

Date: 11 April 2025
Contact: Ared Woskanian
Location: City Development
Telephone: 07 5582 8866
Your reference: 6337
Our reference: MCU/2025/72
Payment Ref: 555884386

Strathwyn Street Developments Pty Ltd
C/- Gassman Development Perspectives Pty Ltd
PO BOX 392
BEENLEIGH QLD 4207

Dear Sir/Madam

Action Notice - Not Properly Made Application - Assessment Manager
(Given under section 3.1 of the Development Assessment Rules)

This constitutes the second action notice for this application (Application reference: MCU/2025/72).

The development application described below was lodged with the Council of the City of Gold Coast (Council) on 13 March 2025.

The application was lodged by:

Applicant name: Strathwyn Street Developments Pty Ltd
Applicant contact details: C/- Gassman Development Perspectives Pty Ltd, PO BOX 392, BEENLEIGH QLD 4207

in relation to development of land/premises described as:

Street address: 6 Homestead Drive, STAPYLTON QLD 4207
Real property description: Lot 111 SP316137, Lot 112 SP316137, Lot 113 SP316137
Application number: MCU/2025/72
Approval(s) sought: Development permit for a Material change of use (code assessment)
Nature of development proposed: Manufacturers Shop, Low Impact Industry, Warehouse, Service Industry, Cafe

This development application is not a properly made application under section 51 of the *Planning Act 2016*.

The reasons why Council, as assessment manager, is not satisfied that the application is properly made is/are:

- The application has not been made in the approved form.
- The documents required under the approved form, to be attached to or given with the application have not been provided.

The following action/s must be taken to make the application comply with section 51 of the *Planning Act 2016*:

- The applicant has responded to the Action notice issued by Officers dated 3 April 2025. The applicant has not undertaken the actions in the Action notice dated 3 April 2025. Officers do not accept the application despite the non-compliance with the actions in the Action notice dated 3 April 2025.
 - The applicant is required to comply with all of the actions in the Action Notice dated 3 April 2025.

Response Due Date

The above action/s must be completed and a notice given to Council as assessment manager advising that the action notice has been complied with.

If Council does not receive notice confirming you have complied with the action notice within 20 business days being **15 May 2025**, or a further period agreed with Council – the application will be taken to have not been made, pursuant to section 3.7 of the Development Assessment Rules.

Please note: Fees will be determined as received when funds have cleared, this may take up to three business days.

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: DART@goldcoast.qld.gov.au
Do not password protect the PDF.

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.



Ared Woskanian
Senior Planner (North)
For the Chief Executive Officer
Council of the City of Gold Coast