

# Application for a material change of use (MCU) and/or reconfiguring of lots (ROL)

## Economy, Planning & Environment Planning Assessment City Development

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Please use BLOCK LETTERS and complete all details in full

### Privacy statement

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Council may also use your personal information in order to contact you to provide you with information regarding Council functions and services. If you do not wish to receive such information please opt out using the unsubscribe link in the communication material sent to you

For more information to assist with your application and to submit online, please visit [cityofgoldcoast.com.au/lodgeda](http://cityofgoldcoast.com.au/lodgeda)

\* Indicates the field is mandatory

|                                                                                                                                                     |                                                                                |                                     |                                     |                                     |                                     |                          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|
| <b>Request type (Please select) *</b>                                                                                                               |                                                                                |                                     |                                     |                                     |                                     |                          |
| Material Change of use                                                                                                                              |                                                                                |                                     |                                     |                                     |                                     |                          |
| Proposed use                                                                                                                                        | MCU for Dual Occupancy (6 x Dual Occupancy)                                    |                                     |                                     |                                     |                                     |                          |
| <b>Reconfiguration of Lot</b>                                                                                                                       |                                                                                |                                     |                                     |                                     |                                     |                          |
| Proposed use                                                                                                                                        | 24 Freehold lots, 2 drainage lots, 1 balance parcel and new road over 2 stages |                                     |                                     |                                     |                                     |                          |
|                                                                                                                                                     | Access easement (AE)                                                           | <input type="checkbox"/>            | Boundary realignment (BR)           | <input type="checkbox"/>            | Community title (CT)                | <input type="checkbox"/> |
|                                                                                                                                                     | Freehold subdivision (FRE)                                                     | <input checked="" type="checkbox"/> | Management lot subdivision (MAG)    | <input type="checkbox"/>            | Miscellaneous (MIS)                 | <input type="checkbox"/> |
|                                                                                                                                                     | Subdivision by lease (LE)                                                      | <input type="checkbox"/>            | Volumetric subdivision (VOL)        | <input type="checkbox"/>            |                                     |                          |
| <b>Category of assessment (Please tick one) *</b>                                                                                                   |                                                                                |                                     |                                     |                                     |                                     |                          |
| Preliminary                                                                                                                                         | <input type="checkbox"/>                                                       | Code                                | <input checked="" type="checkbox"/> | Impact                              | <input type="checkbox"/>            |                          |
| <b>Pre Lodgement meeting held (Please tick one) *</b>                                                                                               |                                                                                |                                     |                                     |                                     |                                     |                          |
| Yes (Please attach minutes)                                                                                                                         |                                                                                |                                     | <input type="checkbox"/>            | Yes                                 | <input checked="" type="checkbox"/> | No                       |
| <b>Property information *</b>                                                                                                                       |                                                                                |                                     |                                     |                                     |                                     |                          |
| What is the funding source for the proposed development? *                                                                                          |                                                                                |                                     | <input checked="" type="checkbox"/> | Domestic                            | <input type="checkbox"/>            | International            |
| <b>Note:</b> The funding source will be determined by the location of the proposed development owner's main head office.                            |                                                                                |                                     |                                     |                                     |                                     |                          |
| What is the cost (\$AUD) of the proposed development? *                                                                                             |                                                                                |                                     | AUD \$ unknown                      |                                     |                                     |                          |
| If required, I grant permission for an authorised City officer to enter the property during normal business hours, for the purpose of an inspection |                                                                                |                                     | Yes                                 | <input checked="" type="checkbox"/> | No                                  | <input type="checkbox"/> |

|                                                                                                                                                                                                                               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Fees *</b>                                                                                                                                                                                                                 |
| These fees are in accordance with Council's regulatory fees and non-regulatory charges. A copy of these fees and charges can be found on Council's website <a href="http://cityofgoldcoast.com.au">cityofgoldcoast.com.au</a> |

|                                                                                                                                                                                                                |                         |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| <b>Payment Options</b>                                                                                                                                                                                         |                         |
| Business partner account (BP)                                                                                                                                                                                  |                         |
| Business partner name                                                                                                                                                                                          | Business partner number |
| Cheque or credit card at any of Council's branch offices. For branch office locations and operating hours, please refer to Council's website.                                                                  |                         |
| Please be advised that payment by credit card will incur a surcharge.                                                                                                                                          |                         |
| Cheque or money order may be posted to Council's post office box address as above. Please ensure that you provide adequate reference details or attachments to allow the cheque to be appropriately receipted. |                         |

|                         |  |                |                 |
|-------------------------|--|----------------|-----------------|
| <b>Office use only</b>  |  |                |                 |
| Date received           |  | Fee paid       |                 |
| Received by             |  | Receipt number |                 |
| Business partner name   |  | Account number |                 |
| Business partner number |  | AMS code       | (if applicable) |

## Application for material change of use and/or reconfiguration of a lot

| Application details*                                                                                                                                                                          |                                                                                                                                                                                                           |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Is there a requirement for this proposal to be referred to the State Assessment and Referral Agency (SARA)?                                                                                   | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                                                                                                                                       |
| Is there any development infrastructure (refer to Chapter 4 of the <i>Planning Act 2016</i> )                                                                                                 | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                                                                                                                                       |
| Is the subject site inside the Priority Infrastructure Area refer to Council's Local Government Infrastructure Plan (LGIP) <a href="http://cityofgoldcoast.com.au">cityofgoldcoast.com.au</a> | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                                                                                                                                       |
| Is the proposed trunk infrastructure identified as trunk infrastructure in the LGIP?                                                                                                          | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                                                                                                                                       |
| If the proposed infrastructure is in the LGIP identify the development infrastructure type and relevant LGIP infrastructure map:                                                              | N/A                                                                                                                                                                                                       |
| Is the new and/or upgraded development infrastructure not identified within the LGIP but proposed as trunk infrastructure?                                                                    | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                                                                                                                                       |
| Identify which type/s of new and/or upgraded trunk infrastructure is proposed:                                                                                                                | <input type="checkbox"/> Water<br><input type="checkbox"/> Sewerage<br><input type="checkbox"/> Transport<br><input type="checkbox"/> Stormwater<br><input type="checkbox"/> Recreation / Park Facilities |
| Provide a description of the proposed trunk infrastructure (and provide any available plans):                                                                                                 |                                                                                                                                                                                                           |
| Is there an existing Infrastructure Agreement/or similar agreement related to the land subject to this application?                                                                           | <input type="checkbox"/> Yes <input type="checkbox"/> No                                                                                                                                                  |
| If yes, provide comments:                                                                                                                                                                     |                                                                                                                                                                                                           |
| (Please provide details)                                                                                                                                                                      |                                                                                                                                                                                                           |
| Do you intend to apply for an Infrastructure Agreement relating to the delivery of trunk infrastructure?                                                                                      | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                                                                                                                                       |

| Applicant's consultancy business names                                                                                                                                                                               |                                                                           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|
| (Please complete each field or type N/A)                                                                                                                                                                             |                                                                           |
| Applicant (including company directors)                                                                                                                                                                              | Coomera GA Pty Ltd as Trustee                                             |
| Planning consultant                                                                                                                                                                                                  | SAUNDERS HAVILL GROUP                                                     |
| Architect                                                                                                                                                                                                            | N/A                                                                       |
| Traffic engineer                                                                                                                                                                                                     | TTM                                                                       |
| Acoustic consultant                                                                                                                                                                                                  | N/A                                                                       |
| Waste management consultant                                                                                                                                                                                          | N/A                                                                       |
| Infrastructure and hydraulic engineer                                                                                                                                                                                | N/A                                                                       |
| Wind engineer                                                                                                                                                                                                        | N/A                                                                       |
| Economic consultant                                                                                                                                                                                                  | N/A                                                                       |
| Community engagement consultant                                                                                                                                                                                      | N/A                                                                       |
| Landscape architect                                                                                                                                                                                                  | SAUNDERS HAVILL GROUP                                                     |
| Surveyor                                                                                                                                                                                                             | SAUNDERS HAVILL GROUP                                                     |
| Others:                                                                                                                                                                                                              | EBA (bushfire), BIOME WATER & ENVIRONMENTAL CONSULTING (stormwater engine |
| This information is being collected to assist Councillors and Council officers manage conflicts of interest related to the application in accordance with the requirements of the <i>Local Government Act 2009</i> . |                                                                           |

| Land owners including directors* |                                                                          |
|----------------------------------|--------------------------------------------------------------------------|
| Land Owners                      | COOMERA GA PTY LTD A.C.N. 657 309 567 TRUSTEE UNDER INSTRUMENT 721693081 |

**Application for material change of use and/or reconfiguration of a lot**

| <b>Section 1 – Forms*</b>                                                                                                                                                                                                                                                                                                                                                                                     |                                     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| <b>State Government Forms</b>                                                                                                                                                                                                                                                                                                                                                                                 |                                     |
| Form 1                                                                                                                                                                                                                                                                                                                                                                                                        | X                                   |
| <b>Council's Forms</b>                                                                                                                                                                                                                                                                                                                                                                                        |                                     |
| Form application for a material change of use or reconfiguring of lot                                                                                                                                                                                                                                                                                                                                         | ■                                   |
| Infrastructure charge proposal summary                                                                                                                                                                                                                                                                                                                                                                        |                                     |
| If the infrastructure charge proposal summary is not applicable, provide reasoning below:                                                                                                                                                                                                                                                                                                                     |                                     |
| <i>(Please provide reasoning)</i>                                                                                                                                                                                                                                                                                                                                                                             |                                     |
| <b>Section 2 – Supporting documents</b>                                                                                                                                                                                                                                                                                                                                                                       |                                     |
| Planning assessment report                                                                                                                                                                                                                                                                                                                                                                                    |                                     |
| Proposal details including covering letter, site analysis plan, planning assessment report, any alternate outcomes proposed and conclusion (if impact assessable address the Strategic framework).                                                                                                                                                                                                            | <input checked="" type="checkbox"/> |
| Economic needs analysis (material change of use only)                                                                                                                                                                                                                                                                                                                                                         | <input type="checkbox"/>            |
| Visual impact analysis (material change of use only)                                                                                                                                                                                                                                                                                                                                                          | <input type="checkbox"/>            |
| Provide a photo montage or perspective of the proposed development.                                                                                                                                                                                                                                                                                                                                           |                                     |
| Assessment benchmarks Code templates are available from – <a href="http://cityofgoldcoast.com.au/planningourcity">cityofgoldcoast.com.au/planningourcity</a>                                                                                                                                                                                                                                                  | <input checked="" type="checkbox"/> |
| The relevance of these codes can be identified by using the City plan interactive mapping tool on Councils website.                                                                                                                                                                                                                                                                                           |                                     |
| <b>Section 3 – Plans and drawings</b>                                                                                                                                                                                                                                                                                                                                                                         |                                     |
| <b>Material Change of Use</b> <ul style="list-style-type: none"> <li>Floor plans and elevations</li> <li>Site plan</li> <li>Site analysis plan</li> </ul> <b>Reconfiguration of Lots</b> <ul style="list-style-type: none"> <li>Subdivisional proposal plan (site plan)</li> <li>Slope analysis plan</li> <li>Building envelope plan</li> <li>Proposed earthworks plan</li> <li>Site Analysis plan</li> </ul> | <input checked="" type="checkbox"/> |
| Other drawings/photographs relevant to the development                                                                                                                                                                                                                                                                                                                                                        |                                     |
| <i>(Please provide details)</i>                                                                                                                                                                                                                                                                                                                                                                               |                                     |
| <b>Section 4 – Specialist reports (as applicable)</b>                                                                                                                                                                                                                                                                                                                                                         |                                     |
| Statement of landscape intent                                                                                                                                                                                                                                                                                                                                                                                 | <input checked="" type="checkbox"/> |
| Bushfire management plan                                                                                                                                                                                                                                                                                                                                                                                      | <input checked="" type="checkbox"/> |
| Waste management                                                                                                                                                                                                                                                                                                                                                                                              | <input type="checkbox"/>            |
| Acoustic report                                                                                                                                                                                                                                                                                                                                                                                               | <input type="checkbox"/>            |
| Traffic impact assessment                                                                                                                                                                                                                                                                                                                                                                                     | <input checked="" type="checkbox"/> |
| Stormwater management plan                                                                                                                                                                                                                                                                                                                                                                                    | <input checked="" type="checkbox"/> |
| Effluent disposal areas                                                                                                                                                                                                                                                                                                                                                                                       | <input type="checkbox"/>            |
| Ecological assessment                                                                                                                                                                                                                                                                                                                                                                                         | <input checked="" type="checkbox"/> |
| <i>(Please provide details)</i>                                                                                                                                                                                                                                                                                                                                                                               |                                     |

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**Application for material change of use and/or reconfiguration of a lot****Declaration\***

I understand and acknowledge that:

- by making this application/request, I the applicant, declare that the owner has given written consent to the making of this application
- the information provided in this application is true and complete to the best of my knowledge
- Council may refuse this application if it becomes evident that any information or supporting documents provided is incomplete or false
- I approve of the information that has been provided in this application
- I acknowledge Queensland State Laws will accept this communication as containing my signature within the meaning of the *Electronic Transactions (Queensland) Act 2001*

**Signature****Sarah Valentine**Digitally signed by Sarah Valentine  
Date: 2023.02.02 14:49:57 +10'00'**Date**

2/2/2023