

Date: 13 March 2018
Contact: Thalia Allsop
Location: City Development
Telephone: 07 5582 8866
Your reference: 5738
Our reference: ROL201800079

Ks8 Pty Ltd
C/- Gassman Development Perspectives
PO BOX 392
BEENLEIGH QLD 4207

Dear Sir/Madam

CONFIRMATION NOTICE – ASSESSMENT MANAGER

(Given under section 2 of the Development Assessment Rules)

I refer to the development application lodged by:

Applicant name: KS8 PTY LTD
Applicant contact details: KS8 Pty Ltd
C/- Gassman Development Perspectives
PO BOX 392
BEENLEIGH QLD 4207

in relation to development of land/premises described as:

Street address: 31 Yellowwood Road, 60 Stapylton Jacobs Well Road and 82 Christensen Road, Stapylton

Real property description: Lot 4 on RP6843, Lot 1 on RP6882, Lot 240 on W31320

The development application described below was properly made to the Council of the City of Gold Coast (Council) on 27 March 2018.

Application number: ROL201800079

Approval(s) sought: Development permit for Reconfiguring a lot

Development permit for Operational works (Change to ground level)

Development permit for Operational works (vegetation clearing)

Nature of development proposed:

This development application is not a development application to carry out a development under a superseded planning scheme.

Combined application for Reconfiguring a lot (2 lots into 38 industrial lots, stormwater detention lot, new road and a balance lot), Operational works (Change to ground level) and Operational works (vegetation clearing).

Referral Agencies

There are referral agencies identified for this development application.

Waterway barrier works Assessable development under s12 – Schedule 10, Part 6, Division 4, Subdivision 2, Table 1	State Assessment and Referral Agency SEQNorthSARA@dilgp.qld.gov.au
State transport infrastructure Aspect of development stated in schedule 20 – Schedule 10, Part 9, Division 4 , Subdivision 1 , Table 1 Development application for an aspect of development stated in schedule 20 that is assessable development under a local categorising instrument or section 21, if— (a) the development is for a purpose stated in schedule 20, column 1 for the aspect; and (b) the development meets or exceeds the threshold— (i) for development in local government area 1—stated in schedule 20, column 2 for the purpose; Column 1 – Purpose 42 – industry activity - (32,000m² total site area (combined total) Reconfiguring a lot near a State transport corridor – Schedule 10, Division 4, Subdivision 2, Table 1, Item 1 Development application for reconfiguring a lot that is assessable development under section 21 , if— (a) all or part of the premises are within 25m of a State transport corridor; and (b) 1 or more of the following apply— (i) the total number of lots is increased; (ii) the total number of lots adjacent to the State transport corridor is increased; (iii) there is a new or changed access between the premises and the State transport corridor; (iv) an easement is created adjacent to a railway as defined under the Transport Infrastructure Act , schedule 6 ; and (c) the reconfiguration does not relate to government supported transport infrastructure Operational work on premises near a State transport corridor – Schedule 10, Part 9,	State Assessment and Referral Agency SEQNorthSARA@dilgp.qld.gov.au

Division 4, Subdivision 2, Table 5 Development application for operational work, if— (a) all or part of the premises are within 25m of a State transport corridor; and (b) the work— (i) relates to access to a State transport corridor; or (ii) involves extracting, excavating or filling more than 50m ³ ;	
Coastal management district Assessable development under s28 – Schedule 10, Part 17, Division 3, Table 1 Development application for operational work that is assessable development under section 28, other than an application— (a) for prescribed tidal works in a canal; or (b) for tidal works that is for the installation, maintenance or repair of overhead cables or lines that extend over tidal water; or (c) for tidal works that is boring or tunnelling under the bed of tidal water, if the works do not disturb the bed of the tidal water (d) that the chief executive is the prescribed assessment manager for	State Assessment and Referral Agency SEQNorthSARA@dilgp.qld.gov.au

The development application must be referred to all relevant referral agencies within 10 business days starting the day after receiving this notice, or a further period agreed with the assessment manager; otherwise the application will lapse under section 31 of the Development Assessment Rules.

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

Information Request

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

Should Council as assessment manager decide to make an information request, this will be provided in separate correspondence.

Public Notification

Public Notification is not required for this development application.

DEVELOPMENT INFRASTRUCTURE

Non trunk development infrastructure

This development application has not identified proposed trunk infrastructure. The proposal will be

assessed on the basis that you are not proposing trunk infrastructure for the networks listed below:

- Transport
- Recreation Facilities
- Stormwater
- Water Supply

Trunk development infrastructure

This development application has identified proposed trunk infrastructure. Council will assess and determine whether to require the provision of these items as trunk infrastructure for the networks listed below; through any conditions of approval should the proposal be supported.

- Wastewater

Response format

As an electronically lodged application, please email all responses in PDF attachments (titled: 1 forms, 2 supporting documents, 3 plans and 4 specialist reports) to: mail@goldcoast.qld.gov.au. Do not password protect the PDF.

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

Contacting us

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

Yours faithfully

Broc Smith
Supervisor North
For the Chief Executive Officer
Council of the City of Gold Coast