule 20 - Schedule 10, Part 9, Division 4, Subdivision 1, Table 1, Item 1 Development application for an aspect of development stated in schedule 20 that is assessable development under a local categorising instrument or section 21, if— (a) the development is for a purpose stated in schedule 20, column 1 for the aspect; and (b) the development meets or exceeds the threshold— (i) for development in local government area 1—stated in schedule 20, column 2 for the purpose; or (ii) for development in local government area 2—stated in schedule 20, column 3 for the purpose; and (c) for development in local government area 1—the development is not for an accommodation activity or an office at premises wholly or partly in the excluded area. However, if the development is for a combination of purposes stated in the same item of schedule 20, the threshold is for the combination of purposes and not for each individual purpose.	Department of State Development, Infrastructure, Planning and Local Government PO Box 3290, Australia Fair SOUTHPORT QLD 4215
Koala habitat in SEQ region - Schedule 10, Part 10, Division 3, Subdivision 1 Assessable development, Section 16B – Assessable development – development interfering with koala habitat in koala habitat areas outside koala priority areas. (1) Development is assessable development to the extent the development involves interfering with koala habitat in an area that— (a) is a koala habitat area; but (b) is not a koala priority area. (2) However, subsection (1) does not apply to the extent the development— (a) is exempted development; or (b) is assessable development under section 16C; or (c) is in an identified koala broad-hectare area and is— (i) accepted development, or assessable development, under a local categorising instrument, other than development that is for an extractive industry and is not assessable development under section 16C; or (ii) reconfiguring a lot that is assessable development under part 14, division 1, section 21; or (d) is carried out under a development permit given for an application that was properly made before 7 February 2020; or (e) is consistent with a development approval— (i) in effect for the premises on which the development is carried out; and (ii) given for an application that was properly made before 7 February 2020.	Department of State Development, Infrastructure, Planning and Local Government PO Box 3290, Australia Fair SOUTHPORT QLD 4215

The development application must be referred to all relevant referral agencies within 10 business days starting the day after receiving this notice, or a further period agreed with the assessment

manager; otherwise the application will lapse under section 31 of the Development Assessment Rules.

The applicant is required to give written notice to the City as assessment manager, that the application has been referred.

Advice note: City officers have concerns regarding a previous approval over the subject site and the relevant SARA conditions (SARA ref: 2302-33455 SRA) (Council ref: COM/2023/16). City officers will be raising this concern as part of any information request noting the proposed development relies on conditions and infrastructure of the previous approval (i.e. lots, roads etc).

Information Request

You have stated on the approved form that you agree to accept an information request in accordance with Part 3 of the Development Assessment Rules.

Should the City as assessment manager decide to make an information request, this will be provided in separate correspondence.

Public Notification

Public Notification is not required for this development application.

Development Infrastructure

Non trunk development infrastructure

This development application has not identified proposed trunk infrastructure. The proposal will be assessed on the basis that you are not proposing trunk infrastructure for the networks listed below:

- Transport
- Recreation Facilities
- Stormwater
- Water Supply
- Wastewater

Response format

As an electronically lodged application, please email all responses in PDF attachments (titled: 1 forms, 2 supporting documents, 3 plans and 4 specialist reports) to: mail@goldcoast.qld.gov.au. Do not password protect the PDF.

Please note all development applications are publicly viewable on the City of Gold Coast's PD Online: cityofgoldcoast.com.au/pdonline.

Contacting us

Should you wish to clarify any issues contained in this letter, please do not hesitate to contact Planning Assessment on 07 5581 6437.

Yours faithfully

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

Adam Morris

Supervisor (North)

For the Chief Executive Officer
Council of the City of Gold Coast