

Date: 25 January 2023
Contact: Kyra Reid
Location: City Development
Telephone: 07 5582 8866
Our reference: ROL/2023/1

Mo Chen and Ying Yuan
C/- Elevate Development Solutions Pty Ltd
PO BOX 458
MIAMI QLD 4220

Dear Sir/Madam

Confirmation Notice – Assessment Manager

(Given under section 3.4 of the Development Assessment Rules)

I refer to the development application lodged by:

Applicant name: Mo Chen and Ying Yuan
Applicant contact details: C/- Elevate Development Solutions Pty Ltd, PO BOX 458,
MIAMI QLD 4220

in relation to development of land/premises described as:

Street address: 17 Courtney Drive, Upper Coomera Qld 4209
Real property description: Lot 182 RP156422

The development application described below was properly made to the City of Gold Coast (City)
on 18 January 2023

Application number: ROL/2023/1
Approval(s) sought: Development permit for Reconfiguring a Lot (Code
assessment)
This development application is not a development
application to carry out a development under a superseded
planning scheme.
Nature of development proposed: One (1) into two (2) lot subdivision

Referral Agencies

There are referral agencies identified for this development application.

Koala habitat in SEQ region - Schedule 10, Part 10, Division 3, Subdivision 1 Assessable development, Section 16B – Assessable development – development interfering with koala habitat in koala habitat areas outside koala priority areas. (1) Development is assessable development to the extent the development involves interfering with koala habitat in an area that— (a) is a koala habitat area; but (b) is not a koala priority area. (2) However, subsection (1) does not apply to the extent the development— (a) is exempted development; or (b) is assessable development under section 16C; or (c) is in an identified koala broad-hectare area and is— (i) accepted development, or assessable development, under a local categorising instrument, other than development that is for an extractive industry and is not assessable development under section 16C; or (ii) reconfiguring a lot that is assessable development under part 14, division 1, section 21; or (d) is carried out under a development permit given for an application that was properly made before 7 February 2020; or (e) is consistent with a development approval— (i) in effect for the premises on which the development is carried out; and (ii) given for an application that was properly made before 7 February 2020.	Department of State Development, Infrastructure, Planning and Local Government PO Box 3290, Australia Fair SOUTHPORT QLD 4215
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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.

Note: Council officers have identified the above referral due to the undetermined impacts on Core Koala Habitat. Should the applicant provide evidence from the relevant Referral Agency that referral isn't necessary, City Officers will provide an amended Confirmation Notice.

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
- Wastewater

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.

Yours faithfully



Adam Morris
Supervising Planner (North)
For the Chief Executive Officer
Council of the City of Gold Coast