

Date: 15 January 2024
Contact: DART
Location: City Development
Telephone: 07 5582 8866
Our reference: MCU/2023/471
Payment Ref: 550565832

Devmcoz Properties Pty Ltd
C/- Gassman Development Perspectives Fraser Gassman
PO BOX 392
BEENLEIGH QLD 4207

Dear Sir/Madam

Action Notice - Not Properly Made Application - Assessment Manager
(Given under section 3.1 of the Development Assessment Rules)

The development application described below was lodged with the Council of the City of Gold Coast (Council) on 22 December 2023.

The application was lodged by:

Applicant name: Devmcoz Properties Pty Ltd
Applicant contact details: C/- Gassman Development Perspectives Fraser Gassman, PO BOX 392, BEENLEIGH QLD 4207

in relation to development of land/premises described as:

Street address: 1 Homestead Drive, Stapylton Qld 4207
Real property description: Lot 101 SP316137, Lot 102 SP316137
Application number: MCU/2023/471
Approval(s) sought: Development permit making a Material Change of Use
Nature of development proposed: Low Impact Industry and Warehouse

This development application is not a properly made application under section 51 of the *Planning Act 2016*.

The reasons why Council, as assessment manager, is not satisfied that the application is properly made is/are:

- The documents required under the approved form, to be attached to or given with the application have not been provided.

Advisory Notes – State Government DA Forms Guide series

For assistance with the requirements, refer to the DA Forms Guide series available through the State Government website (<https://planning.statedevelopment.qld.gov.au>), which include:

- *DA Forms Guide*
- *DA Forms Guide: Relevant plans*
- *DA Forms Guide: Planning Report Template*
- *Applicant template: Owner's consent (individual)*
- *Applicant template: Owner's consent (company)*

The following action/s must be taken to make the application comply with section 51 of the *Planning Act 2016*:

Approved form – DA Form 1 - documents required

- Relevant plans of the proposed development are required to be attached to the development application (*DA Form 1, Part 3, section 1, subsections 6.1 and 6.2*). See *State's DA Forms guide: Relevant plans*.
- Supporting information, specifically the technical reports, addressing any applicable assessment benchmarks is required to be provided with the development application (*DA Form 1, Part 8, section 24*).

Refer State's DA Form 1 - Note: This is a mandatory requirement and includes any relevant templates under question 23 of DA Form 1, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). See State's DA Forms Guide: Planning Report Template.

Response Due Date

The above action/s must be completed and a notice given to Council as assessment manager advising that the action notice has been complied with.

If Council does not receive notice confirming you have complied with the action notice within 20 business days being **13 February 2024**, or a further period agreed with Council – the application will be taken to have not been made, pursuant to section 3.7 of the Development Assessment Rules.

Response Format

As an electronically lodged application, please email all responses in PDF attachments (titled: 1 forms, 2 supporting documents, 3 plans and 4 specialist reports) to: DART@goldcoast.qld.gov.au. Do not password protect the PDF.

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

A handwritten signature in dark ink, appearing to read 'Elisha Martin', is positioned above the printed name.

Elisha Martin
Supervisor
Development Assessment Review Team
For the Chief Executive Officer
Council of the City of Gold Coast

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How to contact us



cityofgoldcoast.com.au



Council of the City of Gold Coast
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