

Date: 5 June 2019
Contact: Karl ALLEN
Location: City Development
Telephone: 07 5582 8866
Your reference: Z16163
Our reference: COM/2019/82

Gallery Group
C/- Zone Planning Group
PO BOX 3805
BURLEIGH TOWN QLD 4220

Dear Sir/Madam

Confirmation Notice – Assessment Manager
(Given under section 2 of the Development Assessment Rules)

I refer to the development application lodged by:

Applicant name: Gallery Group
Applicant contact details: Gallery Group
C/- Zone Planning Group
PO BOX 3805
BURLEIGH TOWN QLD 4220

in relation to development of land/premises described as:

Street address: 79 Courtney Drive, UPPER COOMERA QLD 4209
Real property description: Lot 188 RP173728, Lot 189 RP173728, Lot 190 RP173728,
Lot 191 RP173728, Lot 192 RP173728

The development application described below was properly made to the Council of the City of Gold Coast (Council) on 22 May 2019

Application number: COM/2019/82
Approval(s) sought: Development permit for Combined Material change of use &
Reconfiguration of a lot.

Nature of development proposed: Dwelling Houses in accordance with a Plan of Development &
Subdivision to create 237 lots, park and a new road.

This development application is not a development application to carry out a development under a superseded planning scheme.

Referral Agencies

There are referral agencies identified for this development application.

Aspect of development stated in schedule 20-Schedule 10, Part 9, Division 4, Subdivision 1, Table 1 Development application for an aspect of development stated in schedule 20 that is assessable development under a local categorising instrument or section 21, if— (a) the development is for a purpose stated in schedule 20, column 1 for the aspect; and (b) the development meets or exceeds the threshold— (i) for development in local government area 1—stated in schedule 20, column 2 for the purpose; or (ii) for development in local government area 2—stated in schedule 20, column 3 for the purpose; and (c) for development in local government area 1—the development is not for an accommodation activity or an office at premises wholly or partly in the excluded area. However, if the development is for a combination of purposes stated in the same item of schedule 20, the threshold is for the combination of purposes and not for each individual purpose.	Department of State Development, Manufacturing, Infrastructure and Planning PO Box 3290, Australia Fair Southport, QLD 4215
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The development application must be referred to all relevant referral agencies within 10 business days starting the day after receiving this notice, or a further period agreed with the assessment manager; otherwise the application will lapse under section 31 of the Development Assessment Rules.

The applicant is required to give written notice to Council as assessment manager, that the application has been referred.

Information Request

You have stated on the approved form that you agree to accept an information request in accordance with Part 3 of the Development Assessment Rules.

Council as assessment manager will be making an information request, this will be provided in separate correspondence.

Public Notification

Public notification is required for this development application, and is to be carried out in accordance with Part 4 of the Development Assessment Rules.

The public notification period for this development application must be a period of at least 15 business days, in accordance with section 53(4)(b) of the *Planning Act 2016*.

In addition to the *Planning Act 2016* and Development Assessment Rules for public notification requirements, the Council requests that any related notice of the application also state the

following:

Please note - All submissions made in relation to the development application are publicly viewable on the Council's City of Gold Coast's PD Online: cityofgoldcoast.com.au/pdonline.

Council's reference for public notification and viewing through PD Online is: COM/2019/82.

Development Infrastructure
Non trunk development infrastructure

This development application has not identified proposed trunk infrastructure. The proposal will be assessed on the basis that you are not proposing trunk infrastructure for the networks listed below:

- Transport
- Recreation Facilities
- Stormwater
- Water Supply
- Wastewater

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

Please note all development applications are publicly viewable on the Council's City of Gold Coast's PD Online: cityofgoldcoast.com.au/pdonline.

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.

Yours faithfully



Karley Lawler
Supervising Planner (North)
For the Chief Executive Officer
Council of the City of Gold Coast