

OUR REF: 5941-SNA2
YOUR REF: COM/2022/61

17 February 2025

The Chief Executive Officer
Gold Coast City Council
PO Box 5042
GOLD COAST MC QLD 9729

Attn: Development Assessment

Dear Sir/Madam,

**RE: REQUEST TO MAKE A MINOR CHANGE APPLICATION TO DEVELOPMENT PERMIT
FOR MAJOR CIVIL WORKS AND TREE WORKS TO FACILITATE THE EXTERNAL
TRUNK GRAVITY SEWER MAIN FOR STAGE 2 OF VANTAGE YATALA – COM/2022/61**

**AT: Lot 501 on SP295994, 60 Stapylton Jacobs Well Road, Stapylton, QLD 4207
Lot 334 on SP193431, 84 Christensen Road, Stapylton, QLD 4207
Lot 37 on SP222486, Christensen Road, Stapylton, QLD 4207
Lot 6 on SP274108, Christensen Road South, Stapylton, QLD 4207**

We act on behalf of the applicant, Australand Industrial No. 89 Pty Ltd, who seek a request to make a minor change application under s78 of the *Planning Act 2016 (PA)* for the above mentioned property within the Vantage Yatala.

We enclose the following:

- Planning Act 2016 Form 5 Change Application, **Attachment 1**;
- GCCC Change Application Form, **Attachment 2**;
- Decision Notice COM/2022/61, **Attachment 3**;
- Amended Civil Works Plans and Transmittal, **Attachment 4**;
- Amended Vegetation Management Plan, **Attachment 5**.

BACKGROUND AND CHANGES REQUESTED UNDER SECTION 78 OF THE *PLANNING ACT* 2016

The applicant proposes to amend the civil engineering design drawings to align with the recently completed site works.

These changes were coordinated with Council and WW's site inspectors and engineers with this minor change application formalisation of the site-based changes required to facilitate the as constructed submission approval.

Whilst the majority of changes are reflective of adjustments to levels etc outside of Council's as constructed tolerances, the primary deviation from the currently approved design is the change in construction methodology for the sewer line between structures 8/S1 and 7/S1 which due to poor ground conditions meant the last 25m of line needed to be open cut excavation in lieu of the approved tunnel bore due to repeated drops in the drilling head.

The civil works proposed as part of this Operational Works Application are consistent with City of Gold Coast's City Plan Land Development Guidelines and the SEQ Design and Construction Code.

Should you have any queries regarding the submitted documentation please contact the undersigned on phone: (07) 3807 3333.

Yours faithfully,

GASSMAN DEVELOPMENT PERSPECTIVES



MITCHELL GASSMAN

**CIVIL PROJECT ENGINEER
RPEQ 16939**

Enclosed: **Attachment 1:** Planning Act 2016 Form 5 Change Application
 Attachment 2: Council Change Application Form
 Attachment 3: Decision Notice COM/2022/61
 Attachment 4: Amended Civil Works Plans and Transmittal.
 Attachment 5: Amended Vegetation Management Plan

Request to make a change to development approval (Minor change and Pre-request response notice)

Planning and Regulation
City Development
Planning Assessment
PO Box 5042 GOLD COAST MC QLD 9726
P 07 5582 8866
W cityofgoldcoast.com.au

Please use BLOCK LETTERS and complete all details in full

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 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.

For more information to assist with your application and to submit online, please visit cityofgoldcoast.com.au/lodgeda

Note: A request to make a change application may lead to a change in the relevant infrastructure charges.

* Indicates the field is mandatory

Request type (Please select)*

Minor change to the development approval (<i>Planning Act 2016</i>)	☒
Minor change to development approval (<i>Planning Act 2016</i>) (Reconfiguring a lot – up to 3 lots)	☐
A Pre-request response notice	☐

Applicant*

Name	Australand Industrial No. 89 Pty Ltd
Postal address	c/- Gassman Development Perspectives, PO Box 392 Beenleigh QLD 4207
Phone	(07) 3807 3333
Email	mitchell@gassman.com.au

Contact person

Where a 'Contact' is required, provide details of the primary contact person for this application.

Name	As above
Postal address	
Phone	
Email	

Owner

Name	Not required
Postal address	
Phone	
Email	

Property details*

Lot number*	334, 37, 6 , 900	Registered plan number*	SP193431, SP222486, SP274108, SP316137
Property address*	84-160 Christensen Road South, Stapylton Qld 4207		
Existing approval number*	COM/2022/61		
City's reference file number			

Office use only

Date received		Fee paid	
Received by		Receipt number	
Business partner name		Account number	
Business partner number		System code	(if applicable)

Details of existing approval (Please select)

Development permit	☒	Environmentally relevant activity	☐	Material change of use	☐
Operational works	☐	Preliminary approval	☐	Reconfiguration of lot	☐

Fees

These fees are in accordance with Council's regulatory fees and non-regulatory charges. A copy of these fees and charges can be found on Council's website cityofgoldcoast.com.au

Payment Options

Business partner account (BP)

Business partner name		Business partner number	
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Cheque or credit card at any of Council's branch offices. For branch office locations and operating hours, please refer to Council's website.

Please be advised that payment by credit card will incur a surcharge.

Cheque or money order may be posted to Council's post office box address as above. Please ensure that you provide adequate reference details or attachments to allow the cheque to be appropriately receipted.

Details of the request*

Condition number/s	Condition 2- approved drawings
Description of requested change to condition	Revised engineering drawings
Justification for change	

(Please provide reasoning and/or attach planning report)

Minor design changes to the approved sewer structure and its alignments.

Details of the request

Please provide any relevant history of the application

(Please provide reasoning)

Resource owners agreement

If the existing approval was lodged now would the application involve taking/interfering with State-owned resources?

☐

Yes

☒

No

If yes written agreement of Chief Executive must be attached

Referral agencies

Were there one or more referral agencies involved in the original approval?

☐

Yes

☒

No

If Yes

Referral Agencies

(Use a separate row for each agency)

Has the applicant sent a copy of the request to the referral agency?

☐

Yes

☐

No

Yes – please attach evidence of referral

Details of pre-request response notice

Has a pre-request response notice been issued from a referral agency in relation to this application in accordance with the *Planning Act 2016*

☐

Yes

☒

No

If Yes

Details of pre-request response notice

Date of Notice

Development Infrastructure

Is there any development infrastructure (refer to Chapter 4 of the *Planning Act 2016*) proposed?

☐

Yes

☒

No

Is the subject site inside the **Priority Infrastructure Area** refer to Council's Local Government Infrastructure Plan (LGIP) cityofgoldcoast.com.au/lqip

☐

Yes

☒

No

Is the proposed trunk infrastructure identified as trunk infrastructure in the LGIP (under the *Planning Act 2016*)?

☐

Yes

☒

No

If the proposed infrastructure is in the LGIP please identify the development infrastructure type and relevant LGIP infrastructure map:

Is the new and/or upgraded development infrastructure not identified within the LGIP but proposed as trunk infrastructure?

☐

Yes

☒

No

Identify which type/s of new and/or upgraded trunk infrastructure is proposed:

☐

Water

☐

Sewerage

☐

Transport

☐

Stormwater

☐

Recreation/Park Facilities

Provide a description of the proposed trunk infrastructure (and provide any available plans):

Is there an existing Infrastructure Agreement/or similar agreement related to the land subject to this application?

☐

Yes

☒

No

If yes, provide comments:

Specialist Reports

Where relevant to the provision of new or the upgrading of trunk or proposed trunk infrastructure, this request must ensure the following is clearly identified;

The type of infrastructure proposed (that is necessary trunk, additional trunk, and/or non-trunk proposed to become trunk infrastructure) and whether it is included in *Gold Coast City Council's Local Government Infrastructure Plan*

☐

Yes

☒

No

An estimate of the establishment costs to deliver the infrastructure calculated in accordance with Statutory Guideline 03/14 *Local Government Infrastructure Plan* and *Gold Coast City Council's Local Government Infrastructure Plan*

☒

Yes

☐

No

Applicant's consultancy business names*

(Please complete each field or type N/A)

Applicant (including company directors)	Australnd Industrial No. 89 Pty Ltd
Planning consultant	Gassman Development Perspectives
Architect	
Traffic engineer	
Acoustic consultant	
Waste management consultant	
Engineering / Hydraulic engineer	Gassman Development Perspectives
Landscape architect	
Surveyor	
Wind engineer	
Economic consultant	
Community engagement consultant	
Other:	

This information is being collected to assist Councillors and Council officers manage conflicts of interest related to the application in accordance with the requirements of the *Local Government Act 2009*.

Supporting documents

Submission of all documentation is required before we can commence the assessment of this application.

What attachments and supporting documents accompany this application?

Description of the attachment or information

(e.g. notice to referral agencies, owners consent declaration, specialist reports, any other documents to support the request)

Attachment 1: Planning Act 2016 Form 5 Change Application
Attachment 2: Council Change Application Form
Attachment 3: Decision Notice COM/2022/61
Attachment 4: Amended Civil Works Plans and Transmittal.

Declaration*

I acknowledge that under Section 8.5 of the *Local Government (Planning & Environment) Act 1990* (the Act), a person who furnishes a document that is false or misleading in a material particular, whether by way of a statement in or omission from the document commits an offence against the Act.

Authority is granted for Council to reproduce and/or copy any documents and plans.

I understand and acknowledge that:

- by making this application, I the applicant, declare that the owner has given written consent to the making of this application/s.
- the information provided in this application is true and complete to the best of my knowledge
- Council may refuse this application if it becomes evident that any information or supporting documents provided is incomplete or false
- I approve of the information that has been provided in this application
- I acknowledge Queensland State Laws will accept this communication as containing my signature within the meaning of the *Electronic Transactions (Queensland) Act 2001*

Signature		Date	17/02/2025
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