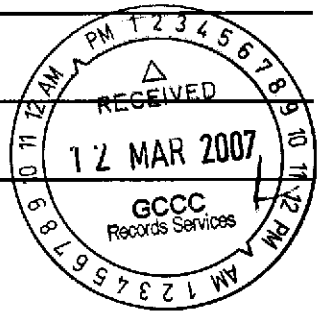
To: RECORD SERVICES

- ☐ MCU - COMPLEX ☐ North ☐ South
- ☐ ROL ☐ North ☐ South
- ☑ MCU - CITYWIDE
- ☐ MCU CITYWIDE COMPLIANCE

File No: i **PN** 289803/01/DA1

DA 2700419

MCU/ROL/OPW 2700123.



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

GCCC-IMU

Notes: .....

1188571

.....

.....

.....Signed

..... Date

surveyors
development planners
perspectives designers

OUR REF: 4221-06 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 7 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 7"); 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

Beenleigh Professional Centre Cnr. Manila & Cameron Streets Beenleigh Q 4207
P.O. Box 392 Beenleigh Q 4207 **Telephone** (07) 3807 3333 **Facsimile** (07) 3287 5461 **Email** mail@gassman.com.au
A.C.N. 010 752 388 A.B.N. 62 010 752 388
Director: Brian F. Gassman B.App.Sc.(Surv.), L.S., M.I.S. Aust

4221

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

Application Number)

Infrastructure Charges Material Change of Use (MCU)

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	Net Developable Area m²
334 ON SP169272 (PART OF)	23.876ha (N.B. Limit of Development = 18850m²)
-	-
-	-
-	-

Total Impervious Surface Area m²: 16965 m²

Are 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.

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Transport/Recreation Land Use Category: INDUSTRY

Does this land use relate to an existing building or structure: Yes ☐ No ☒

Transport Assessment Unit: TOTAL USE AREA

No. Assessment Units OR Area m²: 8288m²

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 8360m²	☐ 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

Gold Coast City Council

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PO Box 5042 GOLD COAST MC 9729 QLD

Customer Service Use

(Application Number)

Infrastructure Charges Credit Request (per Existing Lot)

Contact Details

Name	Contact Number
GASSMAN DEVELOPMENT PERSPECTIVES	(07) 38073333

Existing Lot Information

Lot and Plan Details	Stormwater Total Impervious m^2
(PART OF) LOT 334 ON SP169272	16965 m^2

A. Existing Lawful Use Credits

Existing Land Use 1
Existing Land Use Details

Provide details of the use(s) of an existing structures on this lot

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

Transport/Recreation Land Use Category: -

Transport Assessment Unit: -

No. Assessment Units OR Area m^2:

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 m^2	☐ Number of Specified Bedroom Units					

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 ***Infrastructure Charges Land Use Category Tables*** to complete this section.

Transport/Recreation Land Use Category

Transport Assessment Unit

No. Assessment Units OR Area m^2

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 m^2	☐ Number of Specified Bedroom Units					

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 3
Existing Land Use Details

Provide details of the use(s) of an existing structures on this lot

Refer to the ***Infrastructure Charges Land Use Category Tables*** 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 m^2

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 m^2	☐ Number of Specified Bedroom Units					

Water/Sewerage Land Use Category	**Water/Sewerage** Assessment Unit	No. Assessment Units OR Area m^2

Evidence Supplied? ☐ Yes ☐ No

Evidence Attached

B. Any Other Credits	Transport ☐ 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.

Gold Coast City Council

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

(Application Number)

Infrastructure Charges Net Developable Area Calculation

Lot & RP No.	(PART OF) LOT 334 ON SP169272	Existing Lot Area	18850 m² (A)

Physical Constraints		Area
	Steep slopes & unstable land	0
	Areas subject to flooding	0
	Bushfire hazard area	0
	Areas of vegetation & ecological significance	0
	Water catchment areas	0
	Total Physical Constraints	0 m² (B)

DEVELOPABLE AREA	(A - B) =	18,850 m² (C)

Developable Area Constraints[1]		Area
	Provision of Infrastructure:	
	Road reserves	0
	Public open space	0
	Easement that inhibits development	0
	Other (please describe)	0
	Planning Scheme Constraints:	
	Buffers	0
	Statutory covenants	0
	Heritage sites	0
	Other (please describe)	0
	Total Developable Area Constraints[1]	0 m² (D)

NET DEVELOPABLE AREA	(C - D) =	18,850 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.