

Date: 20 January 2025
Contact: Natasha Sidabutar
Location: City Development
Telephone: 07 5582 8866
Our reference: COM/2024/374

Fpi Queensland Pty Ltd
C/- Gassman Development Perspectives
PO BOX 392
BEENLEIGH QLD 4207

Dear Sir/Madam

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

This amended Confirmation Notice replaces the Confirmation Notice issued on 15 January 2025 and is required due to an administrative error. This amended Confirmation Notice has no effect on the development assessment process.

I refer to the development application lodged by:

Applicant name:	Fpi Queensland Pty Ltd C/- Gassman Development Perspectives
Applicant contact details:	PO BOX 392 BEENLEIGH QLD 4207

in relation to development of land/premises described as:

Street address:	2 Highlands Street, Stapylton QLD 4207, 2 Fairway Street, Stapylton QLD 4207
Real property description:	Lot 204 SP316171, Lot 205 SP316171

The development application described below was properly made to the City of Gold Coast (City) on 24 December 2024.

Application number:	COM/2024/374
Approval(s) sought:	Combined application seeking a Development permit for a Material change of use, Reconfiguring a lot, and Operational works (Code assessment)

This development application is a development application to carry out a development under a superseded planning scheme. This development application has been lodged pursuant to the M38 Industrial Estate Place Code.

Nature of development	Material change of use to establish a Warehouse, Reconfiguring a
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proposed: lot (Access easement), and Operational work (Change to ground level)

Referral Agencies

There are referral agencies identified for this development application.

State transport infrastructure – Schedule 10, Part 9, Division 4, Subdivision 1, Table 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; (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	Department of State Development, Infrastructure, Local Government and Planning PO Box 3290, Australia Fair SOUTHPORT QLD 4215
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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.

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

Contacting us

Should you wish to clarify any issues contained in this letter, please do not hesitate to contact Planning Assessment on 07 5582 8866.

Yours faithfully



Natasha Sidabutar
Senior Planner
For the Chief Executive Officer
Council of the City of Gold Coast