

OUR REF: 5738:BC

30 January, 2018

Gold Coast City Council
PO Box 5042
GOLD COAST MC QLD 9729

Dear Sir / Madam.

RE: DEVELOPMENT APPLICATION FOR DEVELOPMENT PERMIT – RECONFIGURING A LOT (BOUNDARY REALIGNMENT) AT NO.60 STAPYLTON JACOBS WELL ROAD, STAPYLTON AND NO.82 CHRISTENSEN ROAD, STAPYLTON (LOT 1 ON RP6882 AND LOT 240 ON W31320)

Please find enclosed a development application (code assessable) on behalf of our client KS8 Pty Ltd over the abovementioned property.

In order to efficiently assess the application, please find attached to this correspondence the following:

- DA Form 1;
- Owners consent declaration;
- GCCC Application Forms and Infrastructure Charges Form;
- Planning Assessment Report dated 30 January, 2018;
- Site Analysis Plan;
- Plans and Drawings;
- Code Assessment Report; and
- Traffic Impact assessment report.

As the application has been lodged electronically, the required fee of **\$1,246.00** will be paid following receipt of the electronic fee invoice.

We look forward to Councils timely and favourable consideration of this application.

Should you require any clarification on any of the contained within please do not hesitate to contact the undersigned.

Yours faithfully,
GASSMAN DEVELOPMENT PERSPECTIVES PTY LTD



Barry Craddock
Senior Town Planner

DA Form 1 – Development application details

Approved form (version 1.0 effective 3 July 2017) 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**, 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.

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) <i>(individual or company full name)</i>	KS8 Pty Ltd
Contact name <i>(only applicable for companies)</i>	C/ Gassman Development Perspectives
Postal address <i>(P.O. Box or street address)</i>	PO Box 392
Suburb	Beenleigh
State	Queensland
Postcode	4207
Country	Australia
Contact number	(07) 3807 3333
Email address <i>(non-mandatory)</i>	bcraddock@gasman.com.au
Mobile number <i>(non-mandatory)</i>	-
Fax number <i>(non-mandatory)</i>	-
Applicant's reference number(s) <i>(if applicable)</i>	5738

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)

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
		60	Stapylton Jacobs Well Road	Stapylton
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4207	1	RP6882	Gold Coast
b)	Unit No.	Street No.	Street Name and Type	Suburb
		82	Christensen Road	Stapylton
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4207	240	W31320	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 <i>Transport Infrastructure Act 1994</i>	
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 <i>Airport Assets (Restructuring and Disposal) Act 2008</i>	
Name of airport:	
☒ Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>	
EMR site identification:	3579

☐ 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):*

Boundary realignment (2 into 2 lots)

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)*

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)

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?

Two (2)

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:
Number of lots created				

10.2) Will the subdivision be staged?

- ☐ Yes – provide additional details below
☐ No

How many stages will the works include?	
What stage(s) will this development application apply to?	

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)
1 on RP6882	526,091	1	94,300
240 on W31320	205,050	2	636,841

12.2) What is the reason for the boundary realignment?

To provided a freehold lot for an existing land use (Proposed lot 1) and reminder as a management lot (proposed Lot 2) for future subdivision to create industrial allotments..

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**

Gold Coast City Council

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 (<i>unexploded ordnance</i>) ☐ Environmentally relevant activities (ERA) (<i>only if the ERA have not been devolved to a local government</i>) ☐ Fisheries – aquaculture ☐ Fisheries – declared fish habitat area ☐ Fisheries – marine plants ☐ Fisheries – waterway barrier works ☐ Hazardous chemical facilities ☐ Queensland heritage place (<i>on or near a Queensland heritage place</i>) ☐ 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 – state-controlled roads ☐ Land within Port of Brisbane's port limits ☐ SEQ development area ☐ 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 – residential development ☐ SEQ regional landscape and rural production area or SEQ Rural living area – urban activity ☐ Tidal works or works in a coastal management district ☐ Urban design ☐ Water-related development – taking or interfering with water ☐ Water-related development – removing quarry material (<i>from a watercourse or lake</i>) ☐ Water-related development – referable dams ☐ Water-related development – construction of new levees or modification of existing levees (<i>category 2 or 3 levees only</i>) ☐ Wetland protection area
Matters requiring referral to the local government : ☐ Airport land ☐ Environmentally relevant activities (ERA) (<i>only if the ERA have been devolved to local government</i>) ☐ 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 ☐ Strategic port land
Matters requiring referral to the relevant port operator : ☐ Brisbane core port land (below high-water mark and within port limits)
Matters requiring referral to the chief executive of the relevant port authority : ☐ Land within limits of another port
Matters requiring referral to the Gold Coast Waterways Authority : ☐ Tidal works, or development in a coastal management district in Gold Coast waters
Matters requiring referral to the Queensland Fire and Emergency Service : ☐ Tidal works, or development in a coastal management district

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	MCU201100650	6 May 2013	Gold Coast
☒ Approval ☐ Development application	MCU201701550	23 November 2017	Gold Coast

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

- ☐ Yes – the yellow local government/private certifier's 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

Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
\$		

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 EM941) 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 “EM941” 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.justice.qld.gov.au for further information.

Clearing native vegetation

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation 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 is accompanied by written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)

☒ No

Note: See www.qld.gov.au for further information.

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.ehp.qld.gov.au for further information.

Water resources

23.6) Does this development application involve **taking or interfering with artesian or sub artesian water, taking or interfering with water in a watercourse, lake or spring, taking overland flow water or waterway barrier works**?

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

☒ No

Note: DA templates are available from www.dilqp.qld.gov.au.

23.7) Does this application involve **taking or interfering with artesian or sub artesian water, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water** under the *Water Act 2000*?

☐ Yes – I acknowledge that a relevant water authorisation under the *Water Act 2000* may be required prior to commencing development

☒ No

Note: Contact the Department of Natural Resources and Mines at www.dnrm.qld.gov.au for further information.

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 and Mines at www.dnrm.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 Heritage Protection at www.ehp.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.dews.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.ehp.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.ehp.qld.gov.au for information requirements regarding development of Queensland heritage places.

Name of the heritage place:		Place ID:	
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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

☒ Yes*Note: See the Planning Regulation 2017 for referral requirements*If building work is associated with the proposed development, Parts 4 to 6 of *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](#).☒ YesThe 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	

The *Planning Act 2016*, the *Planning Regulation 2017* and the *DA Rules* are administered by the Department of Infrastructure, Local Government and Planning. This form and all other required development application materials should be sent to the assessment manager.

Individual owner's consent for making a development application under the *Planning Act 2016*

I, William Arthur Hester

and

I, Patricia Ann Hester

as owner of the premises identified as follows:

60 Stapylton Jacobs Well Road, Stapylton (Lot 1 on RP6882), and
82 Christensen Road, Stapylton (Lot 240 on W31320)

consent to the making of a development application under the *Planning Act 2016* by:

KS8 Pty Ltd C/ Gassman Development Perspectives

on the premises described above for:

Planning Act 2016, development applications (including Material Change of Use, Reconfiguring a Lot, Operational works, Change Application)

William Hester



Date: 30-1-2018

Patricia Hester



Date: 30-1-2018

CURRENT TITLE SEARCH

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Request No: 27698677

Search Date: 08/01/2018 15:37

Title Reference: 11060216

Date Created: 07/06/1906

Creating Dealing: 602739225

REGISTERED OWNER

Interest

Dealing No: 709915935 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 1 REGISTERED PLAN 6882
Local Government: GOLD COAST

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10695064 (POR 128)

ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status
715147150	VEG NOTICE	18/06/2013 14:04	CURRENT

VEGETATION MANAGEMENT ACT 1999

UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - Yes 09/04/2008 711561745 Certificate No. 2

** End of Current Title Search **

COPYRIGHT THE STATE OF QUEENSLAND (DEPT OF NATURAL RESOURCES AND MINES) [2018]
Requested By: D-ENQ CITEC CONFIRM

CURRENT TITLE SEARCH

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Request No: 27698713

Search Date: 08/01/2018 15:39

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

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. AMENDMENT OF LEASE No 713076568 23/02/2010 at 15:03
LEASE: 707931618
TERM: 01/07/2005 TO 30/06/2015 OPTION NIL
4. AMENDMENT OF LEASE No 713369769 23/07/2010 at 14:54
LEASE: 707931618
TERM: 01/07/2005 TO 30/06/2015 OPTION NIL
5. AMENDMENT OF LEASE No 713921470 23/06/2011 at 14:50
LEASE: 707931618
TERM: 01/07/2005 TO 30/06/2015 OPTION 5 YEARS
6. TRANSFER No 713952658 11/07/2011 at 15:08
LEASE: 707931618
AMGROW PTY LTD A.C.N. 100 684 786
7. LEASE No 717334036 22/06/2016 at 14:22
AMGROW PTY LTD A.C.N. 100 684 786
OF LEASE B ON SP264740
TERM: 01/07/2015 TO 30/06/2020 OPTION 5 YEARS

CURRENT TITLE SEARCH

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Request No: 27698713

Search Date: 08/01/2018 15:39

Title Reference: 10526129

Date Created: 08/12/1884

ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status
715147150	VEG NOTICE	18/06/2013 14:04	CURRENT

VEGETATION MANAGEMENT ACT 1999

UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - Yes 30/06/2016 717344879 Certificate No. 7

Corrections have occurred - Refer to Historical Search

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

COPYRIGHT THE STATE OF QUEENSLAND (DEPT OF NATURAL RESOURCES AND MINES) [2018]
Requested By: D-ENQ CITEC CONFIRM

Application for a material change of use (MCU) and/or reconfiguring of lots (ROL)

Planning and Environment Planning Assessment City Development

PO Box 5042 GOLD COAST MC QLD 9729

P: (07) 5582 8866 F: (07) 5596 3653

E: mail@goldcoast.qld.gov.auW: cityofgoldcoast.com.au

Please use BLOCK LETTERS and complete all details in full

Privacy statement

Council of the City of Gold Coast (Council) is collecting your personal information in order to provide the services requested, perform associated Council functions and services, and to update and maintain Council's customer information records. Your information is handled in accordance with the Information Privacy Act (Qld) 2009 and may only be accessed by Councillors, Council employees and authorised contractors. Unless authorised or required by law, we will not provide your personal information to any other person or agency. For further information go to cityofgoldcoast.com.au/privacy.

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Request type (Please select)			
Material Change of use			
Proposed use			
Reconfiguration of Lot			
Proposed use			
Access easement (AE)	Boundary realignment (BR)	X	Community title (CT)
Freehold subdivision (FRE)	Management lot subdivision (MAG)		Miscellaneous (MIS)
Subdivision by lease (LE)	Volumetric subdivision (VOL)		
Category of assessment (Please tick one)			
Preliminary	Code	Impact	
Pre Lodgement meeting held (Please tick one)			
Yes (Please attach minutes)	Yes	X	No
Property information			
What is the funding source for the proposed development?	X	Domestic	International
Note: The funding source will be determined by the location of the proposed development owner's main head office. In certain cases funding may come from multiple sources and from multiple locations. In this circumstance, the location of the majority owner(s) head office location will determine the destination of the funding source.			
What is the cost (\$AUD) of the proposed development?	AUD \$7,000.00		
Mandatory requirements for a 'Properly Made' application			
Note: Combined material change of use, reconfiguration of lot and operational works applications should address all requirements where relevant.			
Correct versions of these forms must be provided to be considered a properly made application			
(Refer to the Planning Act 2016)			
The property owner(s) provide written consent to the making of the application (owner's consent)	X		
Required application fee	X		
All parts of relevant application forms completed	X		
Application forms			
State Government Form 1	X		
Fees			

These fees are in accordance with the Councils regulatory fees and non-regulatory charges. A copy of the Councils regulatory fees and non-regulatory charges can be found on the website cityofgoldcoast.com.au

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 the City's website cityofgoldcoast.com.au

Office use only			
Date received		Fee paid	
Received by		Receipt number	
Business partner name		Account number	
Business partner number		AMS code	(if applicable)

Application for material change of use and/or reconfiguration of a lot

- Cheque or money order by post to Council of the City of Gold Coast PO Box 5042 Gold Coast MC QLD 9729. Please ensure that you provide adequate reference details or attachments to allow the cheque to be appropriately receipted.

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

Lodgement requirements

Please refer to cityofgoldcoast.com.au for full lodgement requirements.

1. Please submit in one or both of the following formats: - digital copy (PDF format) - hard copy of all documentation	X
2. Application lodgement information is to be provided in four (4) sections and PDF's - application forms (mandatory) - supporting documents (Planning report, Code templates) - plans and drawings - specialist reports in accordance with the City Plan requirements	X
Is there a requirement for this proposal to be referred to the State Assessment and Referral Agency (SARA)?	☐ Yes ☒ No
Is there any development infrastructure (refer to Chapter 4 of the <i>Planning Act 2016</i>)	☐ Yes ☒ No
Is the subject site inside the Priority Infrastructure Area refer to Council's Local Government Infrastructure Plan (LGIP) cityofgoldcoast.com.au	☐ Yes ☒ No
Is the proposed trunk infrastructure identified as trunk infrastructure in the LGIP?	☐ Yes ☒ No
If the proposed infrastructure is in the LGIP identify the development infrastructure type and relevant LGIP infrastructure map:	
Is the new and/or upgraded development infrastructure not identified within the LGIP but proposed as trunk infrastructure?	☐ Yes ☒ No
Identify which type/s of new and/or upgraded trunk infrastructure is proposed:	☐ Water ☐ Sewerage ☐ Transport ☐ Stormwater ☐ Recreation / Park Facilities
Provide a description of the proposed trunk infrastructure (and provide any available plans):	
Is there an existing Infrastructure Agreement/or similar agreement related to the land subject to this application?	☐ Yes ☒ No
If yes, provide comments:	
Do you intend to apply for an Infrastructure Agreement relating to the delivery of trunk infrastructure?	☐ Yes ☒ No

Section 1 - Forms**State Government forms (mandatory requirements)**

Form 1

X**Council of the City of Gold Coast forms**

Form application for a material change of use or reconfiguring of lot

X

Infrastructure charge proposal summary

X

If the infrastructure charge proposal summary is not applicable, provide reasoning below:

(Please provide reasoning)

Section 2 – Supporting documents

Application for material change of use and/or reconfiguration of a lot*Note - Have you prepared any of the following in accordance with the City Plan and the State Governments forms guide.*

	Is this applicable?		
Planning assessment report			
Proposal details including covering letter, site analysis plan, planning assessment report, any alternate outcomes proposed and conclusion (if impact assessable address the Strategic framework).	X	Yes	No
Economic needs analysis (material change of use only)		Yes	X No
Visual impact analysis (material change of use only)		Yes	X No
Provide a photo montage or perspective of the proposed development.			
Assessment benchmarks Code templates are available from - http://www.goldcoast.qld.gov.au/planning-and-building/city-plan-code-templates-30440.html			
The relevance of these codes can be identified by using the City plan interactive mapping tool on Councils website.	X	Yes	No

Section 3 – Plans and drawings*Note: Have you prepared any of the following in accordance with the City Plan and the State Governments forms guide.***Material Change of Use**

- Floor plans and elevations
- Site plan
- Site analysis plan

Reconfiguration of Lots

- Subdivisional proposal plan (site plan)
- Slope analysis plan
- Building envelope plan
- Proposed earthworks plan
- Site Analysis plan

Other drawings/photographs relevant to the development

*(Please provide details)***Section 4 – Specialist reports***Note: Have you prepared any of the following in accordance with the City Plan and the State Governments forms guide.*

As required to support the development application in accordance with the City Plan.

i.e.

- Statement of landscape intent
- Bushfire management plan
- Waste management
- Acoustic report
- Traffic impact assessment
- Stormwater management plan
- Effluent disposal areas
- Ecological assessment
- Acid Sulphate soils investigation and management plan

(Please provide details)

Application for material change of use and/or reconfiguration of a lot**Information notes***Information notes to assist applicants in completing material change of use and reconfiguring a lot forms***Development infrastructure**

Where relevant to the provision of new or the upgrading of trunk or proposed trunk infrastructure, a report must ensure the following is clearly identified;

- the type of infrastructure proposed (that is necessary trunk, additional trunk, and/or non-trunk proposed to become trunk infrastructure) and whether it is included in *Gold Coast City Council's Local Government Infrastructure Plan*
- an estimate of the establishment costs to deliver the infrastructure calculated in accordance with Statutory Guideline Ministers Guidelines and Rules 03/14 *Local Government Infrastructure Plan* and *Gold Coast City Council's Local Government Infrastructure Plan*

Guide to owners consent requirements

Refer to the *Planning Act 2016* for full requirements. Listed below are other requirements. An application is properly made if the mandatory requirements part of the approved form is correctly completed.

Property ownership

Owner's consent is a mandatory requirement of the *Planning Act 2016*. The terms of "owner" of land and "land" are defined in Schedule 2 of the *Planning Act 2016*.

If the application is over a number of lots, the owner/s of all lots of the subject of the application must consent to making of the application.

If there are multiple owners of a single lot, the consent of each owner of the lot is required (for example, four persons owning one lot requires a signature from each of the four owners).

Corporation/company - where the owner is identified as a corporation, the following is required:

- the ACN number accompanied with one of the three below:
- the names, titles and signatures of two (2) directors of the company
- the name, title and signature of a director and the company secretary
- where the company has only one (1) director, the name and signature of that director in conjunction with written indication that the company has only one (1) director (that is, sole director)

Body Corporate - where the owner is identified as a body corporate, the following is required:

- Body corporate seal and.
- Body corporate resolution consenting to the proposal (that is, minutes of meeting where proposal was adopted) and,
- two (2) signatures, one of which must be the chairperson

Or

- Body corporate seal and.
- a letter of consent signed by the chairperson and secretary

Or

- signed letter of consent from each lot owner covered by the body corporate

Other ownership arrangements - if the land is:

- leased – the lessors of the land must give owner's consent
- dedicated parkland – the owner or the trustee, within the terms of the trust or reserve, must give owner's consent

Declaration

I declare that:

- The information provided in this form is complete and correct
- I have read the privacy notice

Signature



Date

30 January 2018

Infrastructure charge proposal summary

Planning & Environment
Contributed Assets
City Development

PO Box 5042 GOLD COAST MC QLD 9729

P 07 5582 9030 F 07 5582 8241

E dcg@goldcoast.qld.gov.auW cityofgoldcoast.com.au

NOT APPLICABLE – BOUNDARY REALIGNMENT

Please use **BLOCK LETTERS** and complete all details in full

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Reconfiguration of lot application	Type	Proposed No of lots	Existing No of lots	Rate per lot
Enter the appropriate number of lots	• Residential lots			\$28,311.20
	• Non residential lots			
	• Management lots			

Residential land use (material change of use and building application only)	Type		Proposed qty	Lawfully established existing qty	Rate per dwelling
	City Plan use definitions (for information only)				
Enter the appropriate number of dwellings	Dwelling house	1 bdrm			\$20,222.30
		2 bdrms			\$20,222.30
		3 bdrms			\$28,311.20
Note Credits will be granted for lawfully established uses in accordance with section 3 of Council's Charges Resolution	Multiple dwellings	1 bdrm			\$20,222.30
		2 bdrms			\$20,222.30
		3 bdrms			\$28,311.20
	Dual occupancy	1 bdrm			\$20,222.30
		2 bdrms			\$20,222.30
		3 bdrms			\$28,311.20
	Caretakers accommodation	1 bdrm			\$20,222.30
		2 bdrms			\$20,222.30
		3 bdrms			\$28,311.20
	Dwelling unit	1 bdrm			\$20,222.30
		2 bdrms			\$20,222.30
		3 bdrms			\$28,311.20

Residential land use (material change of use and building application only)	Type		Proposed qty	Lawfully established existing qty	Rate per dwelling
	2003 Scheme use definitions (for information only)				
Enter the appropriate number of dwellings	Detached dwelling	1 bdrm			\$20,222.30
		2 bdrms			\$20,222.30
		3 bdrms			\$28,311.20
Note Credits will be granted for lawfully established uses in accordance with section 3 of Council's Charges Resolution	Attached dwellings and medium density detached dwellings	1 bdrm			\$20,222.30
		2 bdrms			\$20,222.30
		3 bdrms			\$28,311.20
	Apartment	1 bdrm			\$20,222.30
		2 bdrms			\$20,222.30
		3 bdrms			\$28,311.20
	Caretakers residence	1 bdrm			\$20,222.30
		2 bdrms			\$20,222.30
		3 bdrms			\$28,311.20

Residential land use (material change of use and building application only)	Family accommodation dwellings (2003 Scheme only)			
	Type	Proposed qty	Lawfully established existing qty	Rate per dwelling
	1 bedroom			\$20,222.30
	2 bedrooms			\$20,222.30
	3+ bedrooms			\$28,311.20

Non residential land use (material change of use and building application only)	Charging category	Type	Proposed qty	Lawfully established existing qty	Rate per dwelling	City Plan use definitions (for information only)	2003 Scheme use definitions (for information only)
	Long term accommodation	1 bedroom			\$20,222.30	- Community residence - Relocatable home park - Retirement facility - Rooming accommodation	- Aged persons accommodation - Relocatable home park - Special accommodation - Hostel accommodation
		2 bedrooms			\$20,222.30		
		3+ bedrooms			\$28,311.20		
	Short term accommodation	1 bedroom			\$10,111.15	- Hotel (residential component only – see Entertainment charging category for associated non-residential charges) - Short-term accommodation - Tourist park - Resort complex See further details in the Charges Resolution	- Camping ground - Caravan park - Motel - Resort hotel - Tourist cabins - Hostel accommodation (backpacker) See further details in the Charges Resolution
		2 bedrooms			\$10,111.15		
		3+ bedrooms			\$14,155.60		

Previous quarterly charge rates can be found on Council's website cityofgoldcoast.com.au

Non residential land use (material change of use and building application only) Enter the gross floor area (GFA) Note Credits will be granted for lawfully established uses in accordance with section 3 of Council's Charges Resolution	Charging category	Proposed GFA	Lawfully established existing GFA	Rate per m ² GFA	City Plan use definitions (for information only)	2003 Scheme use definitions (for information only)
	Place of assembly			\$70.80	• Club • Community use • Function facility • Funeral parlour • Place of worship	• Community purpose (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
	Common area					
	Commercial (bulk goods)			\$141.55	• Agricultural supplies store • Bulk landscape supplies • Garden centre • Hardware and trade supplies • Outdoor sales • Showroom	• Bulk garden supplies • Retail plant nursery • Showroom • Vehicle hire premises • Vehicle sales premises
	Common area					
	Commercial (office)			\$141.55	• Office • Sales office	• Commercial services • Display home • Estate sales office • Funeral business • Office • Vehicle hire office
	Common area					
	Commercial (retail)			\$182.00	• Adult store • Food and drink outlet • Service industry • Service station • Shop	• Cafe • Convenience shop • Department store • Fast food remises • Laundromat • Manufacturer's shop • Restaurant • Service industry • Service station • Shop • Shopping centre development • Take away food premises • Tourist shop
	Common area					
	Education			\$141.55	• Child care centre • Community care centre • Educational establishment	• Child care centre • Community purposes (child day care) • Educational establishment
	Common area					

Non residential land use (material change of use and building application only)	Charging category	Proposed GFA	Lawfully established existing GFA	Rate per m2 GFA	City Plan use definitions (for information only)	2003 Scheme use definitions (for information only)
	Entertainment			\$202.20	- Hotel (non-residential component only – see Short Term Accommodation charging category for associated residential charges) - Nightclub entertainment facility - Theatre - Bar - Brothel	- Adult entertainment - Amusement parlour - Brothel - Cinema - Hotel (non-residential component) - Night club - Tavern
Enter the gross floor area (GFA) Note Credits will be granted for lawfully established uses in accordance with section 3 of Council's Charges Resolution	Common area					
	Indoor sport and recreational facility			\$202.20	Indoor sport and recreation (excluding courts)	Indoor sport and recreation facility (excluding courts)
				\$20.20	Indoor sport and recreation (courts)	Indoor sport and recreation facility (courts)
	Common area					
	Essential services			\$141.55	- Emergency services - Health care services - Hospital - Residential care facility - Veterinary services	- 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
		Common area				
	High impact industry			\$70.80	High impact industry	
	Common area					
	Industry			\$50.55	- Low impact industry - Marine industry - Medium impact industry - Research and technology industry - Rural industry - Transport depot - Warehouse	- Fuel depot - Industry - Milk depot - Motor vehicle repairs - Outdoor storage area - Rural industry - Salvage yard - Storage - Warehouse - Waterfront (or marine) industry
		Common area				
	High impact rural			\$20.20	- Aquaculture - Intensive animal industries - Intensive horticulture - Wholesale nursery - Winery	- Aquaculture - Minor aquaculture
	Common area					
	Low impact rural			\$0	- Animal husbandry - Cropping - Permanent plantations	- Agriculture - Animal husbandry - Farm forestry
		Common area				

Non residential land use (material change of use and building only)	Charging category	Proposed GFA	Lawfully established existing GFA	Rate per m ² GFA	City Plan use definitions (for information only)	2003 Scheme use definitions (for information only)		
Enter the gross floor area (GFA) Note Credits will be granted for lawfully established uses in accordance with section 3 of Council's Charges Resolution	Minor use			\$0	- Cemetery - Home based business - Landing - Market - Park - Roadside stalls - Telecommunications facility	- 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		
	Common area							
				\$0 (note: impervious area charges continue to apply)	Parking station	Car park		
	Specialist uses			Rates determined at time of assessment	Air services	Caretakers residence		
					Animal keeping	Commercial groundwater extraction		
					Car wash	Community purposes (government use)		
					Crematorium	Ecotourism facility		
					Environmental facility	Extractive industry		
					Extractive industry	Helipad		
					Major electricity infrastructure	Kennel		
					Major sport, recreation and entertainment facility	Marina		
					Minor tourist facility	Outdoor sport and recreation		
					Motor sport facility	Private recreation		
					Nature based tourism	Public utility		
					Outdoor sport and recreation	Railway activities		
					Outstation	Refuse disposal		
					Port services	Refuse transfer station		
					Renewable energy facility	Telecommunications facility		
					Substation	Tourist facilities		
					Tourist attraction	Transit centre		
					Utility installation	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 ___/___/___

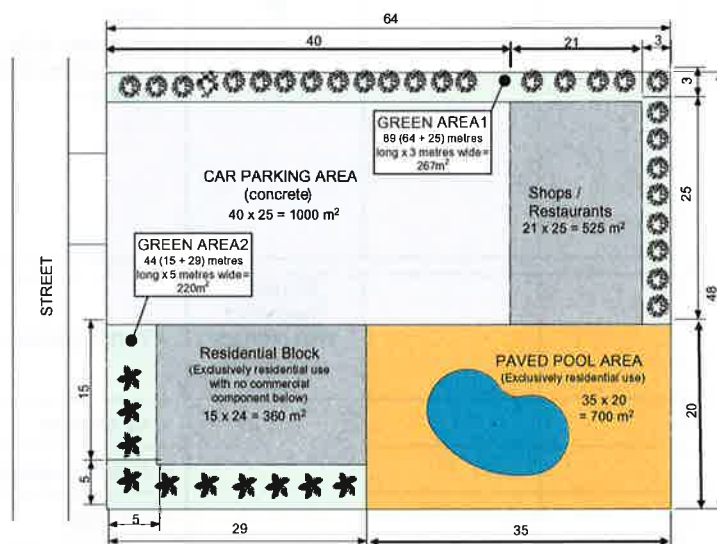
IMPERVIOUS AREA CALCULATION (applicable only to non residential and mixed use developments)

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	m ²	m ²	m ²	\$10.10
Existing	m ²	m ²	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	=	1,525m ² (C)				\$10.10		

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 the City'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 the Council's Local Government Infrastructure Plan (LGIP). 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: - not planned to be serviced by water supply, the assessable demand rate will be reduced by 10.9% - not planned to be serviced by wastewater, the assessable demand rate will be reduced by 33.6%.
Charging categories	Use the column "City Plan use definitions" or "2003 Scheme use definitions" (as applicable) 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	Credits will be provided in accordance with section 3 (credits) of the City's charges resolution. 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. Evidence of the prior lawfully established use must be provided.
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: - building services, plant and equipment - access between levels - ground floor public lobby - a mall - the parking, loading and manoeuvring of motor vehicles - 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 "Application for infrastructure offset agreement, infrastructure payment deferral or not-for-profit rebate request" form contained in your application kit. Please note that assessment of "not-for-profit" applications will not be conducted by the City when assessing infrastructure charges.
Exemption under section 5 of the charges resolution	Section 5 of the charges resolution details exemptions that may be available. If an exemption is sought, please attach relevant evidence.