

OUR REF: 5941
YOUR REF: OPW/2020/633

2 September 2020

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) – OPW/2020/633**

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**.

As the application will be lodged electronically, the prescribed fee of **\$950.00** will be paid upon receiving Council's invoice.

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

The applicant has recently lodged a minor change application to the existing combined Stage 1 ROL and Operational Works – Change to Ground Level approval (Council Ref: MIN/2019/761) which altered the levels of approved Lots 121 and 122. These lots were previously set at the same level but have now been altered to provide a “split” level finish.

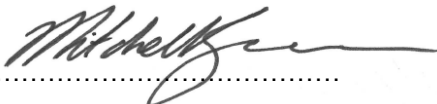
In adjusting these lot levels the need to service Lot 121 via inter allotment drainage (gravity sewer and stormwater) through an easement along the eastern boundary of Lot 122 is no longer required as the new lot level for Lot 121 achieved a daylight point to Homestead Drive in the north-east corner of the lot. Based on this the stormwater drainage and gravity sewer networks have been updated to reflect the ability to service Lot 121 via a direct connection to Homestead Drive as opposed to via inter allotment drainage.

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

Enclosed: Attachment 1: Planning Act 2016 Form 5 Change Application
Attachment 2: Council Change Application Form
Attachment 3: Decision Notice OPW/2020/633
Attachment 4: Amended Civil Works Plans