

OUR REF: 5941
YOUR REF: MIN/2020/464

6 May 2021

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

Via email: mail@goldcoast.qld.gov.au

Dear Sir/Madam,

**RE: REQUEST TO MAKE A MINOR CHANGE APPLICATION TO DEVELOPMENT PERMIT
FOR OPERATIONAL WORK (INFRASTRUCTURE – CIVIL WORKS) – MIN/2020/464**

AT: 60 STAPYLTON JACOBS WELL ROAD, STAPYLTON QLD 4207 (LOT 501 ON SP295994)

We act on behalf of the Frasers Property Australia Pty Ltd, who seek a request to make a minor change application under s78 of the *Planning Act 2016 (PA)* for the above mentioned property.

We enclose the following:

- Planning Act 2016 Form 5 Change Application, **Attachment 1**;
- GCCC Change Application Form, **Attachment 2**;
- Decision Notice OPW/2020/633, **Attachment 3**;
- Amended Civil Works Plans, **Attachment 4**.

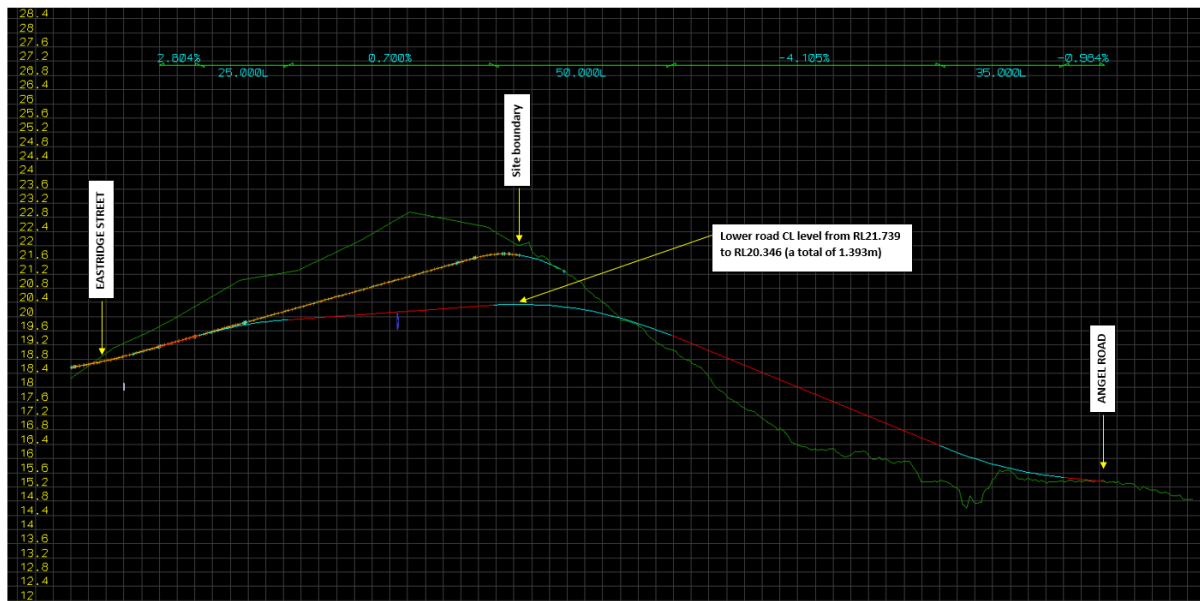
The application fee will be \$950.00 based on CoGC's current schedule of fees and charges for 2020-21 for a Civil Minor Change application.

BACKGROUND AND CHANGES REQUESTED UNDER SECTION 78 OF THE *PLANNING ACT* 2016

The applicant proposes to lower the design level of Fairway Street by approximately 1.4m from the levels currently approved by Council under existing approval MIN/2020/464. The change in level occurs from chainage 130.000 through to chainage 0.000 of Fairway Street.

The intent of this modification is to improve ramping lengths for future stage 2 lots now that a lot layout has been approved by Council. In reviewing the design change this modification also significantly improves the geometry of the future extension of Fairway Street through the neighbouring property to the east and its eventual connection to Angel Road. See below modelling screenshots confirming this.





The civil works proposed as part of this Operational Works Application are consistent with City of Gold Coast's City Plan Version 7 Land Development Guidelines and the SEQ Design and Construction Code.

Should you have any queries regarding the submitted documentation please contact the undersigned on phone: (07) 3807 3333.

Yours faithfully,

GASSMAN DEVELOPMENT PERSPECTIVES

MITCHELL GASSMAN
CIVIL PROJECT ENGINEER
RPEQ 16939

Enclosed: Attachment 1: Planning Act 2016 Form 5 Change Application
 Attachment 2: Council Change Application Form
 Attachment 3: Decision Notice MIN/2020/464
 Attachment 4: Amended Civil Works Plans