



Our reference: 2506-46392 SRA
Your reference: P0052526
Council reference: MCU/2025/79

11 June 2025

Benowa Gardens Holding Pty Ltd ATF Benowa Gardens Trust
c/- Urbis Ltd
goldcoastoffice@urbis.com.au

Dear Sir/Madam

Referral confirmation notice

(Given under section 7 of the Development Assessment Rules)

The development application described below is taken to be properly referred to the State Assessment and Referral Agency (SARA) under Part 2: Referral of the Development Assessment Rules.

Location details

Street address:	203 Ashmore Road, Benowa
Real property description:	Lot 822 on RP839746
Local government area:	Gold Coast City Council

Application details

Preliminary approval that includes a variation request	Preliminary approval for a Material change of use (Impact assessment) for a Mixed use development, including a variation request pursuant to Section 61 of the <i>Planning Act 2016</i> to vary the effect of the local planning instrument being City Plan (Version 11), in accordance with the Benowa Gardens Plan of Development.
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The referral confirmation period ended on 11 June 2025. SARA's assessment will be under the following provisions of the Planning Regulation 2017:

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| • Schedule 10, Part 9, Division 4, Subdivision 1, Table 1, Item 1 | Development impacting on state transport infrastructure |
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For further information please contact Elly Wong, A/Senior Planning Officer, on 07 5644 3215 or via email SEQSouthPlanning@dsdilgp.qld.gov.au who will be pleased to assist.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Fletcher Smith', with a stylized, flowing script.

Fletcher Smith
Principal Planning Officer, Planning Services (SEQ South)

cc Gold Coast City Council, mail@goldcoast.qld.gov.au