

Date: 16 May 2023
Contact: Natasha Sidabutar
Location: City Development
Telephone: 07 5582 8866
Your reference: 5941 – Stage 3
Our reference: COM/2023/82

Fpi Pty Ltd
C/- Gassman Development Perspectives Pty Ltd
PO BOX 392
BEENLEIGH QLD 4207

Dear Sir/Madam

Confirmation Notice – Assessment Manager
(Given under section 3.4 of the Development Assessment Rules)

This notice should have been issued on 15 May 2023. This belated notice does not impact timeframes associated with the Development application in accordance with the Development Assessment rules.

I refer to the development application lodged by:

Applicant name:	Fpi Pty Ltd C/- Gassman Development Perspectives Pty Ltd
Applicant contact details:	PO BOX 392 BEENLEIGH QLD 4207

in relation to development of land/premises described as:

Street address:	Lot 504 Homestead Drive, Stapylton Qld 4207
Real property description:	Lot 504 SP329485

The development application described below was properly made to the City of Gold Coast (City) on 8 May 2023

Application number:	COM/2023/82
Approval(s) sought:	Development permit for a Reconfiguring a lot and Operational works (Code assessment)

This development application is a development application to carry out a development under a superseded planning scheme.

Nature of development proposed:	Combined development application involving: • Reconfiguring a lot one (1) into four (4) community title scheme lots, common property, public stormwater lot, public open space conservation lot and new public road.
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- Operational works change to ground level and vegetation clearing.

Referral Agencies

There are referral agencies identified for this development application.

Planning Regulation 2017, Schedule 10, Part 9, Division 4, Subdivision 1, Table 1, Item 1 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.	State Assessment Referral Agency PO Box 3290 SOUTHPORT QLD 4215 07 5644 3210 SEQSouthPlanning@dsdmip.qld.gov.au
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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.

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

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



Emily Walsh

A/Supervising Planner (North)

For the Chief Executive Officer

Council of the City of Gold Coast