

Date: 10 December 2020
Contact: Alexandra Ponomareva
Location: City Development
Telephone: 07 5582 8866
Your reference: 5941 – Stage 2
Our reference: COM/2020/262

Frasers Property Australia 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:	Frasers Property Australia Pty Ltd
Applicant contact details:	C/- Gassman Development Perspectives Fraser Gassman Po Box 392 Beenleigh QLD 4209

in relation to development of land/premises described as:

Street address:	60 Stapylton Jacobs Well Road, Stapylton Qld 4207
Real property description:	Lot 501 SP295994

The development application described below was properly made to the City of Gold Coast (City) on 26 November 2020

Application number: COM/2020/262

Approval(s) sought: Development permit for Reconfiguring a Lot; and
Development permit for Operational works (Change to ground level) (Code assessment)

This development application is not a development application to carry out a development under a superseded planning scheme.

Nature of development proposed: Combined application for Reconfiguring a Lot (Community Title Subdivision to create 1 into 7 Industrial Lots, Common Property, Balance Lot, Stormwater Lot and New Road) and Operational works (Change to ground level).

Referral Agencies

There are referral agencies identified for this development application.

Aspects of development stated in schedule 20 - Schedule 10, Part 9, Division 4, Subdivision 1, Table 1, Item 2 Development application for an aspect of development stated in schedule 20 that is assessable development under a local categorising instrument or section 21, if— (a) the development is for a purpose stated in schedule 20, column 1 for the aspect; and (b) the development meets or exceeds the threshold— (i) for development in local government area 1—stated in schedule 20, column 2 for the purpose; or (ii) for development in local government area 2—stated in schedule 20, column 3 for the purpose; and (c) for development in local government area 1—the development is not for an accommodation activity or an office at premises wholly or partly in the excluded area. However, if the development is for a combination of purposes stated in the same item of schedule 20, the threshold is for the combination of purposes and not for each individual purpose.	Queensland Treasury (Planning Group) PO Box 3290, Australia Fair SOUTHPORT QLD 4215
Reconfiguring a lot near a State transport corridor- Schedule 10, Part 9, 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 the reconfiguration does not relate to government supported transport infrastructure.	Queensland Treasury (Planning Group) PO Box 3290, Australia Fair SOUTHPORT QLD 4215

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 the City 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 the City 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. the City 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 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.



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