

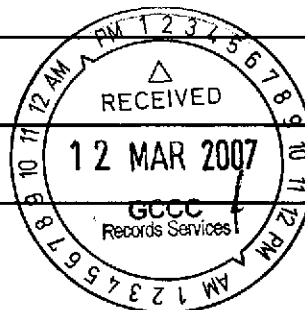
To: RECORD SERVICES

- | | | |
|--|--------------------------------|--------------------------------|
| ☐ MCU - COMPLEX | ☐ North | ☐ South |
| ☐ ROL | ☐ North | ☐ South |
| ☒ MCU - CITYWIDE | | |
| ☐ MCU CITYWIDE COMPLIANCE | | |

File No: 1 PN 289803/01/DA1

DA 2700418

MCU/ROL/OPW 2700122



Attached is an Application for

- | | |
|--|--|
| ☐ AMENDED CONDITIONS | ☐ AMENDED PLAN OF DEVELOPMENT |
| ☐ EXTENSION OF APPROVAL | ☐ GENERALLY IN ACCORDANCE |
-
- | | |
|-------------------------------------|--|
| ☐ RELAXATION | ☐ TOWN PLANNING COMPLIANCE (TPCA) |
|-------------------------------------|--|
- ☐ OTHER:

Original Processing Officer: _____

Allocate to: Catherine Egan

Please allocate, update AMS and move files.

Regards,

Fee Master

Stat Admin Group

Notes:

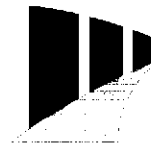
GCCC-IMU



1188570

.....Signed

..... Date



gassman development
perspectives

surveyors
planners
designers

OUR REF: 4220-06 DRH/DMJ

7th March 2007

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

ATTENTION: CATHRYN EGAN

Dear Cathryn,

**RE: ADDITIONAL INFORMATION FOR PROPOSED MATERIAL CHANGE OF USE APPLICATION
FOR INDUSTRY – BUILDING 5 AND 6 AT CHRISTENSEN ROAD, STAPYLTON (PART OF LOT
334 ON SP169272).**

Further to your telephone conversation with Mr. David Hansen regarding an MCU application for Industry (titled "Building 5 and 6"); please find attached updated PIP forms with impervious surface area calculated.

Furthermore, we wish to clarify that the development is for 'Industry' and not 'Warehouse.'

Please do not hesitate to contact the undersigned or Mr. David Hansen if you wish to discuss the matter further.

Yours Faithfully,

GASSMAN DEVELOPMENT PERSPECTIVES PTY. LTD.

.....
DEAN M. JONES



Gold Coast City Council

Contributed Assets Section, Implementation and Assessment Branch Planning Environment & Transport Directorate

Phone: 5582 8052 Fax: 5582 8241 Email: dcg@goldcoast.qld.gov.au

PO Box 5042 GOLD COAST MC 9729 QLD

Customer Service Use

Infrastructure Charges Material Change of Use (MCU)

Application Number

Existing Lot Information

Please complete an
Infrastructure Charges Net
Developable Area
Calculation Form for each
Existing Lot.

If necessary, attach further
sheets for more Existing
Lots.

Lot and Plan Details (PART OF) Net Developable Area m²

334 ON SP169272

23.876 ha (N.B. Limit of Development = 5802m²)

Lot and Plan Details

Net Developable Area m²

-

-

Lot and Plan Details

Net Developable Area m²

-

-

Lot and Plan Details

Net Developable Area m²

-

-

Total Impervious Surface Area m²5221.8 m²Are you a Not-For-Profit Community Group? Yes ☐ No ☒

If so, please complete the Infrastructure Charges Not-For-Profit Rebate Request Form

DETAILS OF YOUR PROPOSED LAND USE(S)

If necessary, please attach further sheets for details of any additional proposed land uses.

Land Use 1

Proposed Land Use details

Refer to the Infrastructure
Charges Land Use Category
Tables to complete this
section.

Transport/Recreation Land Use Category

INDUSTRY

Does this land use relate to an existing building or structure

Yes ☐ No ☒

Transport Assessment Unit

No. Assessment Units OR Area m²

TOTAL USE AREA

1800m²

Recreation Assessment Unit

(i) Not Required ☐(ii) Non-Residential ☒(iii) Attached ☐

1 Bed Unit

2 Bed Unit

3 Bed Unit

4 Bed Unit

5+ Bed Unit

GFA m² 1815m²

Number of Specified Bedroom Units

Water/Sewerage Land Use Category

N/A

Water/Sewerage Assessment Unit

N/A

No. Assessment Units OR Area m²

N/A

Land Use 2

Proposed Land Use details

Refer to the Infrastructure
Charges Land Use Category
Tables to complete this
section.

Transport/Recreation Land Use Category

Does this land use relate to an existing building or structure

Yes ☐ No ☐

Transport Assessment Unit

No. Assessment Units OR Area m²

Recreation Assessment Unit

(i) Not Required ☐(ii) Non-Residential ☐(iii) Attached ☐

1 Bed Unit

2 Bed Unit

3 Bed Unit

4 Bed Unit

5+ Bed Unit

GFA m²

Number of Specified Bedroom Units

Water/Sewerage Land Use Category

Water/Sewerage Assessment Unit

No. Assessment Units OR Area m²

Land Use 3

Proposed Land Use details

Refer to the Infrastructure
Charges Land Use Category
Tables to complete this
section.

Transport/Recreation Land Use Category

Does this land use relate to an existing building or structure

Yes ☐ No ☐

Transport Assessment Unit

No. Assessment Units OR Area m²

Recreation Assessment Unit

(i) Not required ☐(ii) Non-Residential ☐(iii) Attached ☐

1 Bed Unit

2 Bed Unit

3 Bed Unit

4 Bed Unit

5+ Bed Unit

GFA m²

Number of Specified Bedroom Units

Water/Sewerage Land Use Category

Water/Sewerage Assessment Unit

No. Assessment Units OR Area m²



Contributed Assets Section, Implementation and Assessment Branch
Planning Environment & Transport Directorate

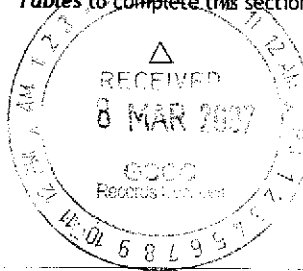
Phone: 5582 8052 Fax: 5582 8241 Email: dcg@goldcoast.qld.gov.au
PO Box 5042 GOLD COAST MC 9729 QLD

Customer Service Use

Infrastructure Charges Credit Request (per Existing Lot)

(Application Number)

Contact Details	Name GASSMAN DEVELOPMENT PERSPECTIVES	Contact Number (07) 38073333
Existing Lot Information	Lot and Plan Details (PART OF) LOT 334 ON SP169272	Stormwater Total Impervious m ² 5221.8 m²
A. Existing Lawful Use Credits	Transport/Recreation Land Use Category: -	
Existing Land Use 1 Existing Land Use Details Provide details of the use(s) of an existing structures on this lot Refer to the <i>Infrastructure Charges Land Use Category Tables</i> to complete this section.	Transport Assessment Unit: - No. Assessment Units OR Area m ² : - Recreation Assessment Unit: (i) Not Required ☒ (ii) Non-Residential ☐ (iii) Attached ☐ GFA m ² Number of Specified Bedroom Units 1 Bed Unit 2 Bed Unit 3 Bed Unit 4 Bed Unit 5+ Bed Unit - - - - - Water/Sewerage Land Use Category: Water/Sewerage Assessment Unit: No. Assessment Units OR Area m ² - - - Evidence Supplied? ☐ Yes ☒ No Evidence Attached -	
Existing Land Use 2 Existing Land Use Details Provide details of the use(s) of an existing structures on this lot Refer to the <i>Infrastructure Charges Land Use Category Tables</i> to complete this section.	Transport/Recreation Land Use Category: - Transport Assessment Unit: - No. Assessment Units OR Area m²: - Recreation Assessment Unit: (i) Not Required ☐ (ii) Non-Residential ☐ (iii) Attached ☐ GFA m² Number of Specified Bedroom Units 1 Bed Unit 2 Bed Unit 3 Bed Unit 4 Bed Unit 5+ Bed Unit - - - - - Water/Sewerage Land Use Category: Water/Sewerage Assessment Unit: No. Assessment Units OR Area m² - - - Evidence Supplied? ☐ Yes ☐ No Evidence Attached -	
Existing Land Use 3 Existing Land Use Details Provide details of the use(s) of an existing structures on this lot Refer to the <i>Infrastructure Charges Land Use Category Tables</i> to complete this section. If necessary, attach further sheet for more existing land uses	Transport/Recreation Land Use Category: - Transport Assessment Unit: - No. Assessment Units OR Area m²: - Recreation Assessment Unit: (i) Not Required ☐ (ii) Non-Residential ☐ (iii) Attached ☐ GFA m² Number of Specified Bedroom Units 1 Bed Unit 2 Bed Unit 3 Bed Unit 4 Bed Unit 5+ Bed Unit - - - - - Water/Sewerage Land Use Category: Water/Sewerage Assessment Unit: No. Assessment Units OR Area m² - - - Evidence Supplied? ☐ Yes ☐ No Evidence Attached -	



B. Any Other CreditsTransport ☐ Yes ☐ No

Credits Requested

Reason

Evidence Provided

Stormwater ☐ Yes ☐ No

Credits Requested

Reason

Evidence Provided

Recreation ☐ Yes ☐ No

Credits Requested

Reason

Evidence Provided

Notes

Evidence Provided: The types of evidence of an existing lawful use are rates notices and/or photographs, previous approved development applications.

Note: Water and sewerage infrastructure contributions are managed under infrastructure charges policy 3A and 3B.

Complete a separate form for each existing lot for which you are requesting infrastructure credits.



Contributed Assets Section, Implementation and Assessment Branch
Planning Environment & Transport Directorate

Phone: 5582 8863 / 5582 8674 Fax: 5582 8241 Email: dcg@goldcoast.qld.gov.au
PO Box 5042 GOLD COAST MC 9729 QLD

Customer Service Use

Infrastructure Charges Net Developable Area Calculation

(Application Number)

Lot & RP No.

(PART OF) LOT SP 169272

Existing Lot Area

5802 m² (A)

Physical Constraints

Steep slopes & unstable land

Area

Areas subject to flooding

Bushfire hazard area

Areas of vegetation & ecological significance

Water catchment areas

Total Physical Constraints

m² (B)

DEVELOPABLE AREA

(A - B) =

5802 m² (C)

Developable Area Constraints¹

Provision of Infrastructure:

Area

Road reserves

Public open space

Easement that inhibits development

Other (please describe)

Planning Scheme Constraints:

Buffers

Statutory covenants

Heritage sites

Other (please describe)

Total Developable Area Constraints¹

m² (D)

NET DEVELOPABLE AREA

(C - D) =

5802 m²

Complete for each Existing Lot and transfer the resulting Net Developable Area value onto your Infrastructure Charges ROL or MCU Form

¹ Developable Area Constraints generally only apply to large development applications that include construction of trunk and/or non-trunk infrastructure, such as roads and parks.