

23 November 2011
Monique Anderson
Implementation & Assessment Branch, Nerang
(07) 5582 8866

PN163781/01/DA1
MCU201100650

Patricia Hester
C/- Gassman Development Perspectives
PO BOX 392
BEENLEIGH QLD 4207



Dear Sir/Madam

ACKNOWLEDGEMENT NOTICE TO APPLICANT

Gold Coast City Council acknowledges receipt of the Development Application lodged by:

Patricia Hester
C/- Gassman Development Perspectives
PO BOX 392
BEENLEIGH QLD 4207

in relation to development of land/premises described as:

L4 RP6843 : 31 Yellowwood Road Stapylton
L1 RP6882 : 60 Stapylton Jacobs Well Road Stapylton
BAL L240 W31320 : 82 Christensen Road Stapylton

The Development Application seeks approval for the following aspects of development:

Preliminary Approval for making a Material Change of Use to override the Planning Scheme for Industry uses in accordance with the General Impact Business and Industry Precinct (1) of Yatala Local Area Plan.

You are advised that the Referral Agencies for this Development Application are:

Department of Environment and Resource Management

Concurrence Agency

Sustainable Planning Regulation 2009 - Schedule 7, table 3, item 10

Clearing vegetation

Material change of use of a lot that is 2 ha or larger, if—

(a) for development for which a preliminary approval is sought under the Act, section 242, the lot contains either—

(i) native vegetation shown on the regional ecosystem map or remnant map as remnant vegetation; or

(ii) native vegetation in a category A area or category B area shown on a PMAV; or

(b) for other development that is not sole or community residence clearing—

(i) additional exempt operational work could be carried out because of the material change of use or the development involves operational work made assessable under schedule 3, part 1, table 4, item 1; and

(ii) the additional exempt operational work or assessable operational work includes development other than the clearing of regulated regrowth vegetation on freehold land, indigenous land or land the subject of a lease issued under the Land Act 1994 for agriculture or grazing purposes.
Department of Environment & Resource Management.

Department of Environment & Resource Management

Advice Agency

Sustainable Planning Regulation 2009 - Schedule 7, table 3, item 21

Land in or near a wetland

Material change of use, other than for a domestic housing activity, if any part of the land is situated in a wetland management area.

Department of Environment & Resource Management

Concurrence Agency

Sustainable Planning Regulation 2009 – Schedule 7, table 3, item 5

Coastal management districts

Material change of use, if carrying out the change of use will involve –

(a) operational work carried out completely or partly in a coastal management district; or

(b) building work, carried out completely or partly in a coastal management district that is –

(i) the construction of new premises with a GFA of at least 1000m²; or

(ii) the enlargement of the GFA of existing premises by more than 1000m²

Department of Environment & Resource Management

Advice Agency

Sustainable Planning Regulation 2009 - Schedule 7, table 3, item 3

Acid Sulfate soils

Development to which 'State Planning Policy 2/02 Planning and Managing Development Involving Acid Sulfate Soils' applies if the development involves -

- (a) excavating more than 1000m³ of soil or sediment; or
- (b) using more than 1000m³ of material as fill.

Address:

Department of Environment and Resource Management
Permit and Licence Management
GPO BOX 2454 BRISBANE QLD 4001

Department of Transport and Main Roads

Concurrence Agency

Sustainable Planning Regulation 2009 - Schedule 7, table 3, item 1

Land relating to State-controlled road

Development on land relating to a State-controlled road that is -

- (a) making a material change of use of premises that is assessable development under a planning scheme, temporary local planning instrument or preliminary approval to which section 242 of the Act applies; or
- (b) operational work, not associated with a material change of use mentioned in table 2, item 2, that -
 - (i) is associated with access to the State-controlled road; or
 - (ii) is for filling or excavation; or
 - (iii) involves the redirection or intensification of site stormwater from the land, through a pipe with a cross-sectional area greater than 625cm² that directs stormwater to a State-controlled road.

Address:

Department of Transport & Main Roads
South Coast Region
Land Management
PO Box 442
NERANG QLD 4211

Department of Local Government and Planning

Concurrency Agency

Sustainable Planning Regulation 2009 - Schedule 7, table 3, item 24

Certain preliminary approvals

Development for which preliminary approval is sought under the Act, section 242.
Department of Local Government and Planning.

Address:

Department of Local Government and Planning
PO Box 15009
City East QLD 4002

The applicant is required to give to the Referral Agency:

- (a) a copy of the application; and
- (b) a copy of the Acknowledgment Notice; and
- (c) the fee prescribed under a regulation.

The applicant must give to each Referral Agency the Referral Agency material within twenty (20) business days of receipt of the Acknowledgement Notice or the application will lapse.

It is the applicant's responsibility to provide Council written notification of the date the applicant gave the Referral Agency the information mentioned above.

The development will not require code assessment.

Please note that all applications will be made available for public viewing on the Gold Coast City Council Planning and Development Online website www.goldcoastcity.com.au/pdonline. When accessing Councils website please use the following Application No: MCU201100650.

The development will require impact assessment.

The applicant is advised that Public Notification will be required in accordance with Chapter 6, Part 4 – Division 2 of the *Sustainable Planning Act 2009*.

Please note, pursuant to section 298 of the *Sustainable Planning Act 2009*, (being triggered by Schedules 16 & 17 of the *Sustainable Planning Regulations 2009*) this application will require a thirty (30) business day notification period.

The Council reference number for the purposes of the Public Notification is:
PN163781/01/DA1.

Additional to the requirements of the *Sustainable Planning Act 2009/Sustainable Planning Regulations 2009* Gold Coast City Council requires that within each notice (i.e. the notice published in the newspaper, the public notice placed on the land, the notice given to the adjoining land owners) the applicant state the following phrase:

Please note that all submissions made in respect to the Development Application will be made available for public viewing on the Gold Coast City Council Planning and Development Online website www.goldcoastcity.com.au/pdonline. When accessing Councils website please use the following Application No: MCU201100650.

An Information Request will be made by Council as the Assessment Manager.

The applicant will be advised of details of the Information Request by separate correspondence.

The Development Application is not a Development Application to carry out development under a superseded planning scheme.

Should you wish to clarify any issues contained in this letter, please do not hesitate to contact Planning Assessment area on telephone (07) 5582 8866.

Yours faithfully

Alisha Swain
ACTING SUPERVISING PLANNER MCU NORTH
For the Chief Executive Officer
MA