



development
perspectives

planning
design
environment
surveying

OUR REF: 1292 PC/BG

1st August, 2013

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



Dear Sir/Madam,

**RE: REQUEST FOR A PERMISSIBLE CHANGE REGARDING APPLICATION
MCU201200283 AT 82 CHRISTENSEN ROAD, STAPYLTON (LOT 240 ON
W31320)**

We write in relation to the abovementioned application to which Amgrow Pty Ltd are seeking a Permissible Change under s369 of the *Sustainable Planning Act 2009*.

The purpose of the permissible change is to revise the originally approved design of the office structure so that it more accurately meets the needs and future requirements of the expanding operation. The proposed alterations are purely functional and have been proposed without increasing the building footprint or size, massing or height significantly and in this regard it is considered that the changes are consistent and in accordance with the original approval.

The primary characteristics of the proposed changes include:

- The reduction of GFA from 1,000m² to 922m²;
- The incorporation of undercroft car parking including 12 car parking spaces in the place of approved office space, effectively reducing the usable office space within the structure;
- The incorporation of a new access arrangement to service car parking spaces at ground level from existing approved driveway; and
- Redesign of building facades incorporating articulation, fenestration and signage that will distinguish the building as an administration facility within the local environment and specifically the existing operation.



2913544



Email mail@gassman.com.au

Web www.gassman.com.au

A.B.N. 62 010 752 388 A.C.N. 010 752 388

Director Brian F Gassman BAppSc (Surv), LS, MSSI

Director David R Hansen BRTP, MPIA, CPP

Gold Coast & Logan Office

Access Business Park

76 Business Street Yatala Q 4207

Phone (07) 3807 3333

Fax (07) 3287 5461

Post PO Box 392 Beenleigh Q 4207

Brisbane Office

Level 8, 97 Creek Street

Brisbane Q 4000

Phone (07) 3221 6732

Fax (07) 3221 7308

Post GPO Box 999 Brisbane Q 4001

Supporting Information

In support of this application, the following information and items have been provided for Council's consideration:

- A copy of the relevant IDAS form 'IDAS Form 1 – Application Details' completed with all relevant details (Attachment 1);
- A Copy of the relevant Gold Coast City Council form 'Request to change and/or extend an existing development approval' completed with all relevant details (Attachment 2);
- A copy of the applicable Land Owners Consent letter executed by William and Patricia Hester (Attachment 3);
- A review of the developments compliance with the Permissible Change tests specified within the *Sustainable Planning Act 2009* and *Statutory Guideline 06/09* provided within this letter;
- A copy of the approved plans of development under MCU201200283 (Attachment 4);
- A revised copy of the Gold Coast City Council form 'Adopted Infrastructure Charge Proposal Summary' (Attachment 5);
- A copy of the revised Plans of Development to which this Permissible Change relates (Attachment 6); and
- The relevant fee as prescribed by Council, being \$1,956.90.

Permissible Change Tests

Given that a Permissible Change is being sought to have the proposed changes to the development made, the applicant provides Council with the following statements in relation to the relevant Permissible Change tests as outlines in Statutory Guideline 06/09 and the provisions of section 367 of the Sustainable Planning Act.

(1) A permissible change, for a development approval, is a change to the approval that would not—

(a) result in a substantially different development; or

Test: ***Involves a new use with different or additional impacts;***

Comment: The purpose of this request is to alter the design and configuration of the approved office structure on site in order better reflect and accommodate the needs of the proposed operation. The proposed land use remains consistent with the original land use approved over the site, that being industry and warehouse.

The proposed change does not create any additional impacts that can be readily determined.

Test: *Results in the application applying to a new parcel of land;*

Comment: The changes being sought are contained within the parcel of land subject to the original application. Further the actual building footprint of the structure has been slightly reduced.

Test: *Substantially changes the built form in terms of scale, bulk and appearance;*

Comment: The built form will ultimately remain similar to that proposed as part of the original Plans of Development. The structure has been altered to incorporate ground floor undercroft car parking that will service the facility and will thus reduce the office space associated with the development. The building footprint has altered in only minor way with a slight reduction in area.

Furthermore there are no perceivable adverse impacts of the changes with respect to neighbours or adjoining localities given the fact that the use remains consistent with the existing operation and the surrounding character. In summary, the built form, bulk and scale are in line with development which is expected within the local area.

Test: *Changes the ability of the proposal to operate as intended;*

Comment: The proposed alterations to the approved office structure will improve the operational efficiency of the facility by providing a more appropriate allocation of office space that will accommodate the administrative needs of the business. Further by providing additional car parking spaces underneath the structure operational access will be improved.

Significantly it is important to note that the proposed alterations have limited or have no impact on the surrounding development, in this regard operational arrangements have not been altered with the exception of increasing the number of car parks on site.

Test: ***Removes a component that is integral to the operation of the development;***

Comment: As stated above, the proposed changes do not alter the ability for the approved office to operate as intended. The major requirement for any office is access, accordingly access arrangements will be retained as approved with the only alteration being the undercroft car parking which will improve access to the facility.

Test: ***Significantly impacts traffic flow and the transport network;***

Comment: The proposed development includes a minor decrease in the GFA of the subject structure, however it is important to note that a significant proportion of this defined GFA will be utilised as undercroft car parking. In this regard the car parking requirement as defined by the Planning Scheme will actually decrease as a result of the proposed development. Further given the reduction in office space accommodated within the structure there will be no perceivable increase in traffic generation from the proposed alteration.

Finally the proposed alteration will not alter the existing approved access arrangement on site, with the exception of providing a new entrance to the undercroft car parking located under the revised structure.

Test: ***Introduces new impacts or increases the severity of known impacts;***

Comment: Given the minor alterations proposed by the revised structure, there are no perceivable increases in the severity of known impacts.

Test: ***Removes an incentive or offset component that would have balanced a negative impact of the development;***

Comment: The original application was not subject to any type of offset component.

Test: ***Impacts on infrastructure provision, location or demand;***

Comment: As discussed previously the proposed alteration will effectively reduce the office space proposed and increase the number of car parking spaces available on site, in this respect the proposed development will not adversely impact on the access arrangements of the operation. Further by reducing the operational office space the infrastructure requirements associated with the facility will also be significantly reduced.

**(b) if the application for the approval were remade including the change—
(i) require referral to additional concurrence agencies; or**

Comment: The application would not require referral to any additional referral agencies.

(ii) for an approval for assessable development that previously did not require impact assessment—require impact assessment; or

Comment: The level of assessment for the proposed use does not differ to that of the original application

(c) for an approval for assessable development that previously required impact assessment—be likely, in the responsible entity's opinion, to cause a person to make a properly made submission objecting to the proposed change, if the circumstances allowed; or

Comment: Due to the minor extent of the changes it is not considered likely that any submissions from the public would have been submitted.

(d) cause development to which the approval relates to include any prohibited development.

Comment: N/A – no component of the proposed use includes prohibited development

Conclusion

Having consideration to the above compliance statement and attached information, it has been demonstrated that the applicable changes proposed by the applicant should be assessed by Council under the provision of s369 of the *Sustainable Planning Act 2009* as a Permissible Change. Accordingly it is requested that Council will approve this application.

If you have any further queries, please do not hesitate to contact the undersigned.

Yours faithfully,

GASSMAN DEVELOPMENT PERSPECTIVES



Paul Creighton

Attachment 1

IDAS Forms

IDAS form 1—Application details

(Sustainable Planning Act 2009 version 3.0 effective 1 July 2013)

This form must be used for **ALL** development applications.

You **MUST** complete **ALL** questions that are stated to be a mandatory requirement unless otherwise identified on this form.

For all development applications, you must:

- complete this form (*IDAS form 1—Application details*)
- complete any other forms relevant to your application
- provide any mandatory supporting information identified on the forms as being required to accompany your application.

Attach extra pages if there is insufficient space on this form.

All terms used on this form have the meaning given in the *Sustainable Planning Act 2009* (SPA) or the Sustainable Planning Regulation 2009.

This form and any other IDAS form relevant to your application must be used for development applications 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*. Whenever a planning scheme is mentioned, take it to mean land use plan for the strategic port land, Brisbane core port land or airport land.

PLEASE NOTE: This form is not required to accompany requests for compliance assessment.

This form can also be completed online using MyDAS at www.dsdip.qld.gov.au/MyDAS

Mandatory requirements

Applicant details (Note: the applicant is the person responsible for making the application and need not be the owner of the land. The applicant is responsible for ensuring the information provided on all IDAS application forms is correct. Any development permit or preliminary approval that may be issued as a consequence of this application will be issued to the applicant.)

Name/s (individual or company name in full)	Amgrow Pty Ltd c/o Gassman Development Perspectives		
For companies, contact name	Paul Creighton		
Postal address	PO Box 392		
	Suburb	BEENLEIGH	
	State	QLD	Postcode 4207
	Country		
Contact phone number	0738073333		
Mobile number (non-mandatory requirement)			
Fax number (non-mandatory requirement)			

Email address (non-mandatory requirement)

pcreighton

@gassman.com.au

Applicant's reference number (non-mandatory requirement)

1292

1. What is the nature of the development proposed and what type of approval is being sought?

Table A—Aspect 1 of the application (If there are additional aspects to the application please list in Table B—Aspect 2.)

a) What is the nature of the development? (Please only tick one box.)

☐ Material change of use ☐ Reconfiguring a lot ☐ Building work ☐ Operational work

b) What is the approval type? (Please only tick one box.)

☐ Preliminary approval under s241 of SPA ☐ Preliminary approval under s241 and s242 of SPA ☐ Development permit

c) Provide a brief description of the proposal, including use definition and number of buildings or structures where applicable (e.g. six unit apartment building defined as a *multi-unit dwelling*, 30 lot residential subdivision etc.)

Permissible Change Application to alter the design of approved office structure (MCU201200283)

d) What is the level of assessment? (Please only tick one box.)

☐ Impact assessment ☐ Code assessment

Table B—Aspect 2 of the application (If there are additional aspects to the application please list in Table C—Additional aspects of the application.)

a) What is the nature of development? (Please only tick one box.)

☐ Material change of use ☐ Reconfiguring a lot ☐ Building work ☐ Operational work

b) What is the approval type? (Please only tick one box.)

☐ Preliminary approval under s241 of SPA ☐ Preliminary approval under s241 and s242 of SPA ☐ Development permit

c) Provide a brief description of the proposal, including use definition and number of buildings or structures where applicable (e.g. six unit apartment building defined as a *multi-unit dwelling*, 30 lot residential subdivision etc.)

d) What is the level of assessment?

☐ Impact assessment ☐ Code assessment

Table C—Additional aspects of the application (If there are additional aspects to the application please list in a separate table on an extra page and attach to this form.)

☐ Refer attached schedule ☐ Not required

2. Location of the premises (Complete Table D and/or Table E as applicable. Identify each lot in a separate row.)

Table D—Street address and lot on plan for the premises or street address and lot on plan for the land adjoining or adjacent to the premises (Note: this table is to be used for applications involving taking or interfering with water). (Attach a separate schedule if there is insufficient space in this table.)

- ☒ Street address **and** lot on plan (All lots must be listed.)
- ☐ Street address **and** lot on plan for the land adjoining or adjacent to the premises (Appropriate for development in water but adjoining or adjacent to land, e.g. jetty, pontoon. All lots must be listed.)

Street address					Lot on plan description		Local government area (e.g. Logan, Cairns)
Lot	Unit no.	Street no.	Street name and official suburb/ locality name	Post-code	Lot no.	Plan type and plan no.	
i)		82	Christensen Road, Stapylton	4207	240	W31320	Gold Coast City Council
ii)							
iii)							

Planning scheme details (If the premises involves multiple zones, clearly identify the relevant zone/s for each lot in a separate row in the below table. Non-mandatory)

Lot	Applicable zone / precinct	Applicable local plan / precinct	Applicable overlay/s
i)	Future Industry	Yatala Enterprise Area Local Area Pla	OM10 Potential Bushfire Hazard, OM
ii)			
iii)			

Table E—Premises coordinates (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.) (Attach a separate schedule if there is insufficient space in this table.)

Coordinates (Note: place each set of coordinates in a separate row)				Zone reference	Datum	Local government area (if applicable)
Easting	Northing	Latitude	Longitude			
					☐ GDA94 ☐ WGS84 ☐ other	

3. Total area of the premises on which the development is proposed (indicate square metres)

4.482ha

4. Current use/s of the premises (e.g. vacant land, house, apartment building, cane farm etc.)

Industry and Warehouse

5. Are there any current approvals (e.g. a preliminary approval) associated with this application? (Non-mandatory requirement)

☐ No ☒ Yes—provide details below

List of approval reference/s	Date approved (dd/mm/yy)	Date approval lapses (dd/mm/yy)
MCU201200283	29/11/2012	29/11/2016

6. Is owner's consent required for this application? (Refer to notes at the end of this form for more information.)

☐ No
☒ Yes—complete either Table F, Table G or Table H as applicable

Table F

Name of owner/s of the land	
I/We, the above-mentioned owner/s of the land, consent to the making of this application.	
Signature of owner/s of the land	
Date	

Table G

Name of owner/s of the land	William A. Hester and Patricia A. Hester
☒ The owner's written consent is attached or will be provided separately to the assessment manager.	

Table H

Name of owner/s of the land	
☐ By making this application, I, the applicant, declare that the owner has given written consent to the making of the application.	

7. Identify if any of the following apply to the premises (Tick applicable box/es.)

- ☐ Adjacent to a water body, watercourse or aquifer (e.g. creek, river, lake, canal)—complete Table I
- ☐ On strategic port land under the *Transport Infrastructure Act 1994*—complete Table J
- ☐ In a tidal water area—complete Table K
- ☐ On Brisbane core port land under the *Transport Infrastructure Act 1994* (No table requires completion.)
- ☐ On airport land under the *Airport Assets (Restructuring and Disposal) Act 2008* (no table requires completion)

Table I

Name of water body, watercourse or aquifer

Table J

Lot on plan description for strategic port land	Port authority for the lot

Table K

Name of local government for the tidal area (if applicable)	Port authority for the tidal area (if applicable)

- 8. Are there any existing easements on the premises?** (e.g. for vehicular access, electricity, overland flow, water etc)

☒ No ☐ Yes—ensure the type, location and dimension of each easement is included in the plans submitted

- 9. Does the proposal include new building work or operational work on the premises?** (Including any services)

☐ No ☒ Yes—ensure the nature, location and dimension of proposed works are included in plans submitted

- 10. Is the payment of a portable long service leave levy applicable to this application?** (Refer to notes at the end of this form for more information.)

☒ No—go to question 12 ☐ Yes

- 11. Has the portable long service leave levy been paid?** (Refer to notes at the end of this form for more information.)

☒ No
☐ Yes—complete Table L and submit with this application the yellow local government/private certifier's copy of the receipted QLeave form

Table L

Amount paid	Date paid (dd/mm/yy)	QLeave project number (6 digit number starting with A, B, E, L or P)

- 12. Has the local government agreed to apply a superseded planning scheme to this application under section 96 of the *Sustainable Planning Act 2009*?**

☒ No
☐ Yes—please provide details below

Name of local government	Date of written notice given by local government (dd/mm/yy)	Reference number of written notice given by local government (if applicable)

- 13. List below all of the forms and supporting information that accompany this application** (Include all IDAS forms, checklists, mandatory supporting information etc. that will be submitted as part of this application. Note: this question does not apply for applications made online using MyDAS)

Description of attachment or title of attachment	Method of lodgement to assessment manager
Please see cover letter	Over Counter

14. Applicant's declaration

☒ By making this application, I declare that all information in this application is true and correct (Note: it is unlawful to provide false or misleading information)

Notes for completing this form

- Section 261 of the *Sustainable Planning Act 2009* prescribes when an application is a properly-made application. Note, the assessment manager has discretion to accept an application as properly made despite any non-compliance with the requirement to provide mandatory supporting information under section 260(1)(c) of the *Sustainable Planning Act 2009*

Applicant details

- Where the applicant is not a natural person, ensure the applicant entity is a real legal entity.

Question 1

- Schedule 3 of the Sustainable Planning Regulation 2009 identifies assessable development and the type of assessment. Where schedule 3 identifies assessable development as "various aspects of development" the applicant must identify each aspect of the development on Tables A, B and C respectively and as required.

Question 6

- Section 263 of the *Sustainable Planning Act 2009* sets out when the consent of the owner of the land is required for an application. Section 260(1)(e) of the *Sustainable Planning Act 2009* provides that if the owner's consent is required under section 263, then an application must contain, or be accompanied by, the written consent of the owner, or include a declaration by the applicant that the owner has given written consent to the making of the application. If a development application relates to a state resource, the application is not required to be supported by evidence of an allocation or entitlement to a state resource. However, where the state is the owner of the subject land, the written consent of the state, as landowner, may be required. Allocation or entitlement to the state resource is a separate process and will need to be obtained before development commences.

Question 11

- The *Building and Construction Industry (Portable Long Service Leave) Act 1991* prescribes when the portable long service leave levy is payable.
- The portable long service leave levy amount and other prescribed percentages and rates for calculating the levy are prescribed in the Building and Construction Industry (Portable Long Service Leave) Regulation 2002.

Question 12

- The portable long service leave levy need not be paid when the application is made, but the *Building and Construction Industry (Portable Long Service Leave) Act 1991* requires the levy to be paid before a development permit is issued.
- Building and construction industry notification and payment forms are available from any Queensland post office or agency, on request from QLeave, or can be completed on the QLeave website at www.qleave.qld.gov.au. For further information contact QLeave on 1800 803 481 or visit www.qleave.qld.gov.au.

Privacy—The information collected in this form will be used by the Department of State Development, Infrastructure and Planning (DSDIP), assessment manager, referral agency and/or building certifier in accordance with the processing and assessment of your application. Your personal details should not be disclosed for a purpose outside of the IDAS process or the provisions about public access to planning and development information in the *Sustainable Planning Act 2009*, except where required by legislation (including the *Right to Information Act 2009*) or as required by Parliament. This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

OFFICE USE ONLY

Date received

Reference numbers

NOTIFICATION OF ENGAGEMENT OF A PRIVATE CERTIFIER

To

Council. I have been engaged as the private certifier for the building work referred to in this application

Date of engagement	Name	BSA Certification license number	Building classification/s

QLEAVE NOTIFICATION AND PAYMENT (For completion by assessment manager or private certifier 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

The *Sustainable Planning Act 2009* is administered by the Department of State Development, Infrastructure and Planning. This form and all other required application materials should be sent to your assessment manager and any referral agency.

Attachment 2

Gold Coast City Council Form

Request to change and/or extend an existing development approval

Gold Coast City Council is collecting your personal information in accordance with the *Sustainable Planning Act 2009* in order to help assess your application. The information will only be used by authorised Council officers for the purpose of assessment, statistical reporting and ensuring our records are accurate. Your information will not be given to any other person or agency unless you have given us permission or we are required by law

Use this form process:

- If the original application was decided by Council (and not by the relevant Minister); And**
- If you are seeking to amend a condition or the relevant period imposed by Council (and not by a concurrence agency).**

Contact details	Name		
	Amgrow Pty Ltd c/o Gassman Development Perspectives		
	Postal address		
	PO Box 392, Beenleigh QLD 4207		
	Email address		
	pcreighton@gassman.com.au		
	Phone number		
Fax number			
Mobile number			
0738073333			
Property details	Lot number	Registered plan number	Existing approval number (if applicable)
	240	W31320	MCU201200283
	Property address		
	82 Christensen Road		
Nature of the request	☐ An extension to the relevant period before an approval lapses (s383 SPA)		
	☒ A permissible change to the development approval (s369 SPA)		
	☐ A pre-request response notice (s368 SPA)		

FEES [✓] please tick	Account	Amount
☐ Request to change development application (other)	99096	20% of current Application Fee (up to a maximum of \$12,290.00)
☐ Request to extend relevant periods for MCU or ROL applications	99096	20% of current Land Use Application Fee (up to a maximum of \$12,290.00)
☐ Request to Change Development Approval (SPA s369). Minor Change (not defined by SPA)		
- Change that affects up to three contiguous lots within a ROL approval - Change to conditions based on plan references - Amendment to a building envelope (up to three lots)	99096	\$846
☒ Request to Change Development Approval (SPA s369). Includes pre-request response notice (s368 SPA)	90280	20% of current Land Use Application Fee (up to a maximum of \$12,904.50)
☐ Operational Works - Major Amendments to engineering drawings	99099	
☐ Request to extend relevant period for OPW engineering drawings	99099	
☐ Request to extend relevant period for OPW associated building works	99098	
☐ Request to extend relevant period for OPW change to ground level applications	98468	
☐ Amendment to approved Landscaping plan (Includes Request to Change Development Approval;		
- Request to Change/Cancel Conditions; - Request to Extend Relevant Period & - Request for Negotiated Decision Notice	99101	20% of Current Landscaping Application Fee
Operational Works Tree works linked to a development application	99102	(20% of the current application fee)
Amended Plans for Prescribed Tidal Works	96655	50% of Current Prescribed Tidal Works Application
Amended Plans for Non Tidal Works Application	96655	50% of Current Non Tidal Works Application

These fees are in accordance with Council's Regulatory Fees and Non-regulatory Charges. A copy of Council's Regulatory Fees and Non-regulatory Charges can be found on Council's website.

Payment options

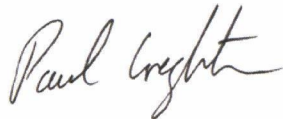
- Business Partner Account (BP) – please complete details below
- Cash, cheque or credit card at any of Councils branch offices. For branch office locations and operating hours, please refer to Councils web site www.goldcoast.qld.gov.au
- Cheque or money order by post to Gold Coast City Council PO Box 5042 Gold Coast MC QLD 9729. Please ensure you provide adequate reference details or attachments to allow the cheque to appropriately receipted.

Please be advised that payments by credit card will incur a surcharge of 0.60%.

OFFICE USE ONLY

Date received	18/13	Receipt number	19805644	Account #	
Received by	JO	Fee paid	195690	AMS Code (if applicable)	203/00534
Business partner name				Business partner number	

Details of existing approval (Tick the relevant boxes)	Type of approval		
	☒ Development Permit ☐ Environmentally Relevant Activity ☐ Reconfiguration of Lot ☐ Preliminary Approval ☒ Material Change of Use ☐ Operational Works		
	Council approval number		Date issued
	PN184540/01/DA6		29/11/2012
Details of the request	Condition #	Description of requested change to condition	Justification for change
	1	Change to approved plans of development	To incorporate a more efficient and fit For purpose structure
Please provide any relevant history of the application and the request for permissible change or extension to the relevant period			
The requested permissible change relates to a redesign of the approved office structure included in the Application MCU201200283.			
Resource owners agreement	If an application for the existing approval was being lodged now, would evidence be required to support the application because it involved taking or interfering with State-owned resource? (refer to s370 (3) (4) of the <i>Sustainable Planning Act 2009</i>) ☒ No ☐ Yes – the written agreement of the chief executive from whom evidence would need to be obtained under the <i>Sustainable Planning Act 2009</i> , s264 (1). must be attached		
Details are pre-request response notice	Has a pre-request response notice been issued from a referral agency in relation to this approval in accordance with s368 of the <i>Sustainable Planning Act 2009</i> ? ☒ No ☐ Yes – Please attach a copy and provide details below		
	Details of pre-request response notice		Date of Notice
Concurrence Agencies	Were there one or more concurrence agencies involved in the original approval? ☒ No ☐ Yes – Provide details below		
	Concurrence Agencies (<i>Use a separate row for each agency</i>)		
Has the applicant sent a copy of the request to the concurrence agency? ☐ No you will be issued with an Incorrectly Lodged Notice (s372) ☐ Yes – please attach evidence of referral			

Attachments and information	What attachments and supporting information accompanies this application?	
	Description of the attachment or information (e.g. Notice to concurrence agencies, declaration re owners consent, reports)	Title and date (if applicable) (e.g. James Street Traffic Report)
	Cover Letter	Cover Letter 31/07/2013
	Forms	IDAS Form 1 31/07/2013
	Land Owners Consent	Land Owners Consent 03/2012
	Is the information for a request for permissible change or extension to the relevant period being provided in accordance with the <i>Sustainable Planning Act 2009</i> (SPA)	
<u>Permissible Change</u> Section 370 of SPA requires the person requesting a permissible change to fill out the relevant Council forms (this form) accompanied by: ☒ the fee for the request ☐ a copy of any pre-request response notice (from a concurrence agency) relevant to the request (refer to question 9); and ☐ evidence to show the person making the request has referred the application to all concurrence agencies, if applicable (refer to question 10).		
<i>Note: Council cannot commence with the request until section 370 of SPA has been complied with;</i>		
<u>Extension of the Relevant Period</u> Section 383(3) of SPA required the person requesting an extension of the relevant period to fill out the relevant Council forms (this form) which is to be accompanied by: ☐ the fee for the request; and ☐ evidence to show the person making the request has referred the application to all concurrence agencies, if applicable (refer to question 10).		
<i>Note: Council cannot commence with the request until section 383 of SPA has been complied with;</i>		
Owners Consent	I/ We, the owner/s of the land, consent to the making of this request	
	Name of all owner/s of the land	Signature of all owner/s of the land
	William A Hester	PLEASE FIND ON ATTACHED DOCUMENT
	Patricia A Hester	PLEASE FIND ON ATTACHED DOCUMENT
	Date	
	30-3-2012	
Or ☐ I confirm the owner/s consent is not required in accordance with s371 of the <i>Sustainable Planning Act 2009</i> (SPA) If ticked, please confirm why owners consent is not required: ☐ The person making the request is the owner of the land; or ☐ Acquisition land acquired by entity, e.g. Council or State land; or ☐ Approval is for building work or operational work for supply of community infrastructure on land designated for the community infrastructure; or ☐ Request relates to operational works approval only; or ☐ Consent being unreasonably withheld <u>and</u> change does not materially affect the owner's land; or ☐ Not practicable to obtain all owners' consent <u>and</u> does not materially affect the owners' land.		
Applicants declaration	By making this request, I declare that all information in this request is true and correct. <i>Please Note: A request for permissible change may lead to a change in the relevant infrastructure charges</i>	
	Signature	

***Section 367 of the Sustainable Planning Act (2009) defines a permissible change for a development approval as:**

(1) A **permissible change**, for a development approval, is a change to the approval that would not -

- (a) result in a substantially different development; or
- (b) if the application for the approval were remade including the change -
 - (i) require referral to additional concurrence agencies; or
 - (ii) for an approval for assessable development that previously did not require impact assessment—require impact assessment; or

- (c) for an approval for assessable development that previously required impact assessment—be likely, in the responsible entity's opinion, to cause a person to make a properly made submission objecting to the proposed change, if the circumstances allowed; or
- (d) cause development to which the approval relates to include any prohibited development.

Attachment 3

Land Owners Consent

March 2012

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

Dear Sir/Madam,

RE: PROVISION OF LANDOWNER'S CONSENT
APPLICATION: DEVELOPMENT APPLICATION FOR MATERIAL CHANGE
OF USE BY AMGROW
PROPERTY: 82 CHRISTENSEN ROAD, STAPYLTON (LOT 240 W31320)

We hereby state that Mr William Arthur Hester and Mrs Patricia Ann Hester jointly own Lot 240 on W31320 (title search **enclosed**).

We consent to the making of a development application by Amgrow seeking approvals for a material change of use over the abovementioned allotment.

Yours Faithfully,

W.A. Hester
Signature
Name: **William A Hester**

P.A. Hester
Signature
Name: **Patricia A Hester**

Date: *30-3-2012*

Date: *30-3-2012*

Encl. Title search for Lot 240 on W31320

CURRENT TITLE SEARCH

ENVIRONMENT AND RESOURCE MANAGEMENT, QUEENSLAND

Request No: 10776460

Search Date: 12/01/2011 08:42

Title Reference: 10526129

Date Created: 08/12/1884

REGISTERED OWNER

Interest

Dealing No: 709915914 07/09/2006

PATRICIA ANN HESTER

1/2

WILLIAM ARTHUR HESTER

1/2

AS TENANTS IN COMMON

ESTATE AND LAND

Estate in Fee Simple

LOT 240 CROWN PLAN W31320

County of WARD

Parish of ALBERT

Local Government: GOLD COAST

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10526129 (SEL 814)
2. LEASE No 707931618 29/07/2004 at 10:43
ENVIROGREEN PTY LIMITED A.C.N. 069 900 456
OF LEASE A ON SP 125788
TERM: 01/07/2005 TO 30/06/2010 OPTION 5 YEARS
3. CHANGE OF NAME No 713027062 01/02/2010 at 12:03
LEASE: 707931618
AMGROW PTY LIMITED A.C.N. 069 900 456
4. AMENDMENT OF LEASE No 713076568 23/02/2010 at 15:03
LEASE: 707931618
TERM: 01/07/2005 TO 30/06/2015 OPTION NIL
5. AMENDMENT OF LEASE No 713369769 23/07/2010 at 14:54
LEASE: 707931618
TERM: 01/07/2005 TO 30/06/2015 OPTION NIL

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - Yes 30/07/2010 713375783 Certificate No. 5

Corrections have occurred - Refer to Historical Search

Caution - Charges do not necessarily appear in order of priority

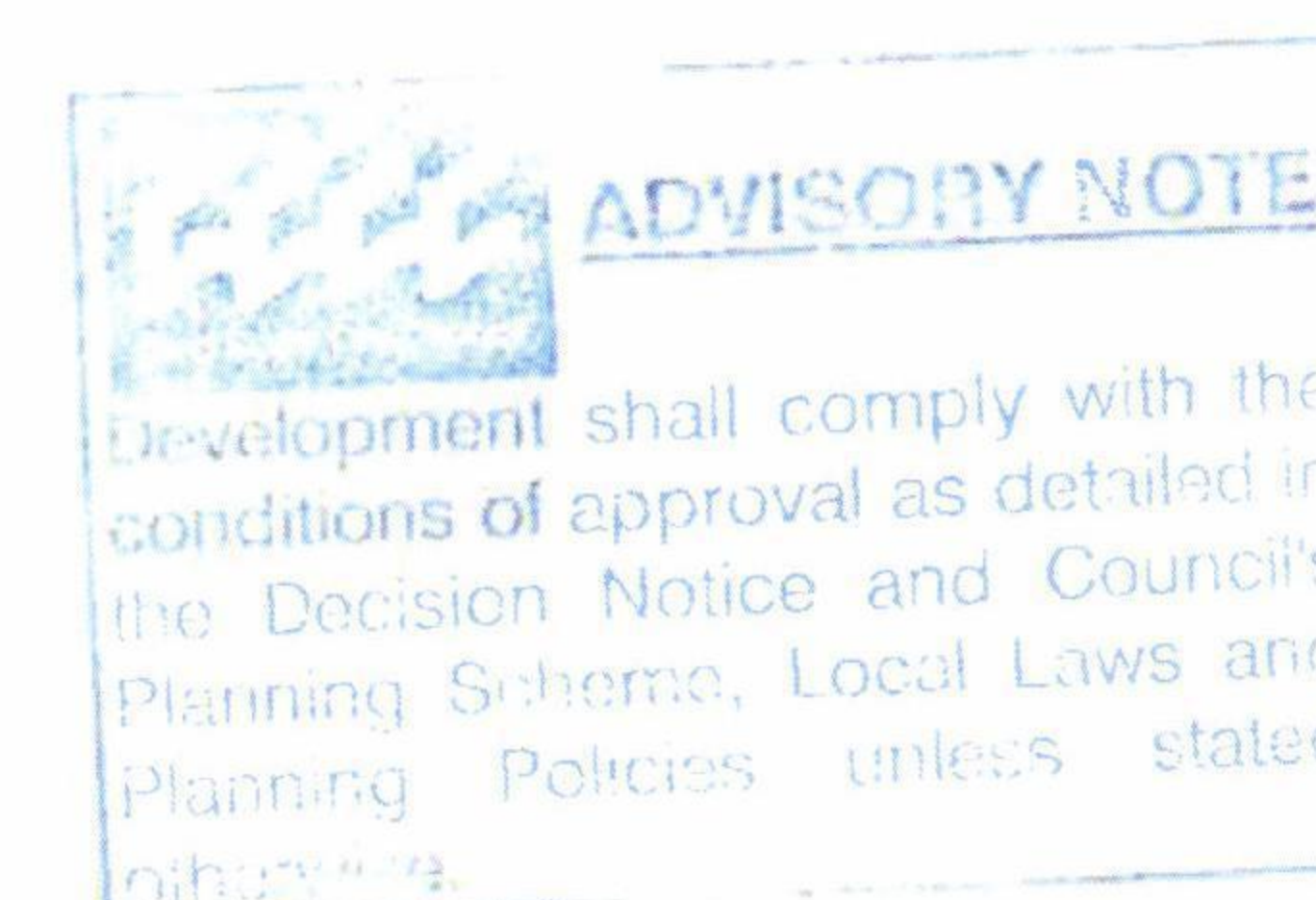
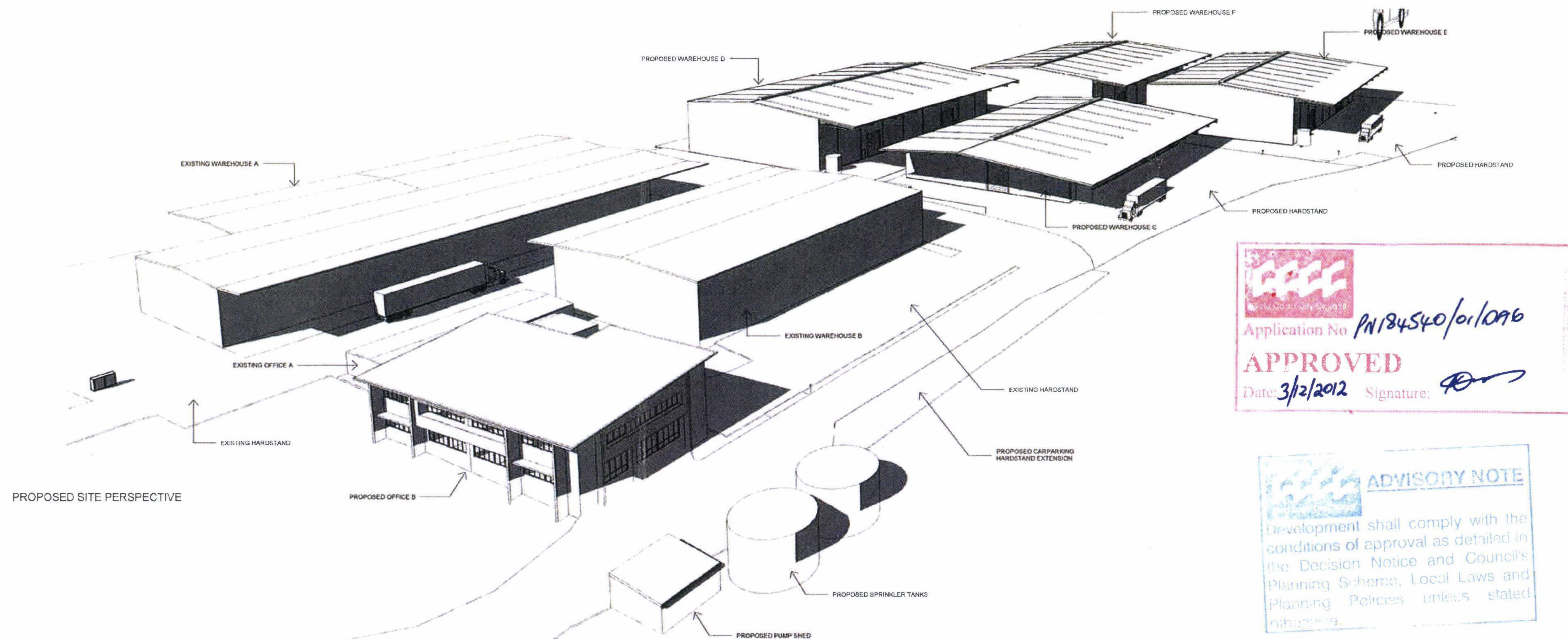
** End of Current Title Search **

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Requested By: D APPLICATIONS GLOBAL X

Attachment 4

Approved Plans
MCU201200283



EXISTING AERIAL PHOTO

DEVELOPMENT SUMMARY

LEASE A ON LOT 240 ON W31320 (82 CHRISTENSEN ROAD STAPYLTON QLD 4207) PARISH of ALBERT COUNTY of WARD TOTAL SITE AREA - 53.2586 ha		AREAS EXISTING WAREHOUSE A - 2900m2 AWNINGS - 900m2 EXISTING WAREHOUSE B - 1500m2 AWNINGS - 450m2 EXISTING OFFICE A - 350m2		CARPARKING REQUIRED GENERAL - 2 CARS PER TENANCY OR LOT - 2	
AUTHORITY - GOLD COAST CITY COUNCIL PRECINCT - FUTURE INDUSTRY LAP - YATALA ENTERPRISE AREA		STAGE 1 PROPOSED OFFICE B (GF) - 500m2 PROPOSED OFFICE B (FF) - 600m2		WAREHOUSE - 1/50m2 GFA FOR FIRST 500m2 AND 1/100m2 GFA OVER 500m2 - 157	
PROPOSED WAREHOUSES - CLASS 7b TYPE C CONSTRUCTION		PROPOSED WAREHOUSE C - 2400m2 AWNING - 1100m2		OFFICE 3/100m2 GFA - 41	
PROPOSED OFFICE CLASS 5 TYPE C CONSTRUCTION		STAGE 2 PROPOSED WAREHOUSE D - 2800m2 AWNING - 700m2		REQUIRED PROVIDED - 200	
		STAGE 3 PROPOSED WAREHOUSE E - 2800m2 AWNINGS - 700m2 PROPOSED WAREHOUSE F - 2800m2 AWNINGS - 700m2		DESIGN VEHICLE - AV & B-DOUBLE	
		TOTAL AREAS EXISTING - 6100m2 PROPOSED - 15000m2		IMPERVIOUS PAVEMENT ADDITIONAL TO EXISTING (BUILDING AND HARDSTAND) STAGE 1 - 6510m2 STAGE 2 - 4880m2 STAGE 3 - 13170m2	
		TOTAL AREA - 21100m2 TOTAL SITE COVER - 20600m2			

ISSUED FOR
DEVELOPMENT APPROVAL

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Sailbury, Queensland
4107, Australia
T 07 3274 4200
F 07 3075 1012
info@multispan.com.au
www.multispan.com.au

CLIENT:

Amgrow

SITE ADDRESS:

82 CHRISTENSEN ROAD
STAPYLTON

PROJECT DESCRIPTION

NEW OFFICE & WAREHOUSES

DRAWING TITLE(S)

COVER

AMENDMENTS

REV.	DATE	DESCRIPTION	BY
A	20.03.12	PRELIM ISSUE	SK
B	23.03.12	REVISED	SK
C	11.04.12	DATE ISSUE	SK

SCALE:

1 : 100

DRAWN:

A1

CHECKED:

SK

PROJECT NUMBER:

4075

PROJECT START DATE:

09.03.12

PROJECT STAGE:

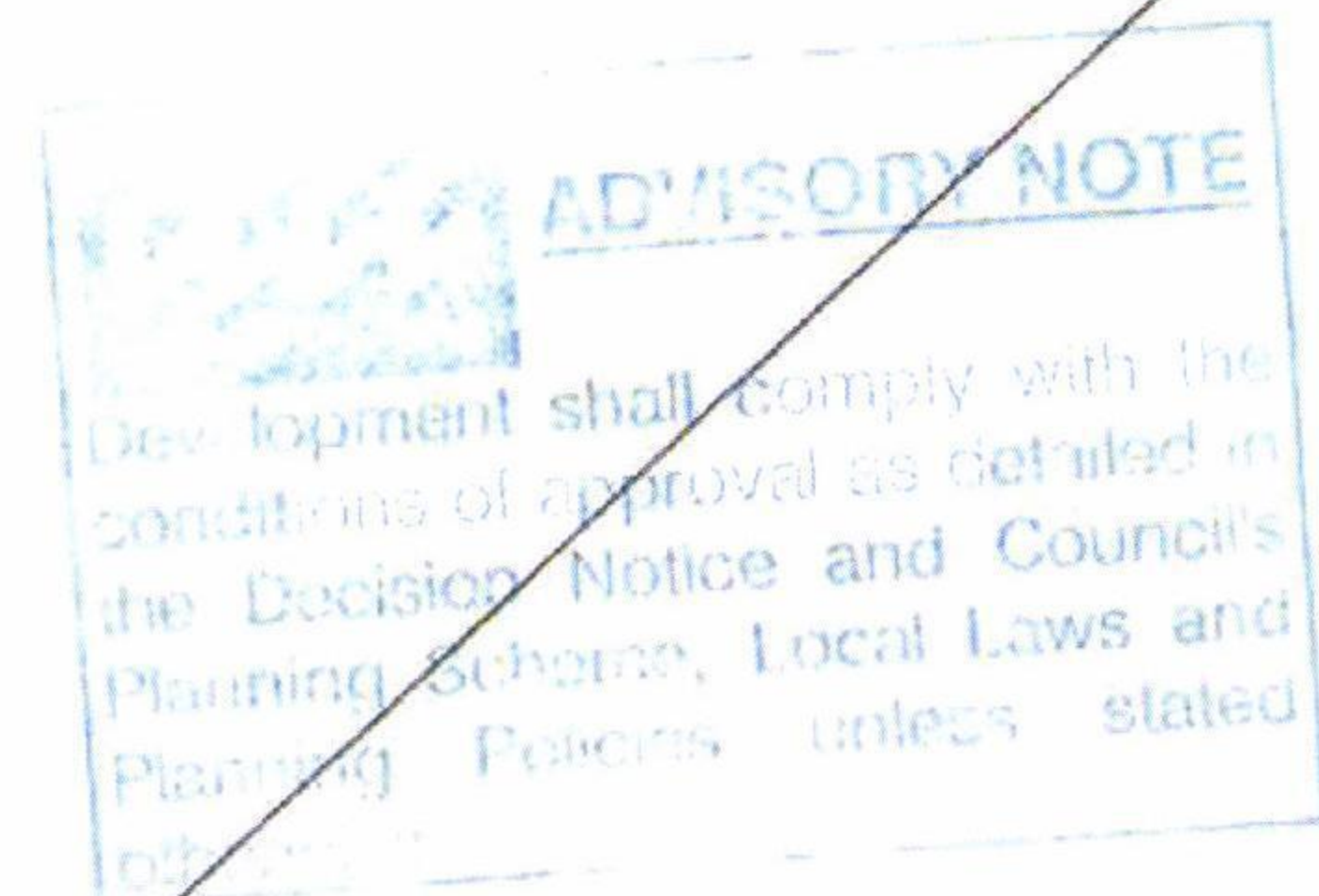
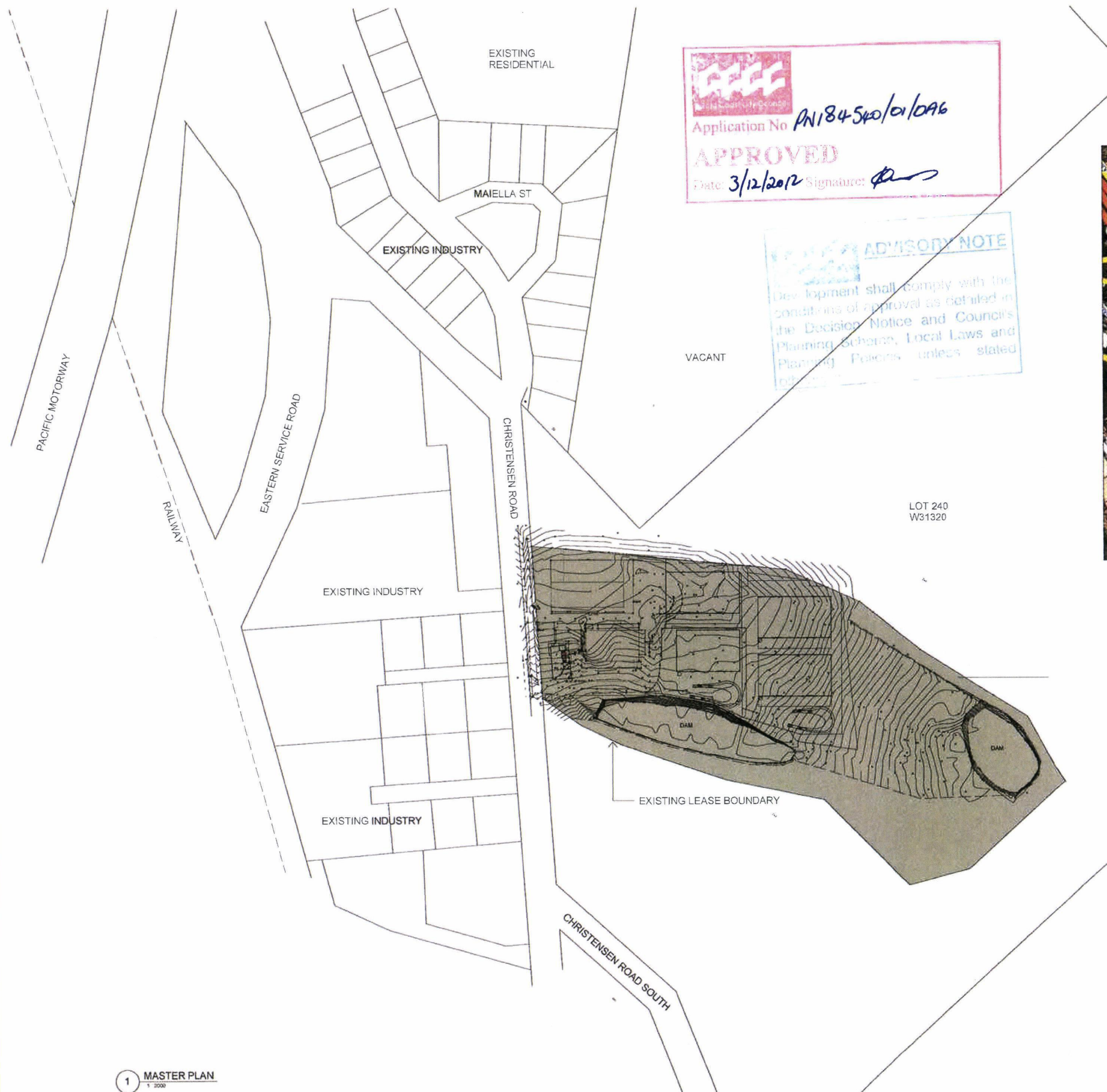
SK

DRAWING NUMBER:

-AR-0001

REVISION:

C



AERIAL PHOTO

DEVELOPMENT SUMMARY

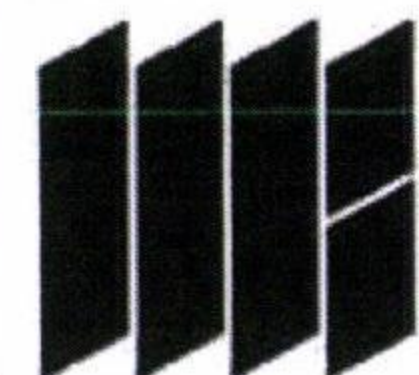
LEASE A ON LOT 240 ON W31320 (82 CHRISTENSEN ROAD STAPYLTON QLD 4207) PARISH of ALBERT COUNTY of WARD TOTAL SITE AREA - 53.2588 ha	AREAS EXISTING WAREHOUSE A AWNINGS EXISTING WAREHOUSE B AWNINGS EXISTING OFFICE A	-2900m2 - 900m2 - 1500m2 - 450m2 - 350m2	CARPARKING REQUIRED GENERAL - 2 CARS PER TENANCY OR LOT WAREHOUSE - 1/50m2 GFA FOR FIRST 500m2 AND 1/100m2 GFA OVER 500m2 OFFICE 3/100m2 GFA REQUIRED PROVIDED	- 2 - 41 -200 -200
	AUTHORITY - GOLD COAST CITY COUNCIL PRECINCT - FUTURE INDUSTRY LAP - YATALA ENTERPRISE AREA	STAGE 1 PROPOSED OFFICE B (GF) PROPOSED OFFICE B (FF)		
PROPOSED WAREHOUSES - CLASS 7b TYPE C CONSTRUCTION	PROPOSED WAREHOUSE C AWNING	- 2400m2 - 1100m2		
PROPOSED OFFICE CLASS 5 TYPE C CONSTRUCTION	STAGE 2 PROPOSED WAREHOUSE D AWNING	- 2800m2 - 700m2	DESIGN VEHICLE - AV & B-DOUBLE	
	STAGE 3 PROPOSED WAREHOUSE E AWNING PROPOSED WAREHOUSE F AWNING	- 2800m2 - 700m2 - 2800m2 - 700m2	IMPERVIOUS PAVEMENT ADDITIONAL TO EXISTING (BUILDING AND HARDSTAND) STAGE 1 STAGE 2 STAGE 3	- 6510m2 - 4580m2 - 13170m2
	TOTAL AREAS EXISTING PROPOSED	- 6100m2 - 15000m2		
	TOTAL AREA TOTAL SITE COVER	- 21100m2 - 20600m2		

STAPYLTON LANDFILL AND
RECYCLING CENTRESURVEY BY:
GASSMAN DEVELOPMENT PERSPECTIVES
ACN 010 752 388BRISBANE OFFICE ph - 07 3221 6732
GOLD COAST & LOGAN OFFICE ph - 07 3807 3333e-mail@gassman.com.au
www.gassman.com.au

REF No. 1292-95

ISSUED FOR
DEVELOPMENT APPROVAL1 MASTER PLAN
1 2009

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F 07 3975 1012
info@multispan.com.au
www.multispan.com.au

CLIENT

Amgrow

PROJECT DESCRIPTION
NEW OFFICE & WAREHOUSES

SITE ADDRESS

82 CHRISTENSEN ROAD
STAPYLTON

DRAWING TITLE(S)
MASTER PLAN

AMENDMENTS

REV	DATE	DESCRIPTION	BY	SK
A	13.03.12	PRELIM CONCEPT ISSUE	SK	
B	22.03.12	NOTES	SK	
C	11.04.12	DATE ISSUE	SK	

PROJECT NUMBER
4075

SCALE	As indicated	DRAWN	A1	CHECKED	SK
PROJECT STAGE	SK	DRAWING NUMBER	-AR-1001	REVISION	C
PROJECT START DATE	09.03.12				

AR-1003
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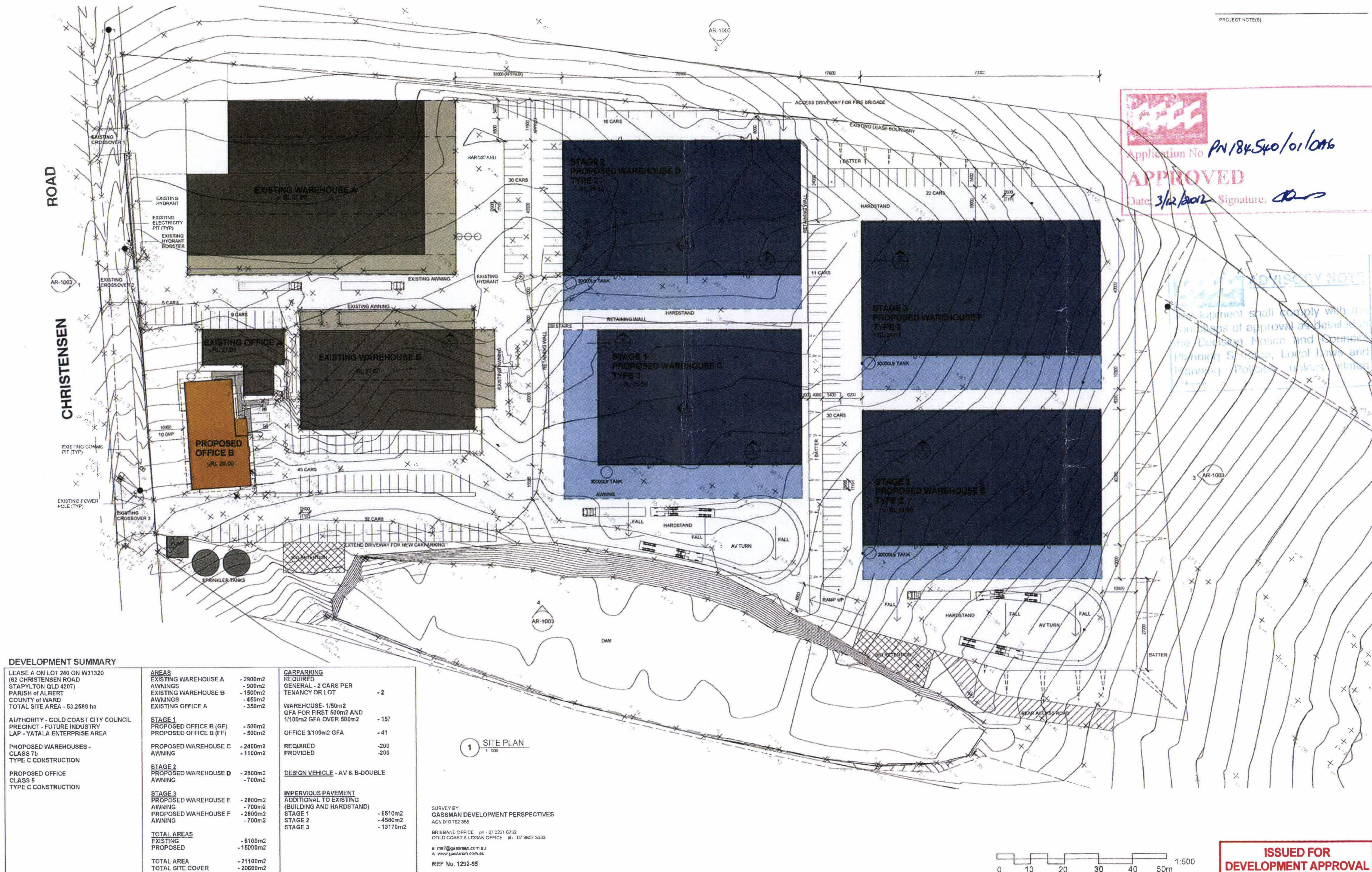
Application No PN184540/01/01/016

APPROVED

Date 3/12/2012 Signature: [Signature]

DISCLAIMER NOTE

The applicant shall comply with the conditions of approval as detailed in the Decision Notice and Council Planning Scheme, Local Laws and Planning Policies unless stated otherwise.



DEVELOPMENT SUMMARY

LEASE A ON LOT 240 ON W31320 (82 CHRISTENSEN ROAD STAPYLTON QLD 4207) PARISH OF ALBERT COUNTY OF WARD TOTAL SITE AREA - 53.2568 ha			
AUTHORITY - GOLD COAST CITY COUNCIL PRECINCT - FUTURE INDUSTRY LAP - YATALA ENTERPRISE AREA			
PROPOSED WAREHOUSES - CLASS 7b TYPE C CONSTRUCTION			
PROPOSED OFFICE CLASS 5 TYPE C CONSTRUCTION			
AREAS			
EXISTING WAREHOUSE A	- 2900m ²	CARPARKING REQUIRED	
EXISTING WAREHOUSE B	- 900m ²	GENERAL - 2 CARS PER TENANCY OR LOT	- 2
EXISTING OFFICE A	- 1500m ²	WAREHOUSE - 1/50m ²	
EXISTING OFFICE A	- 450m ²	GFA FOR FIRST 500m ² AND 1/100m ² GFA OVER 500m ²	- 157
EXISTING OFFICE A	- 350m ²	OFFICE 3/100m ² GFA	- 41
STAGE 1 PROPOSED OFFICE B (GF)	- 500m ²	REQUIRED	- 200
STAGE 1 PROPOSED OFFICE B (FF)	- 500m ²	PROVIDED	- 200
PROPOSED WAREHOUSE C	- 2400m ²	DESIGN VEHICLE - AV & B-DOUBLE	
PROPOSED WAREHOUSE C	- 1100m ²		
STAGE 2 PROPOSED WAREHOUSE D	- 2800m ²	IMPERVIOUS PAVEMENT	
STAGE 2 PROPOSED WAREHOUSE D	- 700m ²	ADDITIONAL TO EXISTING (BUILDING AND HARDSTAND)	
STAGE 3 PROPOSED WAREHOUSE E	- 2800m ²	STAGE 1	- 6510m ²
STAGE 3 PROPOSED WAREHOUSE E	- 700m ²	STAGE 2	- 4580m ²
STAGE 3 PROPOSED WAREHOUSE F	- 2800m ²	STAGE 3	- 19170m ²
STAGE 3 PROPOSED WAREHOUSE F	- 700m ²		
TOTAL AREAS			
EXISTING	- 6100m ²		
PROPOSED	- 15000m ²		
TOTAL AREA	- 21100m ²		
TOTAL SITE COVER	- 20600m ²		

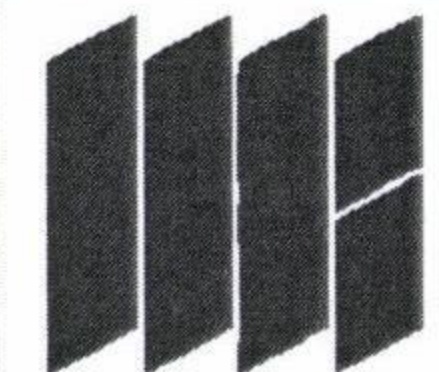
1 SITE PLAN
1:500

SURVEY BY:
GASSMAN DEVELOPMENT PERSPECTIVES
ACN 010 752 386
BRISBANE OFFICE ph - 07 3221 6732
GOLD COAST & LOGAN OFFICE ph - 07 3607 3333
e: mail@gassman.com.au
w: www.gassman.com.au
REF No. 1292-95

0 10 20 30 40 50m 1:500

ISSUED FOR DEVELOPMENT APPROVAL

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www.multispan.com.au

CLIENT:

Amgrow

PROJECT DESCRIPTION:
NEW OFFICE & WAREHOUSES

SITE ADDRESS:
82 CHRISTENSEN ROAD
STAPYLTON

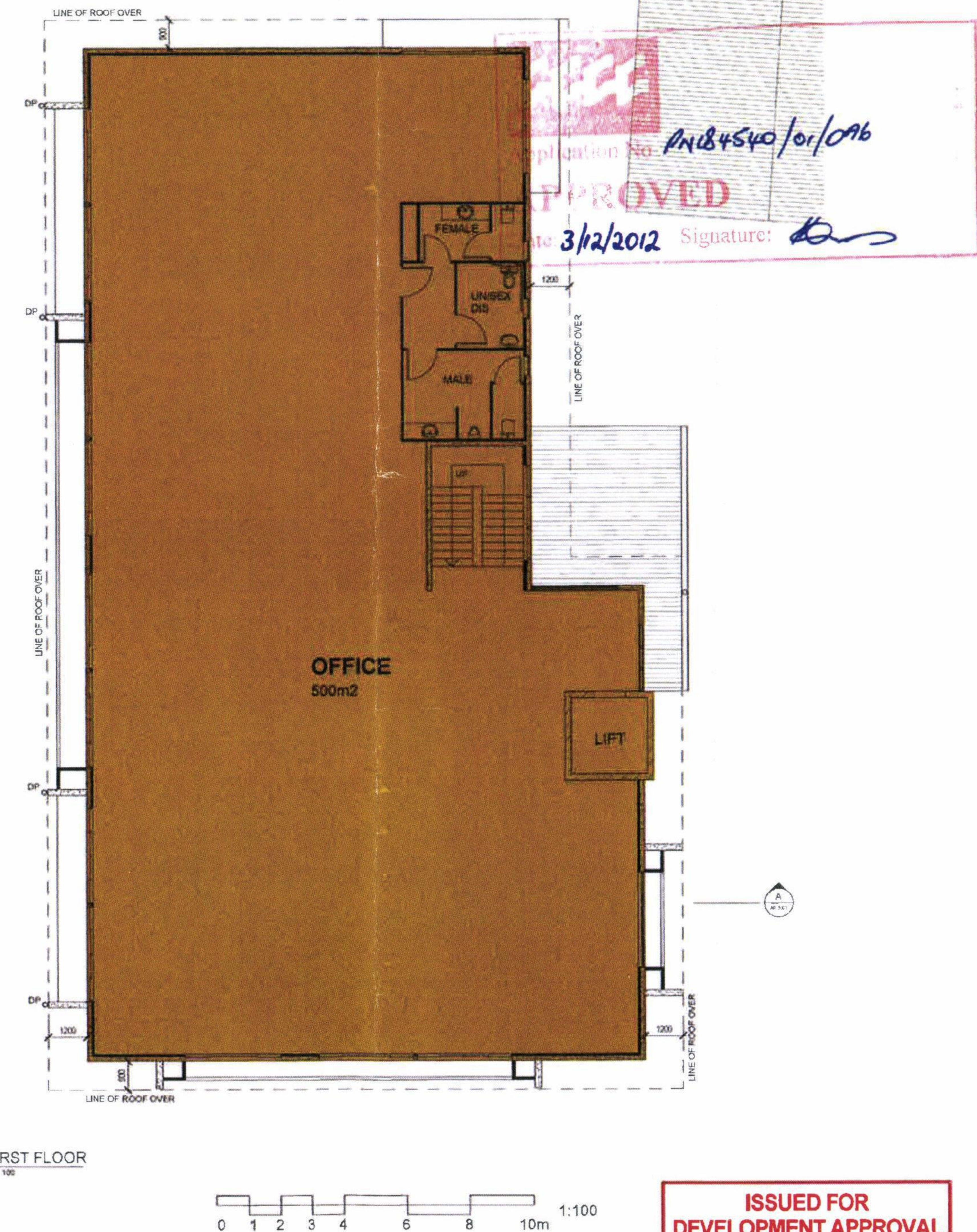
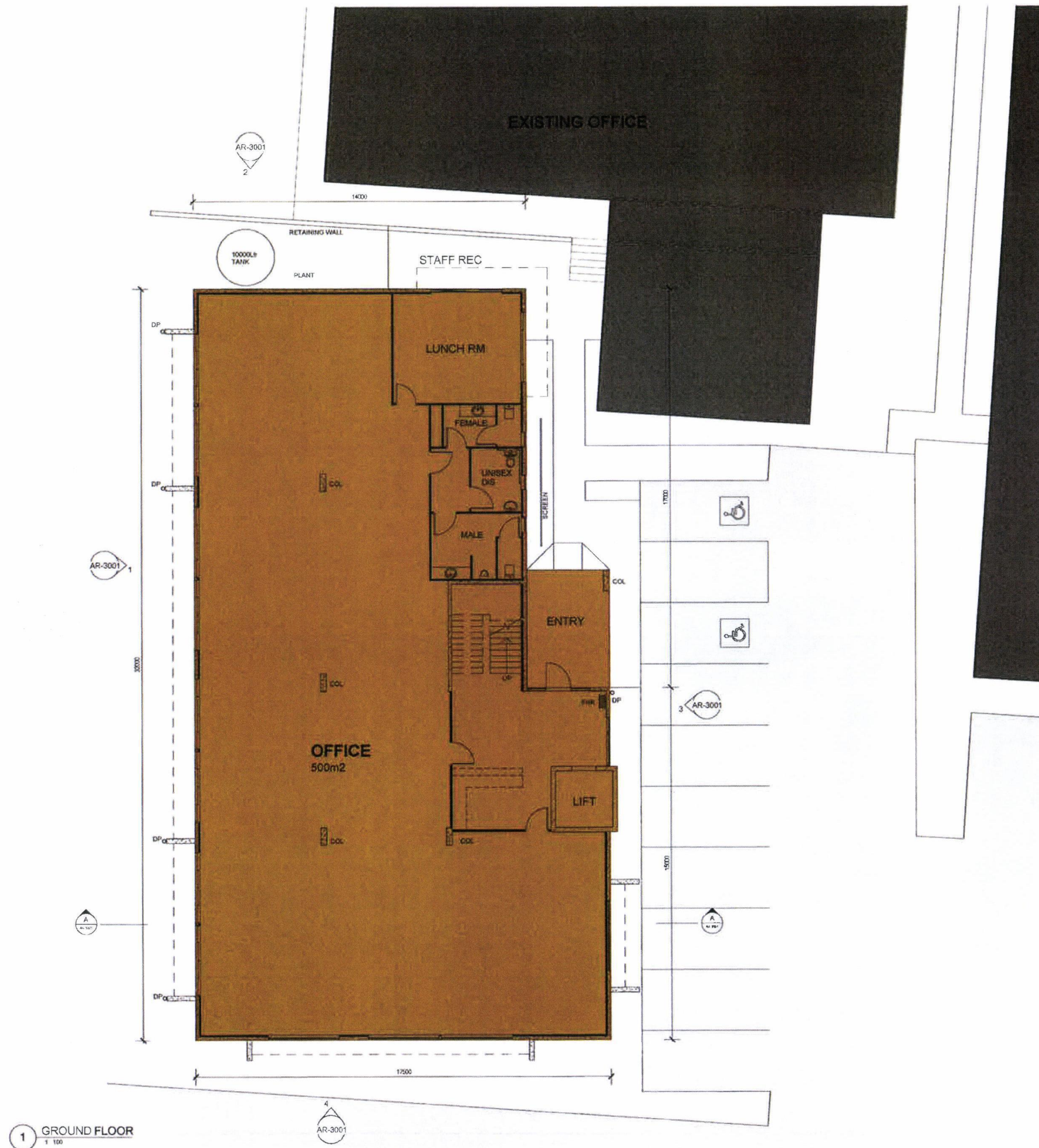
DRAWING TITLE(S)
SITE PLAN

AMENDMENTS
REV. DATE DESCRIPTION
A 13.03.12 PRELIM CONCEPT ISSUE
B 15.03.12 OFFICE AREA, CARPARKING
C 16.03.12 OFFICE AREA, CARPARKING
D 22.03.12 OFFICE NOTES
E 11.04.12 BIO RETENTION TANKS, OUTLET

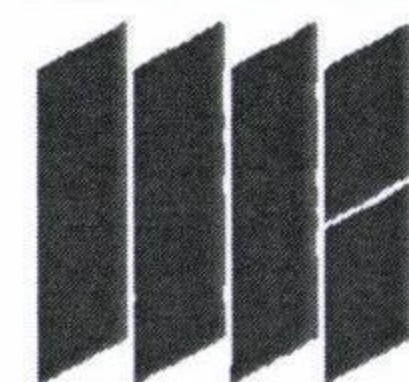
SCALE: As indicated
PROJECT NUMBER: 4075
PROJECT STAGE: SK
DRAWING NUMBER: -AR-1002
CHECKED: SK
PROJECT START DATE: 09.03.12
REVISION: E

TEMPORARY NOTE

Development shall comply with the conditions of approval as detailed in the Council Notice and Council's Planning Scheme, Local Laws and Planning Policies which are stated



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F 07 3875 1012
info@multispan.com.au
www.multispan.com.au

CLIENT:

Amgrow

PROJECT DESCRIPTION:
NEW OFFICE & WAREHOUSES

SITE ADDRESS:

82 CHRISTENSEN ROAD
STAPYLTON

DRAWING TITLE(S):

OFFICE PLAN

AMENDMENTS:

REV.	DATE	DESCRIPTION
A	20.03.12	PRELIMINARY ISSUE
B	23.03.12	NOTES
C	11.04.12	NOTES, DA ISSUE

SCALE:

1:100

BY:

A1

DRAWN:

SK

CHECKED:

SK

PROJECT NUMBER:

4075

PROJECT START DATE:

09.03.12

PROJECT STAGE:

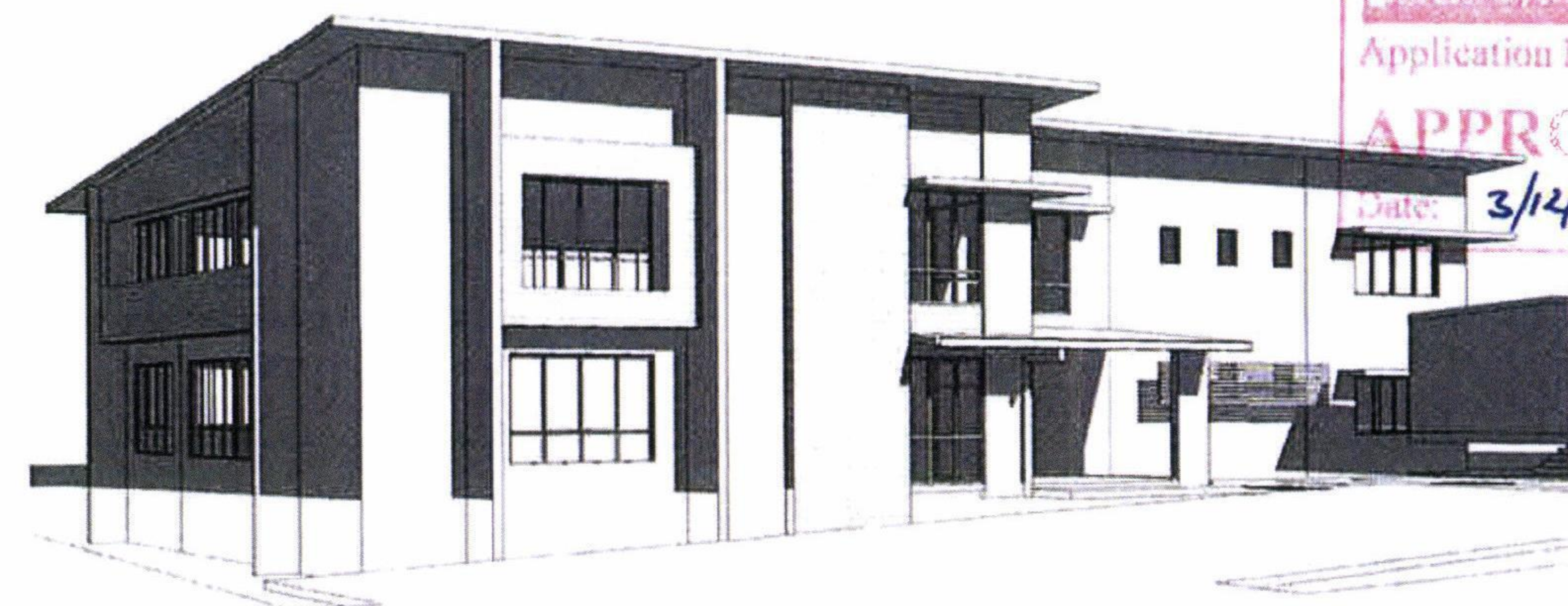
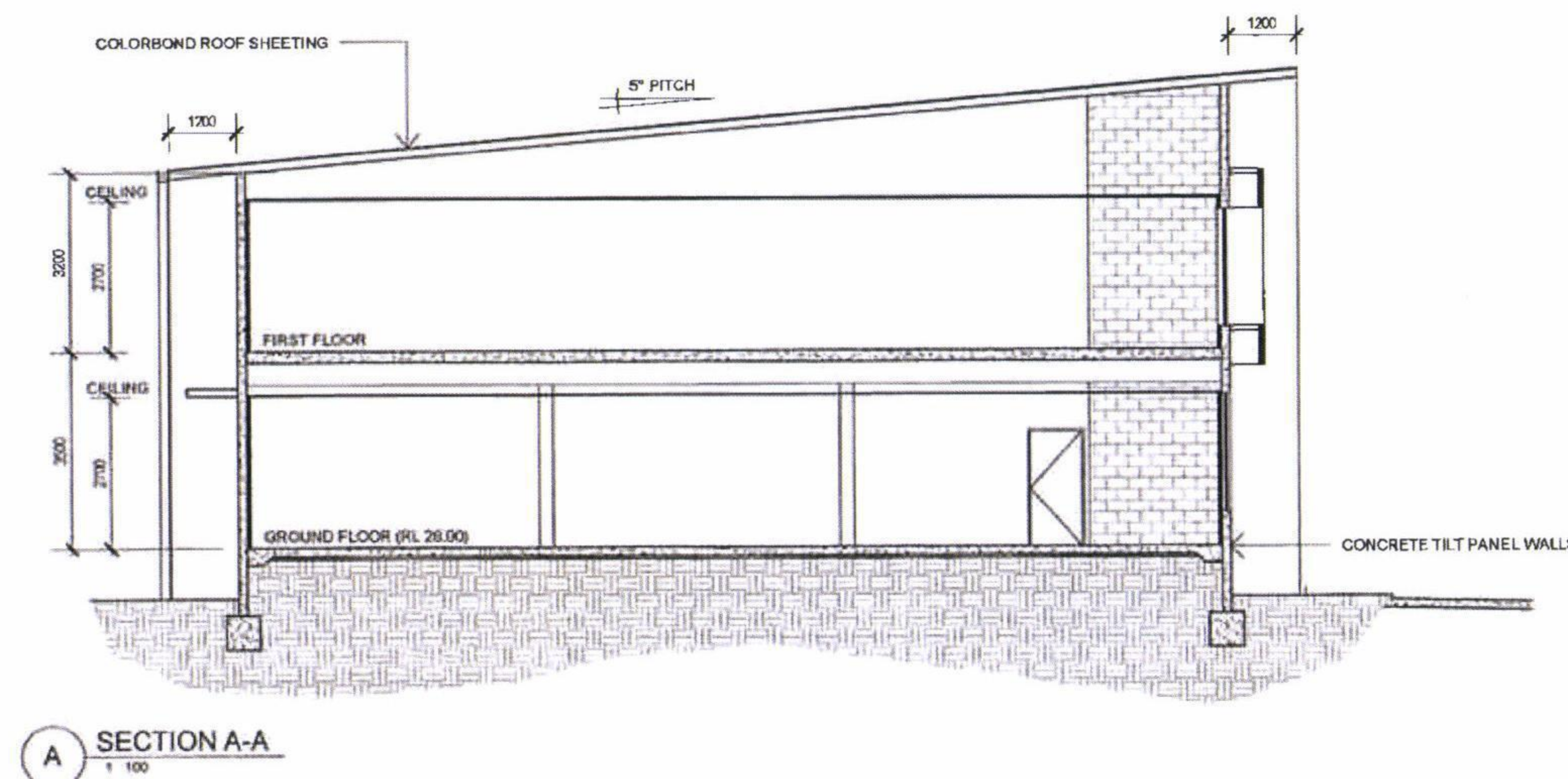
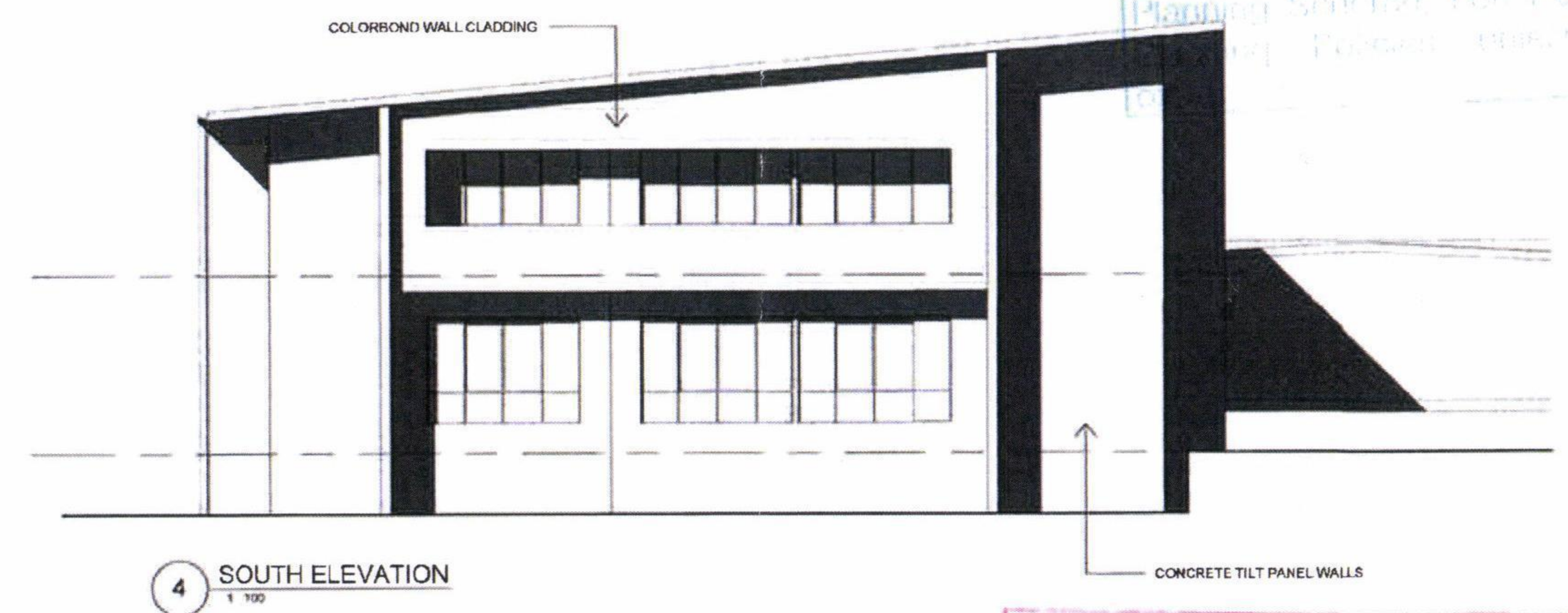
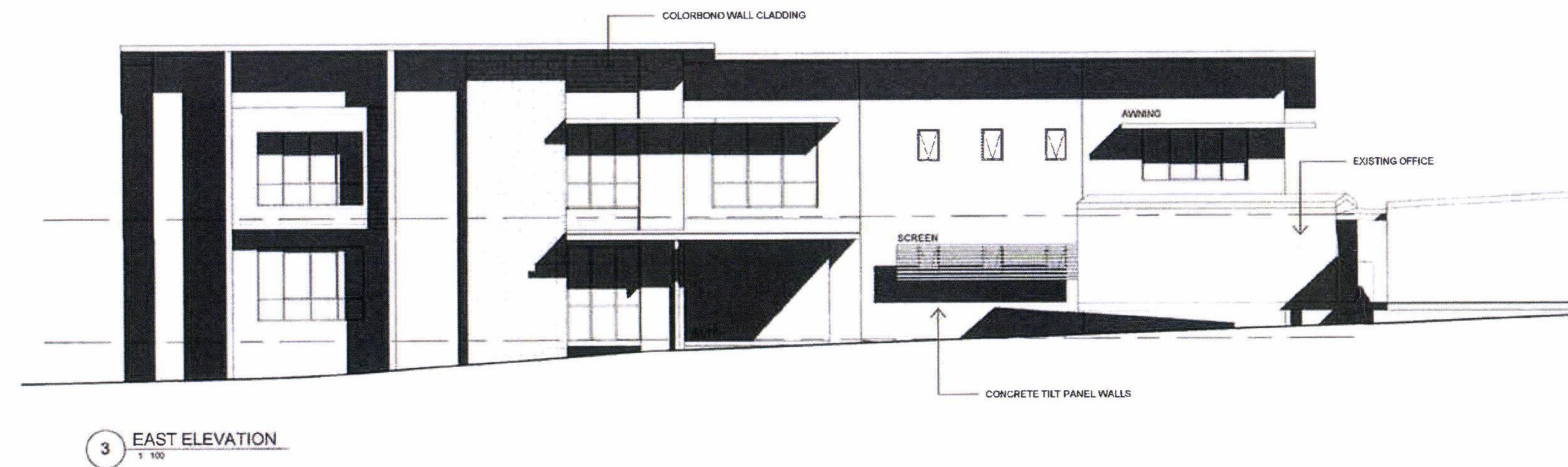
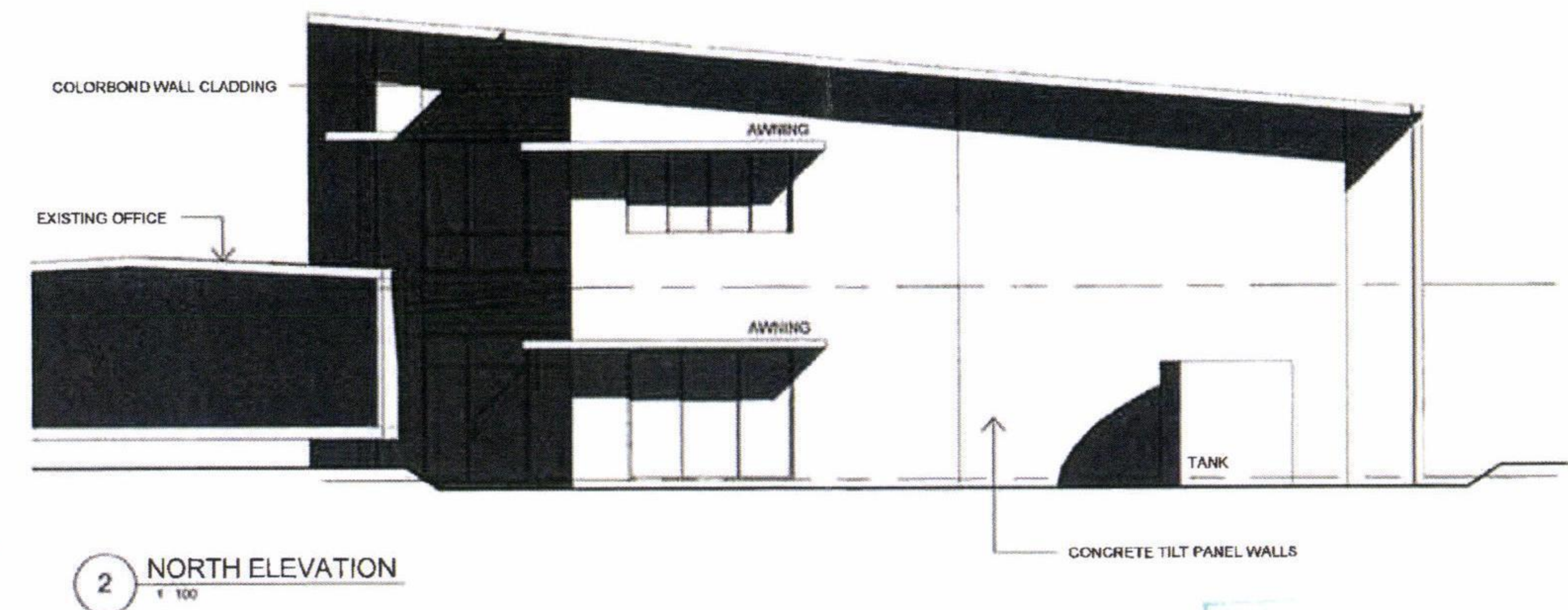
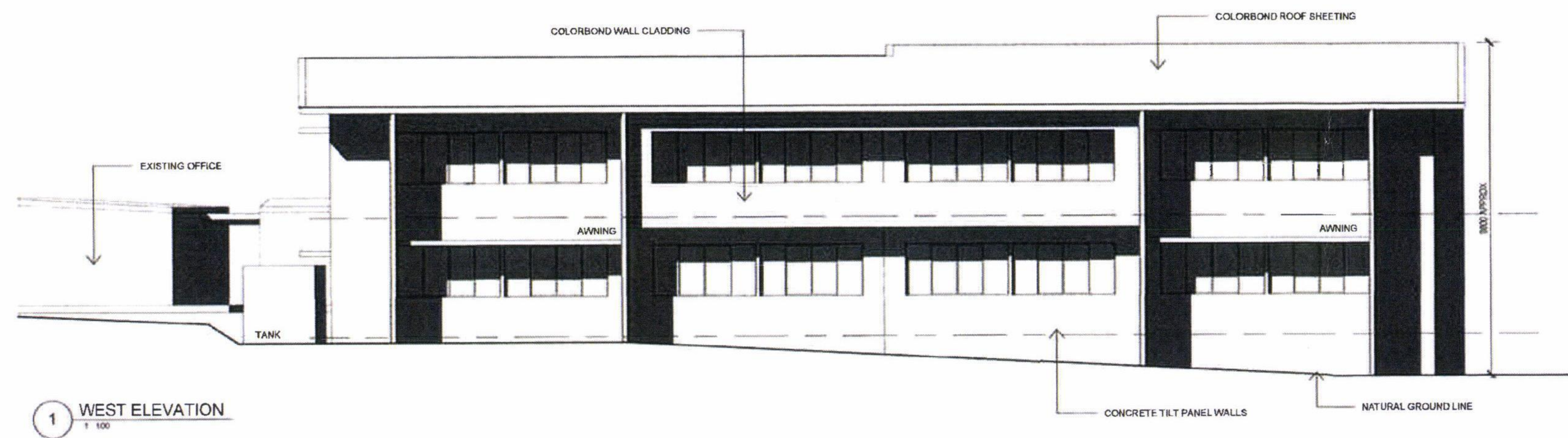
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DRAWING NUMBER:

-AR-2001

REVISION:

C



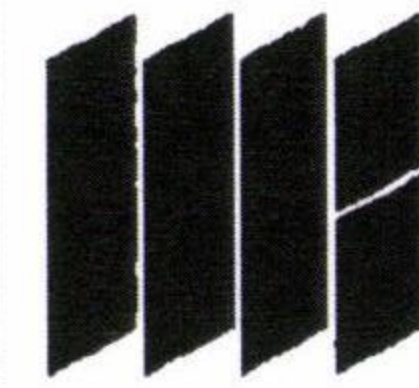
0 1 2 3 4 6 8 10m 1:100

ADVISORY NOTE
Development shall comply with the conditions of approval as determined by the Decision Notice and Council Planning Scheme, Local Laws and any Proposed amendments.

APPROVED
Application No: AN/84540/01/0A6
Date: 3/12/2012 Signature: [Signature]

ISSUED FOR DEVELOPMENT APPROVAL

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4107, Australia
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F 07 3675 1012
info@multispan.com.au
www.multispan.com.au

CLIENT:

Amgrow

PROJECT DESCRIPTION:
NEW OFFICE & WAREHOUSES

SITE ADDRESS:

82 CHRISTENSEN ROAD
STAPYLTON

DRAWING TITLE(S):

OFFICE ELEVATIONS / SECTION

AMENDMENTS

REV. DATE DESCRIPTION:
A 20.03.12 PRELIMINARY ISSUE
B 23.03.12 PERSPECTIVE
C 11.04.12 NOTES, DA ISSUE

SCALE:

1:100

DRAWN:

A1

CHECKED:

SK

PROJECT NUMBER:

4075

PROJECT START DATE:

09.03.12

PROJECT STAGE:

SK

DRAWING NUMBER:

-AR-3001

REVISION:

C

Attachment 5

GCCC Adopted
Infrastructure Proposal Summary

Adopted Infrastructure Charge Proposal Summary

Gold Coast City Council is collecting your personal information in order for us to calculate infrastructure charges in accordance with the *Sustainable Planning Act 2009* and other legislation. This information will only be used by authorised Council officers for the purpose of calculating infrastructure charges and ensuring our records are accurate. Some of your personal information may also be made available to Gold Coast Water and Councils Planning & Development Online web site for public viewing in accordance with the *Sustainable Planning Act 2009*. Your information will not be given to any other person or agency unless you have given us permission or we are required by law.

All rates are based on areas fully serviced by Gold Coast Water. See "Notes for filling out this form" for rate adjustments in areas not fully serviced by Gold Coast Water.

Reconfiguration of Lot Application	Type	Proposed No of Lots	Existing No of Lots	Rate per Lot (FY 2013-14)
Enter the appropriate number of lots	• Residential Lots			\$28,000
	• Non Residential Lots			
	• Management Lots			
Residential Land Use (Material Change of Use & Building only)	Type	Proposed Qty	Lawfully Established Existing Qty	Rate per Dwelling (FY 2013-14)
Enter the appropriate number of dwellings. Note: Credits will only be given for existing lawfully established uses	Detached Dwellings			\$28,000
	Attached Dwellings	1 Bdrm		\$17,100
		2 Bdrms		\$19,700
		3 Bdrms		\$23,300
		4+ Bdrms		\$23,900
	Apartment	1 Bdrm		\$14,000
		2 Bdrms		\$17,600
		3 Bdrms		\$22,800
		4+ Bdrms		\$24,400
	Family Accommodation dwellings less than or equal to 100m ² GFA			\$0
	Family Accommodation dwellings greater than 100m² GFA			
	Type	Proposed Qty	Lawfully Established Existing Qty	Rate per Dwelling (FY 2013-14)
	Detached Dwellings			\$11,200
	Attached Dwellings	1 Bdrm		\$6,840
2 Bdrms			\$7,880	
3 Bdrms			\$9,320	
4+ Bdrms			\$9,560	
Apartment	1 Bdrm		\$5,600	
	2 Bdrms		\$7,040	
	3 Bdrms		\$9,120	
	4+ Bdrms		\$9,760	

Non Residential Land Use (Material Change of Use & Building only) Enter the appropriate quantity. Note: Credits will only be given for existing lawfully established uses	Charging Category	Type	Proposed Qty	Lawfully Established Existing Qty	Rate Per Dwelling (FY 2013-14)	Included Land Use (For information only)
	Long term accommodation	Detached Dwellings			\$28,000	• Aged Persons Accommodation, • Relocatable Home Park, • Special Accommodation • Hostel Accommodation
		Attached Dwellings	1 Bdrm		\$17,100	
			2 Bdrms		\$19,700	
			3 Bdrms		\$23,300	
			4+ Bdrms		\$23,900	
		Apartment	1 Bdrm		\$14,000	
			2 Bdrms		\$17,600	
			3 Bdrms		\$22,800	
			4+ Bdrms		\$24,400	
	Short term accommodation	Detached Dwellings			\$14,000	• Camping Ground, • Caravan Park, • Motel, • Resort Hotel, • Tourist Cabins
		Attached Dwellings	1 Bdrm		\$8,550	
			2 Bdrms		\$9,850	
			3 Bdrms		\$11,650	
			4+ Bdrms		\$11,950	
		Apartment	1 Bdrm		\$7,000	
			2 Bdrms		\$8,800	
			3 Bdrms		\$11,400	
			4+ Bdrms		\$12,200	

Non Residential Land Use (Material Change of Use & Building only) Enter the Gross Floor Area (GFA) Note: Credits will only be given for existing lawfully established GFAs	Charging Category	Proposed GFA	Lawfully Established Existing GFA	Rate per m ² GFA (FY 2013-14)	Included Land Use (For information only)
	Place of Assembly			\$70	- Community Purposes (art gallery, community hall, library, museum, scout hall and other community organised uses) - Funeral Parlour, - Place of Worship, - Reception Room, - Restricted Club, - Surf Life Saving Club
	<i>Common area</i>				
	Commercial (Bulk Goods)			\$140	- Bulk Garden Supplies, - Retail Plant Nursery, - Showroom, - Vehicle Hire Premises, - Vehicle Sales Premises
	<i>Common area</i>				
	Commercial (Office)			\$140	- Commercial Services, - Display Home, - Estate Sales Office, - Funeral Business, - Office, - Vehicle Hire Office
	<i>Common area</i>				
	Commercial (Retail)			\$180	- Café, - Convenience Shop, - Department Store, - Fast Food Premises, - Laundromat, - Manufacturer's Shop, - Restaurant, - Service Industry, - Service Station, - Shop, - Shopping Centre Development, - Take Away Food Premises, - Tourist Shop
	<i>Common area</i>				
	Education			\$140	- Child Care Centre, - Community Purposes (Child Day Care), - Educational Establishment
	<i>Common area</i>				

Non Residential Land Use (Material Change of Use & Building only) Enter the Gross Floor Area (GFA) Note: Credits will only be given for existing lawfully established uses	Charging Category	Proposed GFA	Lawfully Established Existing GFA	Rate per m ² GFA (FY 2013-14)	Included Land Use (For information only)
	Entertainment			\$200	• Adult Entertainment, • Amusement Parlour, • Brothel, • Cinema, • Hotel (non-residential component) • Night Club, • Tavern
	<i>Common area</i>				
	Indoor Sport and Recreational Facility			\$200	• Indoor Sport and Recreation Facility (excluding courts)
				\$20	• Indoor Sport and Recreation Facility (courts)
	<i>Common area</i>				
	Essential Services			\$140	• Community Care Centre, • Community Purposes (Day Respite Care), • Community Purposes (Emergency Services), • Community Purposes (Health Services), • Corrective Institution,
					• Hospital, • Medical Centre, • Veterinary Clinic, • Veterinary Hospital
	<i>Common area</i>				
	High Impact Rural			\$20	• Aquaculture, • Minor Aquaculture
	<i>Common area</i>				
	Industry	Total GFA on Site 15,572 ²	Approved by Previous Approval - 15,650m ²	\$50	• Fuel Depot, • Industry, • Milk Depot, • Motor Vehicle Repairs, • Outdoor Storage Area, • Rural Industry, • Salvage Yard, • Storage, • Warehouse, • Waterfront (or Marine) Industry
	<i>Common area</i>				
	Low Impact Rural			\$0	• Agriculture, • Animal Husbandry, • Farm Forestry
	<i>Common area</i>				

Non Residential Land Use (Material Change of Use & Building only) Enter the appropriate Gross Floor Area (GFA) Note: Credits will only be given for existing lawfully established GFAs	Charging Category	Proposed GFA	Lawfully Established Existing GFA	Rate per m² GFA (FY 2013-14)	Included Land Use (For information only)
	Minor Use			\$0	• Advertising Device, • Bed and Breakfast, • Cemetery, • Family Day Care Home, • Farm stay • High Impact Telecommunications Facility, • Home Occupation, • Home Office, • Kiosk, • Low Impact Telecommunications Facility • Market, • Stall, • Substantial Structure, • Temporary Use
	<i>Common area</i>				
	Specialist Uses			Rates determined at time of assessment	Caretakers Residence Car Park Commercial Groundwater Extraction Community Purposes (Government Use) Ecotourism Facility Extractive Industry Helipad Kennel Marina Minor Tourist Facility Outdoor Sport and Recreation Private Recreation Public Utility Railway Activities Refuse Disposal Refuse Transfer Station Telecommunications Facility Tourist Facilities Transit Centre Transport Terminal
Common Area					

☐ Confirmation that GFA is as per Queensland Planning Provisions definition (see notes for filling out this form)
☐ Lawful use operating at date of lodgement
 If not, date of use ceasing ____/____/____

IMPervious Area Calculation (Applicable only to Non Residential and Mixed Use Developments)

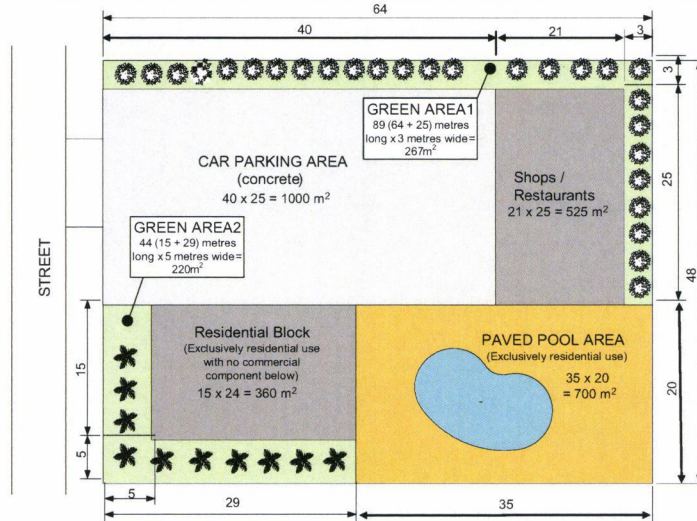
Impervious Area

Advise the total impervious area for this development below. Note: Mixed use developments will be charged at the non-residential stormwater rate for all proposed impervious areas unless it can be shown by the applicant that specific impervious areas are for exclusive residential use only.

	Total impervious area (A)	Total exclusive residential impervious area (B)	Net total impervious area (A - B = C)	Rate per impervious m ²
PROPOSED	24260 m ²	m ²	24260 m ²	\$10
EXISTING	13400 m ²	m ²	13400 m ²	

Calculation Example

Note:
Mixed use developments will be charged at the non-residential stormwater rate for all proposed impervious areas unless it can be shown by the applicant that specific impervious areas are for exclusive residential use only.



Impervious Area = Area of roof + car parking area + pool area + paved area

Total roofed area	Total vehicle surfaces (road, parking, driveway, etc)		Total other impervious areas (including (pool, pool surrounds, pavers etc)	
360 + 525 = 885m ² (A)	+	1000m ² (A)	+	700m ² (A)
Total exclusive residential impervious areas	Net total impervious area (Sum of A) - B = C		Rate per impervious m ²	
360 + 700 = 1,060m ² (B)	=	1,525m ² (C)	\$10	

Notes for filling out this form	
Use of this form	Use this form to provide Council with details of a development application to assist Council in the calculation of infrastructure charges.
Rate adjustments in areas not fully serviced by Gold Coast Water	All charge rates are based on areas fully serviced by Gold Coast Water. In areas not planned to be fully serviced by Gold Coast Water, rate adjustments will apply. Areas in Council's local government area which are not planned to be serviced by water supply or wastewater are identified in clause 8.3 (Water Supply Service Area) and clause 9.3 (Wastewater Service Area) of Council's Priority Infrastructure Plan (PIP). In these areas, the assessable demand rate will be reduced by Gold Coast Water's water supply or wastewater component of the charge depending on which service is not planned to be provided. If the development is in an area: a. not planned to be serviced by water supply, the assessable demand rate will be reduced by 10.9%; b. not planned to be serviced by wastewater, the assessable demand rate will be reduced by 33.6%
Charging categories	Use the column "Included Land Use" on the right of each page to determine the appropriate Charging Category.
Common areas	At Council's absolute discretion, if it can be clearly demonstrated that specific common areas apply to only one charging category then charges for that common area will be determined on the charge rates for that charging category. If a development includes an area which is common to two or more charging categories and no clear breakdown of these common areas attributable to a particular charging category is provided, the assessable demand for the common area will be based on the charging category with the highest charge rate.
Credits for existing lawfully established use	A credit will only be applied where an existing lawful use is established (up and running) on the site that is the subject of the development application at the time the development application is made. Enter the number of existing dwellings/units or the Gross Floor Area of any existing use against the appropriate Charging Category. Use the "Included Land Use" column on the right as a guide to determine the appropriate Charging Category to use.
Gross Floor Area (GFA)	Means the total floor area of all storeys of a building (measured from the outside of the external walls or the centre of a common wall), other than areas used for the following: a. Building services, plant and equipment b. Access between levels c. Ground floor public lobby d. A mall e. The parking, loading and manoeuvring of motor vehicles f. Unenclosed private balconies whether roofed or not
Not-for-profit organisations	If you are a not-for-profit community group, you may be entitled to a rebate on the charges you must pay. You will need to fill out the "Agreements, Not for Profit Rebates and Alternatives to Paying Infrastructure Charges" form contained in your application kit. Please note that assessment of "not-for-profit" applications will not be conducted by Council when assessing infrastructure charges.
Exemption under section 5 of the Adopted Infrastructure Charges Resolution (AICR)	Section 5 of the Adopted Infrastructure Charges Resolution (AICR) details exemptions that may be available. If an exemption is sought, please attach relevant evidence.

Attachment 6

Plans of Development



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Client: **AMGROW**

Site Address: **No 82
CHRISTENSEN ROAD
STAPYLTON**

AMENDMENTS	NO.	DATE	DESCRIPTION
	A	12-05-13	Prelim 1A and 1B
	B	10-5-13	Prelim 2
	C	30-5-13	Quote
	D	36-13	Prelim 3
	E	6-6-13	Prelim 4
	F		
	G		
	H		
	I		

THESE PLANS FORM PART
OF OUR CONTRACT &
DEVELOPMENT APPROVAL

CLIENT: _____
[SIGNATURE]

Date: _____

CLIENT: _____
[SIGNATURE]

Date: _____

BUILDER: _____
[SIGNATURE]

Date: _____

DRAWING DETAILS

Drawn By: GDP

Checked By: .

Issue: Prelim 4

Date: 6-6-13

Scale: As Shown On A3

PROPERTY DESCRIPTION

Lot on RP

Parish Of

County Of

Area Of Land m²

Local Authority

JOB NO.

13-4141

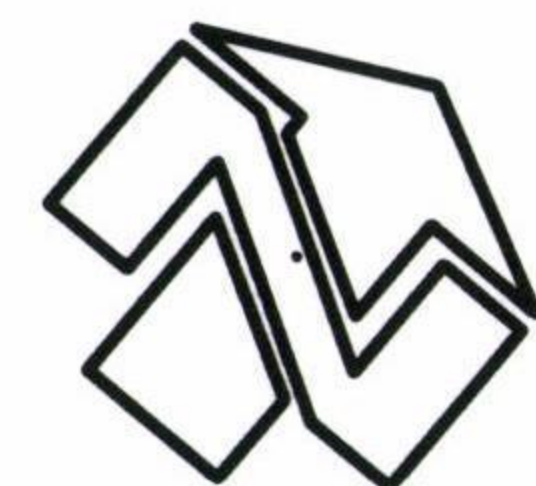
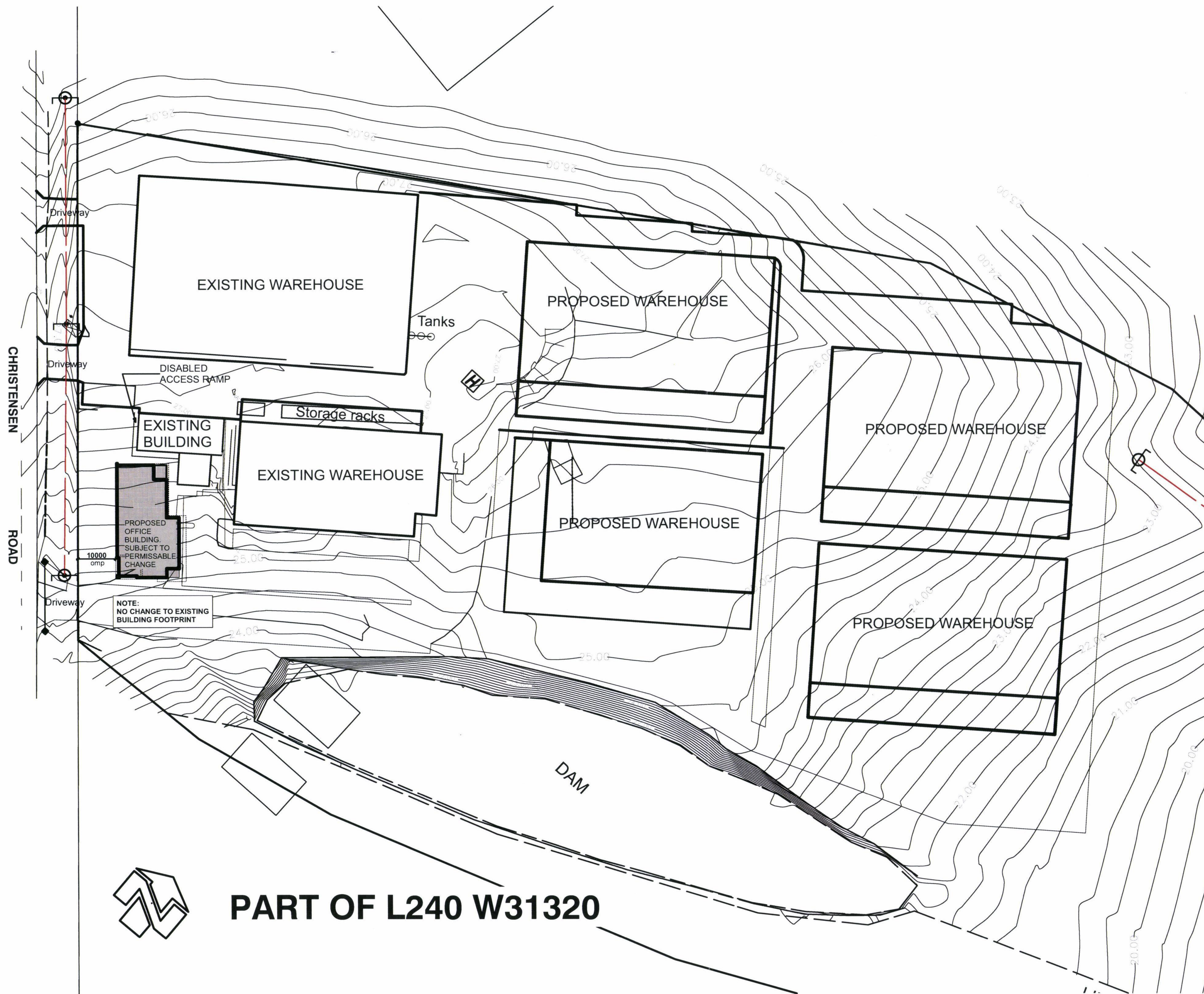
PAGE NO.

1 of 7

Plot Date:

31/07/2013

PERSPECTIVE - NTS



PART OF L240 W31320

DJ BUILDERS & SON
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D.J. Builders & Son Pty Ltd
OBSA Act Lic. No. 1100041
3974 Pacific Highway
Loganholme QLD 4129
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www.djbuilders.com.au

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	G		
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	I		

THESE PLANS FORM PART
OF OUR CONTRACT &
DEVELOPMENT APPROVAL

CLIENT: _____
Date: _____
CLIENT: _____
Date: _____
BUILDER: _____
Date: _____

DRAWING DETAILS

Drawn By: GDP
Checked By: _____
Issue: _____
Date: _____
Scale: As Shown On A3

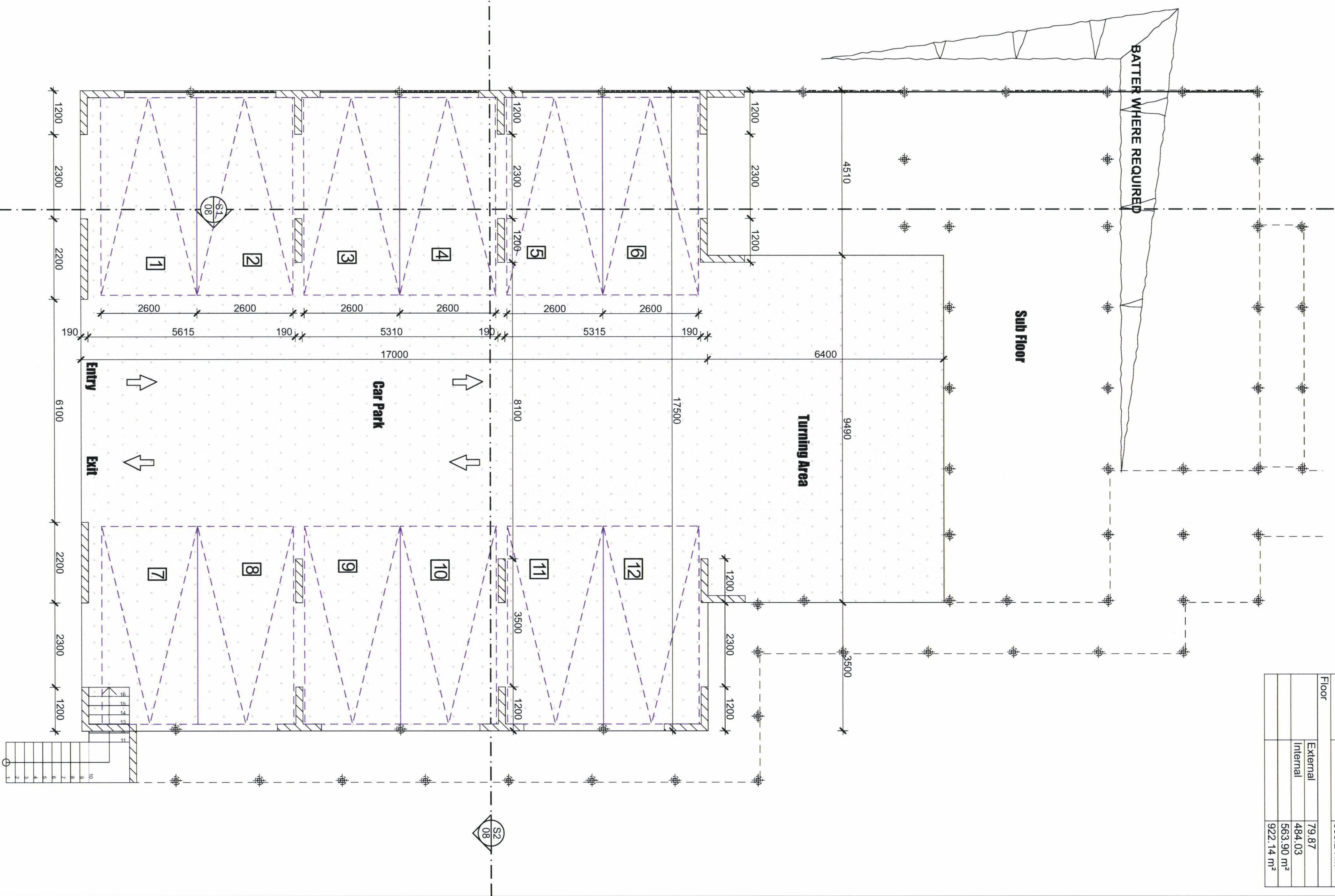
PROPERTY DESCRIPTION

Lot on RP _____
Parish Of _____
County Of _____
Area Of Land m² _____
Local Authority _____

JOB NO. **13-4141** PAGE NO. **2 of 7**
Plot Date: 31/07/2013

PROPOSED SITE PLAN - 1:1000

Areas		
Floor (Story)	Zone Name	Area
Car Parking	Car Parking	358.24
Floor	External	79.87
	Internal	484.03
		563.90 m ²
		922.14 m ²



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Client: AMGROW
Site Address: No 82
CHRISTENSEN ROAD
STAPYLTON

THESE PLANS FORM PART OF OUR CONTRACT & DEVELOPMENT APPROVAL

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 CLIENT: _____ Date: _____
 BUILDER: _____ Date: _____

NO.	DATE	DESCRIPTION
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B	10-5-13	Prelim 2
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E	6-6-13	Prelim 4

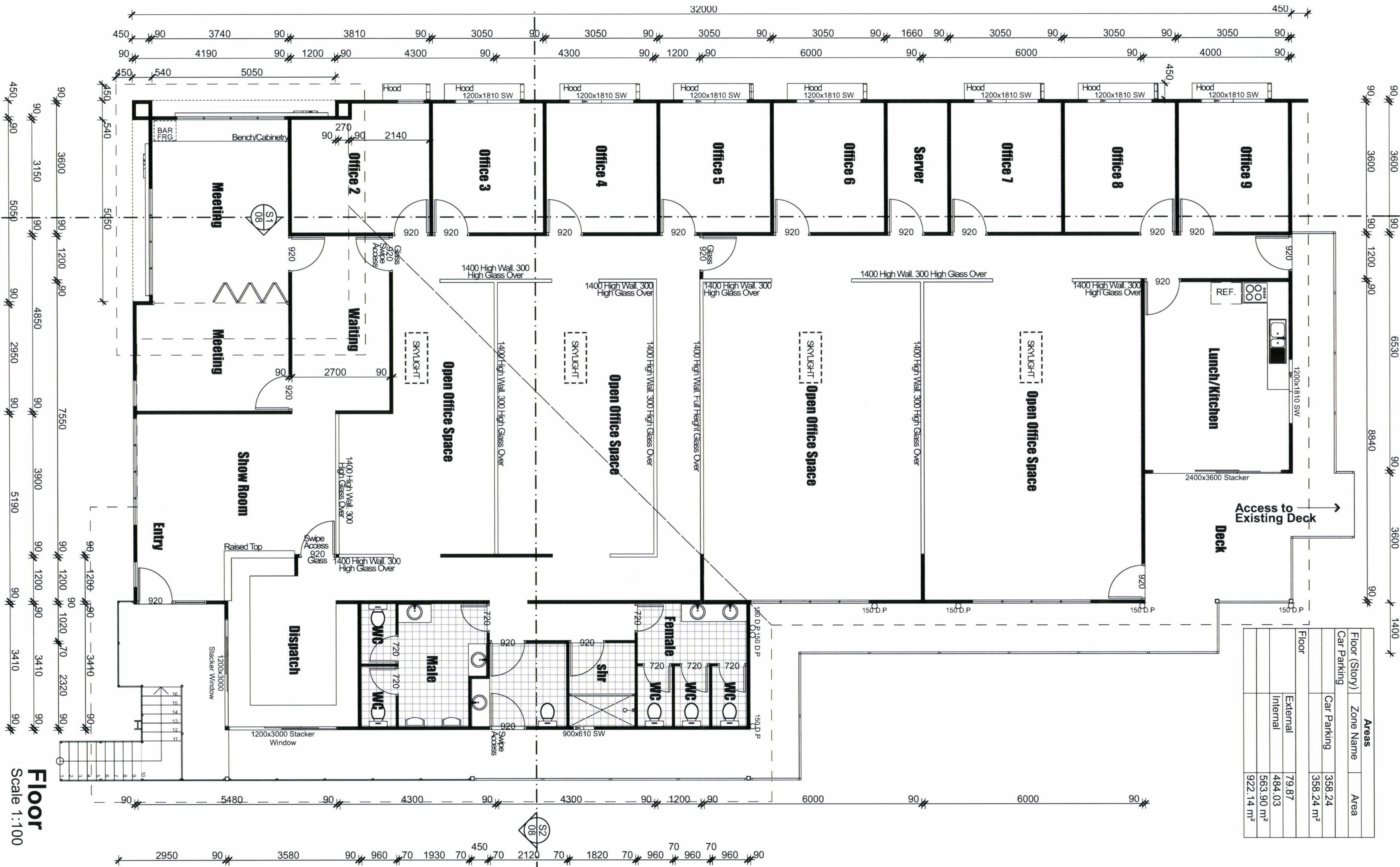
DRAWING DETAILS

Drawn By: GDP
 Checked By: .
 Issue: Prelim 4
 Date: 6-6-13
 Scale: As Shown On A3

PROPERTY DESCRIPTION

Lot on RP
 Parish Of
 County Of
 Area Of Land m2
 Local Authority

JOB NO. 13-4141
PAGE NO. 3 of 7
Plot Date: 31/07/2013



Floor
Scale 1:100

Areas		
Floor (Story)	Zone Name	Area
Floor	Car Parking	358.24
	External	79.87
	Internal	484.03
		922.14 m²

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PH: (07) 3801 2886
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CLIENT:		Date:
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BUILDER:		Date:

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DRAWING DETAILS	
Drawn By:	GDP
Checked By:	.
Issue:	Prelim 4
Date:	6-6-13
Scale:	As Shown On A3

PROPERTY DESCRIPTION	
Lot on RP	
Parish Of	
County Of	
Area Of Land m2	
Local Authority	

JOB NO.	13-4141
PAGE NO.	4 of 7
Plot Date:	31/07/2013

Copy

Gold Coast City Council

Administration Centre, Gold Coast, Queensland
Surfers Paradise Telephone: 07 5582 8211 Fax: 07 5581 6346
Nerang Telephone: 07 5582 8211 Fax: 07 5596 3653
PAGE 1

PO Box 5042 Gold Coast MC Qld 9729 Australia

TAX INVOICE RECEIPT

ABN: 84 858 548 460
DATE 01/08/13
REGISTER 1020
TAX INV.NO. 19805644
TIME 16:23:58

AMGROW PTY LTD
C/ GASSMAN DEVELOPMENT PERSP
PO BOX 392
BEENLEIGH QLD 4207

TAX INV.DATE
01/08/13

MCU-2013/00534

Allocations	Value	GST	Price
REVENUE SUREV SUNDRY REVENUE REF: 392071 ACCOUNT 99096	1,956.90	0.00	1,956.90
MODIFIED DECISION NOTICE FEES MATERIAL CHANGE OF USE APPLICATION 201300534			

Total Amounts:	1,956.90	0.00	1,956.90
----------------	----------	------	----------

Which consists of:
CHEQUE 000427 1,956.90
Total Tendered: 1,956.90

THIS PAYMENT MAY NOT REPRESENT FULL AND FINAL SETTLEMENT OF THE DEBT ON COUNCIL'S RECORDS.