zone Planning Group

Development Application Submission

DEVELOPMENT PERMIT

Material Change of Use
for Dwelling Houses (Plan of Development)

and

Reconfiguring a Lot
(237 Lots, Park and Road)

May 2019
Z16163

79, 89, 91, 97 and 99 Courtney Drive
UPPER COOMERA

Our Ref: Z16163

GOLD COAST | GLADSTONE

p 07 5562 2303

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zoneplanning.com.au

ABN 36 607 362 238

22 May 2019

The Chief Executive Officer
City of Gold Coast
PO Box 5042
GCMC QLD 9729

Electronic Lodgment

Dear Sir,

LODGEMENT OF A DEVELOPMENT APPLICATION
DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE FOR DWELLING HOUSES (POD)
AND RECONFIGURING A LOT (5 LOTS INTO 237, PARK & ROAD)
PLANNING ACT 2016 S51
79, 89, 91, 97 & 99 COURTNEY DRIVE, UPPER COOMERA
(LOTS 188-192 RP173728)

We write on behalf of our client, Gallery Group, in lodging this Development Application for the abovementioned purposes, over the abovementioned land.

It is important to note that substantial delay has occurred in Council progressing the City Plan 2016 Major Update 2 and 3 with public advertising of the package having been delayed for more than 12 months (to date) with the latest advice from Council officers suggesting the package is now planned to be advertised in September 2019 pending State interest sign off. It is understood that delay in progressing the Major Update package relates to matters raised through the State interest check; however, it is also understood that these matters are unrelated to the Upper Coomera Investigation Area which it is essentially caught up and delayed as a result of more contentious items contained in the broader package. Whilst the applicant has actively worked with Council over a number of years dating back to 2016 and has been extremely patient with the amendment process, further delay in the lodgement of the application is no longer possible.

It is therefore respectfully requested that Council commence assessment of the development application giving regard to the intended use and function of the site for residential urban (suburban) development as per the Upper Coomera Investigation Area Study and City Plan Major Update 2 and 3 package (i.e. Emerging Community Zone and Upper Coomera CLUM) whilst holding off deciding the application until the Scheme amendment consultation process commences in September 2019.

In accordance with Section 51 of the *Planning Act 2016* and in support of the application, please find enclosed:

- Application fee of $140,516.40 calculated as follows:

MCU Component (Impact)	
$2,589 (Dwelling House)	$ 2,589.00
+ ($2,589 x 5%) x 236	$ 30,550.20
	$33,139.20
ROL Component (Impact)	
$973 x 150 lots	$145,950.00
$128 x 87 lots	$ 11,136.00
	$157,086.00
Less 50% discount for 2nd component (MCU)	- 16,569.60
Total DA Fee	$140,516.40

Please note that the development application fee will be paid by the applicant via the various online methods once the Notice to Pay is generated.

- Required documents to be lodged for the subject application:
  i. Section 1 – Cover letter and completed Development Application Form 1;
  ii. Section 2 – Supporting Documents – Planning Report including relevant Scheme Codes;
  iii. Section 3 – Plans; and
  iv. Section 4 – Specialist Reports.

Should you have any queries concerning the above please contact Nicole Webb or the undersigned on (07) 5562 2303.

Yours sincerely

David Geyer I Director
ZONE PLANNING GROUP

Section 1
FORMS

zone
Planning Group

DA Form 1 – Development application details

Approved form (version 1.1 effective 22 JUNE 2018) made under section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving code assessment or impact assessment**, except when applying for development involving building work.

For a development application involving **building work only**, use *DA Form 2 – Building work details*.

For a development application involving **building work associated with any other type of assessable development (i.e. material change of use, operational work or reconfiguring a lot)**, use this form (*DA Form 1*) **and** parts 4 to 6 of *DA Form 2 – Building work details.*

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994*, and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008.* For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

Note: *All terms used in this form have the meaning given under the Planning Act 2016, the Planning Regulation 2017, or the Development Assessment Rules (DA Rules).*

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (*individual or company full name*)	Gallery Group
Contact name *(only applicable for companies)*	C/- Zone Planning Group
Postal address *(P.O. Box or street address)*	PO Box 3805
Suburb	Burleigh Town
State	QLD
Postcode	4220
Country	Australia
Contact number	07 5562 2303
Email address *(non-mandatory)*	nwebb@zoneplanning.com.au
Mobile number *(non-mandatory)*	
Fax number *(non-mandatory)*	
Applicant's reference number(s) *(if applicable)*	Z16163

2) Owner's consent
2.1) Is written consent of the owner required for this development application?
☒ Yes – the written consent of the owner(s) is attached to this development application ☐ No – proceed to 3)

Queensland Government

PART 2 – LOCATION DETAILS

3) Location of the premises *(complete 3.1) or 3.2), and 3.3) as applicable)*

***Note**: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see DA Forms Guide: Relevant plans.*

3.1) Street address and lot on plan

☒ Street address **AND** lot on plan (*all lots must be listed*), ***or***

☐ Street address **AND** lot on plan for an adjoining or adjacent property of the premises *(appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon; all lots must be listed).*

a)	Unit No.	Street No.	Street Name and Type	Suburb
		79	Courtney Drive	Upper Coomera
	Postcode	Lot No.	Plan Type and Number *(e.g. RP, SP)*	Local Government Area(s)
	4209	188	RP173728	Gold Coast
b)	Unit No.	Street No.	Street Name and Type	Suburb
		89	Courtney Drive	Upper Coomera
	Postcode	Lot No.	Plan Type and Number *(e.g. RP, SP)*	Local Government Area(s)
	4209	189	RP173728	Gold Coast
c)	Unit No.	Street No.	Street Name and Type	Suburb
		91	Courtney Drive	Upper Coomera
	Postcode	Lot No.	Plan Type and Number *(e.g. RP, SP)*	Local Government Area(s)
	4209	190	RP173728	Gold Coast
d)	Unit No.	Street No.	Street Name and Type	Suburb
		97	Courtney Drive	Upper Coomera
	Postcode	Lot No.	Plan Type and Number *(e.g. RP, SP)*	Local Government Area(s)
	4209	191	RP173728	Gold Coast
e)	Unit No.	Street No.	Street Name and Type	Suburb
		99	Courtney Drive	Upper Coomera
	Postcode	Lot No.	Plan Type and Number *(e.g. RP, SP)*	Local Government Area(s)
	4209	192	RP173728	Gold Coast

3.2) Coordinates of premises *(appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay)*

***Note**: Place each set of coordinates in a separate row. Only one set of coordinates is required for this part.*

☐ Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) *(if applicable)*
		☐ WGS84 ☐ GDA94 ☐ Other:	

☐ Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) *(if applicable)*
		☐ 54 ☐ 55 ☐ 56	☐ WGS84 ☐ GDA94 ☐ Other:	

3.3) Additional premises

☐ Additional premises are relevant to this development application and their details have been attached in a schedule to this application

☒ Not required

4) Identify any of the following that apply to the premises and provide any relevant details	
☐ In or adjacent to a water body or watercourse or in or above an aquifer	
Name of water body, watercourse or aquifer:	
☐ On strategic port land under the *Transport Infrastructure Act 1994*	
Lot on plan description of strategic port land:	
Name of port authority for the lot:	
☐ In a tidal area	
Name of local government for the tidal area *(if applicable)*:	
Name of port authority for tidal area *(if applicable)*:	
☐ On airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*	
Name of airport:	
☐ Listed on the Environmental Management Register (EMR) under the *Environmental Protection Act 1994*	
EMR site identification:	
☐ Listed on the Contaminated Land Register (CLR) under the *Environmental Protection Act 1994*	
CLR site identification:	

5) Are there any existing easements over the premises?
Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see DA Forms Guide.
☐ Yes – All easement locations, types and dimensions are included in plans submitted with this development application
☒ No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect			
a) What is the type of development? *(tick only one box)*			
☒ Material change of use	☐ Reconfiguring a lot	☐ Operational work	☐ Building work
b) What is the approval type? *(tick only one box)*			
☒ Development permit	☐ Preliminary approval	☐ Preliminary approval that includes a variation approval	
c) What is the level of assessment?			
☐ Code assessment	☒ Impact assessment *(requires public notification)*		
d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots)*:			
Dwelling Houses in accordance with a Plan of Development			
e) Relevant plans ***Note**: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms guide: Relevant plans.*			
☒ Relevant plans of the proposed development are attached to the development application			
6.2) Provide details about the second development aspect			
a) What is the type of development? *(tick only one box)*			
☒ Material change of use	☐ Reconfiguring a lot	☐ Operational work	☐ Building work
b) What is the approval type? *(tick only one box)*			

☒ Development permit	☐ Preliminary approval	☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

☐ Code assessment ☐ Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots)*:

Subdivision to create 237 lots, park and a new road

e) Relevant plans

***Note**: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.*

☐ Relevant plans of the proposed development are attached to the development application

6.3) Additional aspects of development

☐ Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application

☒ Not required

Section 2 – Further development details

7) Does the proposed development application involve any of the following?	
Material change of use	☒ Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	☒ Yes – complete division 2
Operational work	☐ Yes – complete division 3
Building work	☐ Yes – complete *DA Form 2 – Building work details*

Division 1 – Material change of use

***Note**: This division is only required to be completed if any part of the development application involves a material change of use assessable against a local planning instrument.*

8.1) Describe the proposed material change of use

Provide a general description of the proposed use	Provide the planning scheme definition *(include each definition in a new row)*	Number of dwelling units *(if applicable)*	Gross floor area (m^2) *(if applicable)*
Houses	Dwelling House		

8.2) Does the proposed use involve the use of existing buildings on the premises?

☐ Yes		
☒ No		

Division 2 – Reconfiguring a lot

***Note**: This division is only required to be completed if any part of the development application involves reconfiguring a lot.*

9.1) What is the total number of existing lots making up the premises?

5

9.2) What is the nature of the lot reconfiguration? *(tick all applicable boxes)*

☒ Subdivision *(complete 10))*	☐ Dividing land into parts by agreement *(complete 11))*
☐ Boundary realignment *(complete 12))*	☐ Creating or changing an easement giving access to a lot from a construction road *(complete 13))*

10) Subdivision

10.1) For this development, how many lots are being created and what is the intended use of those lots:				
Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
				Park
Number of lots created	237			Road

10.2) Will the subdivision be staged?	
☒ Yes – provide additional details below ☐ No	
How many stages will the works include?	6
What stage(s) will this development application apply to?	1-6

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?				
Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

12) Boundary realignment 12.1) What are the current and proposed areas for each lot comprising the premises?			
Current lot		Proposed lot	
Lot on plan description	Area (m^2)	Lot on plan description	Area (m^2)

12.2) What is the reason for the boundary realignment?

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? *(attach schedule if there are more than two easements)*				
Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? *(e.g. pedestrian access)*	Identify the land/lot(s) benefitted by the easement

Division 3 – Operational work

***Note**: This division is only required to be completed if any part of the development application involves operational work.*

14.1) What is the nature of the operational work?		
☐ Road work	☐ Stormwater	☐ Water infrastructure
☐ Drainage work	☐ Earthworks	☐ Sewage infrastructure
☐ Landscaping	☐ Signage	☐ Clearing vegetation
☐ Other – please specify:		

14.2) Is the operational work necessary to facilitate the creation of new lots? *(e.g. subdivision)*	
☐ Yes – specify number of new lots:	
☐ No	

14.3) What is the monetary value of the proposed operational work? *(include GST, materials and labour)*
$

PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application
City of Gold Coast
16) Has the local government agreed to apply a superseded planning scheme for this development application?
☐ Yes – a copy of the decision notice is attached to this development application ☐ Local government is taken to have agreed to the superseded planning scheme request – relevant documents attached ☒ No

PART 5 – REFERRAL DETAILS

17) Do any aspects of the proposed development require referral for any referral requirements? ***Note**: A development application will require referral if prescribed by the* Planning Regulation 2017.
☐ No, there are no referral requirements relevant to any development aspects identified in this development application – proceed to Part 6
Matters requiring referral to the **Chief Executive of the Planning Regulation 2017:** ☐ Clearing native vegetation ☐ Contaminated land *(unexploded ordnance)* ☐ Environmentally relevant activities (ERA) *(only if the ERA have not been devolved to a local government)* ☐ Fisheries – aquaculture ☐ Fisheries – declared fish habitat area ☐ Fisheries – marine plants ☐ Fisheries – waterway barrier works ☐ Hazardous chemical facilities ☐ Queensland heritage place *(on or near a Queensland heritage place)* ☐ Infrastructure – designated premises ☒ Infrastructure – state transport infrastructure ☐ Infrastructure – state transport corridors and future state transport corridors ☐ Infrastructure – state-controlled transport tunnels and future state-controlled transport tunnels ☐ Infrastructure – near a state-controlled road intersection ☐ On Brisbane core port land near a State transport corridor or future State transport corridor ☐ On Brisbane core port land – ERA ☐ On Brisbane core port land – tidal works or work in a coastal management district ☐ On Brisbane core port land – hazardous chemical facility ☐ On Brisbane core port land – taking or interfering with water ☐ On Brisbane core port land – referable dams ☐ On Brisbane core port land - fisheries ☐ Land within Port of Brisbane's port limits ☐ SEQ development area ☐ SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity ☐ SEQ regional landscape and rural production area or SEQ rural living area – community activity ☐ SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation ☐ SEQ regional landscape and rural production area or SEQ rural living area – urban activity ☐ SEQ regional landscape and rural production area or SEQ rural living area – combined use ☐ Tidal works or works in a coastal management district ☐ Reconfiguring a lot in a coastal management district or for a canal

☐ Erosion prone area in a coastal management district
☐ Urban design
☐ Water-related development – taking or interfering with water
☐ Water-related development – removing quarry material *(from a watercourse or lake)*
☐ Water-related development – referable dams
☐ Water-related development – construction of new levees or modification of existing levees *(category 3 levees only)*
☐ Wetland protection area

Matters requiring referral to the **local government:**
☐ Airport land
☐ Environmentally relevant activities (ERA) (*only if the ERA have been devolved to local government)*
☐ Local heritage places

Matters requiring referral to the **chief executive of the distribution entity or transmission entity:**
☐ Electricity infrastructure

Matters requiring referral to:
- The **Chief executive of the holder of the licence**, if not an individual
- The **holder of the licence**, if the holder of the licence is an individual

☐ Oil and gas infrastructure

Matters requiring referral to **the Brisbane City Council:**
☐ Brisbane core port land

Matters requiring referral to the **Minister under the *Transport Infrastructure Act 1994*:**
☐ Brisbane core port land (inconsistent with Brisbane port LUP for transport reasons)
☐ Strategic port land

Matters requiring referral to the **relevant port operator:**
☐ Land within Port of Brisbane's port limits (below high-water mark)

Matters requiring referral to the **Chief Executive of the relevant port authority:**
☐ Land within limits of another port (below high-water mark)

Matters requiring referral to the **Gold Coast Waterways Authority:**
☐ Tidal works, or work in a coastal management district in Gold Coast waters

Matters requiring referral to the **Queensland Fire and Emergency Service:**
☐ Tidal works marina *(more than six vessel berths)*

18) Has any referral agency provided a referral response for this development application?

☐ Yes – referral response(s) received and listed below are attached to this development application
☒ No

Referral requirement	Referral agency	Date of referral response

Identify and describe any changes made to the proposed development application that was the subject of the referral response and the development application the subject of this form, or include details in a schedule to this development application *(if applicable).*

PART 6 – INFORMATION REQUEST

19) Information request under Part 3 of the DA Rules

☒ I agree to receive an information request if determined necessary for this development application
☐ I do not agree to accept an information request for this development application

***Note**: By not agreeing to accept an information request I, the applicant, acknowledge:*

- *that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties*
- *Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.*

Further advice about information requests is contained in the DA Forms Guide.

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? *(e.g. a preliminary approval)*

☐ Yes – provide details below or include details in a schedule to this development application
☒ No

List of approval/development application references	Reference number	Date	Assessment manager
☐ Approval ☐ Development application			
☐ Approval ☐ Development application			

21) Has the portable long service leave levy been paid? *(only applicable to development applications involving building work or operational work)*

☐ Yes – a copy of the receipted QLeave form is attached to this development application
☐ No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid
☒ Not applicable *(e.g. building and construction work is less than $150,000 excluding GST)*

Amount paid	Date paid (dd/mm/yy)	QLeave levy number
$		

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?

☐ Yes – show cause or enforcement notice is attached
☒ No

23) Further legislative requirements

Environmentally relevant activities

23.1) Is this development application also taken to be an application for an environmental authority for an **Environmentally Relevant Activity (ERA)** under section 115 of the *Environmental Protection Act 1994*?

☐ Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below
☒ No

***Note**: Application for an environmental authority can be found by searching "ESR/2015/1791" as a search term at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.*

Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			

☐ Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.

Hazardous chemical facilities

23.2) Is this development application for a **hazardous chemical facility**?

☐ Yes – *Form 69: Notification of a facility exceeding 10% of schedule 15 threshold* is attached to this development application

☒ No

***Note**: See www.business.qld.gov.au for further information about hazardous chemical notifications.*

Clearing native vegetation

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation that the chief executive of the *Vegetation Management Act 1999* is satisfied the clearing is for a relevant purpose under section 22A of the *Vegetation Management Act 1999*?

☐ Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)

☒ No

***Note**: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.*
2. See https://www.qld.gov.au/environment/land/vegetation/applying for further information on how to obtain a s22A determination.

Environmental offsets

23.4) Is this development application taken to be a prescribed activity that may have a significant residual impact on a **prescribed environmental matter** under the *Environmental Offsets Act 2014*?

☐ Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter

☐ No

***Note**: The environmental offset section of the Queensland Government's website can be accessed at www.qld.gov.au for further information on environmental offsets.*

Koala conservation

23.5) Does this development application involve a material change of use, reconfiguring a lot or operational work within an assessable development area under Schedule 10, Part 10 of the Planning Regulation 2017?

☐ Yes

☒ No

***Note**: See guidance materials at www.des.qld.gov.au for further information.*

Water resources

23.6) Does this development application involve **taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the *Water Act 2000***?

☐ Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development

☒ No

***Note**: Contact the Department of Natural Resources, Mines and Energy at www.dnrme.qld.gov.au for further information.*

DA templates are available from https://planning.dsdmip.qld.gov.au/. If the development application involves:

- *Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1*
- *Taking or interfering with water in a watercourse, lake or spring: complete DA Form1 Template 2*
- *Taking overland flow water: complete DA Form 1 Template 3.*

Waterway barrier works

23.7) Does this application involve **waterway barrier works?**

☐ Yes – the relevant template is completed and attached to this development application

☒ No

DA templates are available from https://planning.dsdmip.qld.gov.au/. For a development application involving waterway barrier works, complete DA Form 1 Template 4.

Marine activities

23.8) Does this development application involve **aquaculture, works within a declared fish habitat area or removal, disturbance or destruction of marine plants?**

☐ Yes – an associated *resource* allocation authority is attached to this development application, if required under the *Fisheries Act 1994*

☒ No

***Note**: See guidance materials at www.daf.qld.gov.au for further information.*

Quarry materials from a watercourse or lake

23.9) Does this development application involve the **removal of quarry materials from a watercourse or lake** under the *Water Act 2000?*

☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

☒ No

***Note**: Contact the Department of Natural Resources, Mines and Energy at www.dnrme.qld.gov.au and www.business.qld.gov.au for further information.*

Quarry materials from land under tidal waters

23.10) Does this development application involve the **removal of quarry materials from land under tidal water** under the *Coastal Protection and Management Act 1995?*

☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

☒ No

***Note**: Contact the Department of Environment and Science at www.des.qld.gov.au for further information.*

Referable dams

23.11) Does this development application involve a **referable dam** required to be failure impact assessed under section 343 of the *Water Supply (Safety and Reliability) Act 2008* (the Water Supply Act)?

☐ Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the Water Supply Act is attached to this development application

☒ No

***Note**: See guidance materials at www.dnrme.qld.gov.au for further information.*

Tidal work or development within a coastal management district

23.12) Does this development application involve **tidal work or development in a coastal management district**?

☐ Yes – the following is included with this development application:

- ☐ Evidence the proposal meets the code for assessable development that is prescribed tidal work *(only required if application involves prescribed tidal work)*
- ☐ A certificate of title

☒ No

***Note**: See guidance materials at www.des.qld.gov.au for further information.*

Queensland and local heritage places

23.13) Does this development application propose development on or adjoining a place entered in the **Queensland heritage register** or on a place entered in a local government's **Local Heritage Register**?

☐ Yes – details of the heritage place are provided in the table below

☒ No

***Note**: See guidance materials at www.des.qld.gov.au for information requirements regarding development of Queensland heritage places.*

Name of the heritage place:		Place ID:	

Brothels

23.14) Does this development application involve a **material change of use for a brothel**?

☐ Yes – this development application demonstrates how the proposal meets the code for a development application for a brothel under Schedule 3 of the *Prostitution Regulation 2014*

☒ No

Decision under section 62 of the *Transport Infrastructure Act 1994*

23.15) Does this development application involve new or changed access to a state-controlled road?

☐ Yes - this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)

☒ No

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist	
I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17 ***Note**: See the Planning Regulation 2017 for referral requirements*	☒ Yes
If building work is associated with the proposed development, Parts 4 to 6 of *DA Form 2 – Building work details* have been completed and attached to this development application	☐ Yes ☒ Not applicable
Supporting information addressing any applicable assessment benchmarks is with development application ***Note**: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see DA Forms Guide: Planning Report Template.*	☒ Yes
Relevant plans of the development are attached to this development application ***Note**: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.*	☒ Yes
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued *(see 21))*	☐ Yes ☒ Not applicable

25) Applicant declaration
☒ By making this development application, I declare that all information in this development application is true and correct ☒ Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001* ***Note**: It is unlawful to intentionally provide false or misleading information.*
Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website. Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, Planning Regulation 2017 and the DA Rules except where: • such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the Planning Regulation 2017, and the access rules made under the *Planning Act 2016* and Planning Regulation 2017; or • required by other legislation (including the *Right to Information Act 2009*); or • otherwise required by law. This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002.*

PART 9 – FOR OFFICE USE ONLY

Date received: _____ Reference number(s): _____

Notification of engagement of alternative assessment manager	
Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	

Contact number of chosen assessment manager	
Relevant licence number(s) of chosen assessment manager	

QLeave notification and payment *Note: For completion by assessment manager if applicable*	
Description of the work	
QLeave project number	
Amount paid ($)	
Date paid	
Date receipted form sighted by assessment manager	
Name of officer who sighted the form	

Ref: Z16163

zone Planning Group

GOLD COAST | GLADSTONE

p 07 5562 2303
info@zoneplanning.com.au
zoneplanning.com.au

ABN 36 607 362 238

Chief Executive Officer
City of Gold Coast
PO Box 5042
GCMC QLD 9729

Dear Sir

OWNERS CONSENT
LODGEMENT OF A DEVELOPMENT APPLICATION
DEVELOPMENT PERMIT FOR MATERIAL CHANGE OF USE / RECONGURING A LOT
79 COURTNEY DRIVE UPPER COOMERA (LOT 188 RP173728)

We **"Stephen and Kim Wilson"** as the owners of the above lot, hereby consent to the lodgment of a development application for the abovementioned purposes.

Owners Signature

STEPHEN WILSON Kim Wilson
Print Owners Name

26/3/19
Date

Ref: Z16163

zone Planning Group

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ABN 36 607 362 238

Chief Executive Officer
City of Gold Coast
PO Box 5042
GCMC QLD 9729

Dear Sir

OWNERS CONSENT
LODGEMENT OF A DEVELOPMENT APPLICATION
DEVELOPMENT PERMIT FOR MATERIAL CHANGE OF USE / RECONGURING A LOT
97 & 99 COURTNEY DRIVE UPPER COOMERA (LOT 191-192 RP173728)

I, **"Richard Prowse"**, as the owner of the above lots, hereby consent to the lodgment of a development application for the abovementioned purposes.

Owners Signature

Richard Prowse
Print Owners Name

25/03/2019
Date

Ref: Z16163

zone
Planning Group

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ABN 36 607 362 238

Chief Executive Officer
City of Gold Coast
PO Box 5042
GCMC QLD 9729

Dear Sir

OWNERS CONSENT
LODGEMENT OF A DEVELOPMENT APPLICATION
DEVELOPMENT PERMIT FOR MATERIAL CHANGE OF USE / RECONGURING A LOT
89 & 91 COURTNEY DRIVE UPPER COOMERA (LOTS 189 & 190 RP173728)

"Trojan Horse Pty Ltd (ACN 109 871 230)" as the owner of the above lots, hereby consent to the lodgment of a development application for the abovementioned purposes.

Director's Signature

Director / Secretary Signature
(indicate appropriate position)

Richard Prowse
Print Name

Print Name

25/03/2019
Date

Date

Note: In the case of a Company being the owner please ensure two signatures are provided (where not a Sole director company), with the signatures comprising either, two Company Directors or a Director and Company Secretary.

Where an individual/ party has the authority to act on behalf of the owner (ie power of attorney) please indicate & attach documentation to verify as much.