

Date: 9 October 2024
Contact: Brayden Creagh/ Mike Carter
Location: City Development
Telephone: 5582 8866
Your reference: F021
Our reference: OPW/2024/1160

Robin Russell & Associates Pty Ltd
204/6 Babarra St
STAFFORD QLD 4053

Dear Sir/Madam

Confirmation Notice and Information Request – Assessment Manager

(Confirmation Notice given under section 2 and Information Request given under section 12 of the Development Assessment Rules)

I refer to the development application lodged by:

Applicant name:	Robin Russell & Associates Pty Ltd
Applicant contact details:	204/6 Babarra St STAFFORD QLD 4053

in relation to development of land/premises described as:

Street address:	89 Courtney Drive, UPPER COOMERA QLD 4209
Real property description:	Lot 189 RP173728, Lot 190 RP173728

CONFIRMATION NOTICE

The development application described below was properly made to the Council of the City of Gold Coast (Council) on 25 September 2024

Application number: OPW/2024/1160

Approval(s) sought: Development permit for carrying out Operational work for Infrastructure (electrical reticulation and street lighting).

This development application is not a development application to carry out a development under a superseded planning scheme.

Nature of development proposed: Operational work for Infrastructure (electrical reticulation and street lighting).

Referral Agencies

There are no referral agencies identified for this development application.

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.

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

INFORMATION REQUEST

Council has reviewed your development application for the premises previously described and determined that the following additional information is needed to assess the application:

1. Lighting clarification for Celeste Road

In order to comply with Section 6.12 of the City Plan-land development guidelines, the street lighting design requirements for a residential collector street is PR3. The applicant is requested to amend the lighting design requirements for Celeste Road to be PR3 as it's considered a residential collector street. This determination was made in the overarching approval (COM/2019/82- condition and stamped plan, images below).

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New roads

a Obtain an operational works approval for each relevant stage for the design and construction of new roads for each relevant stage marked on the drawings listed below prior to a request is made to Council to approve the plan of subdivision for each relevant stage at no cost to Council:

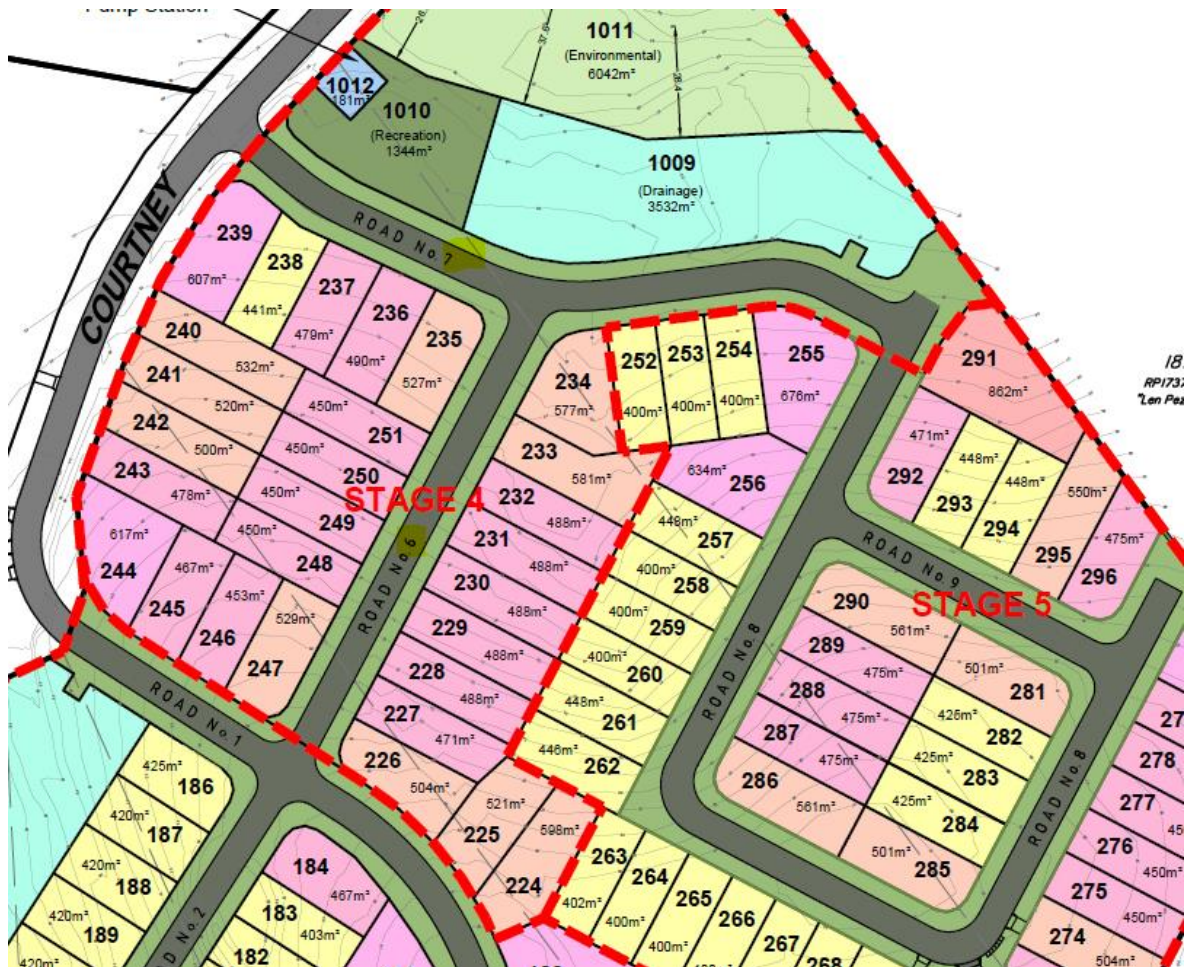
Drawing Title	Author	Date	Drawing No.	Ver
Plan of proposed subdivision overall Courtney Drive Upper Coomera	Bennet and Bennett	20/04/2023	171101-021-PRO	E

and include in particular:

i Road geometry (cross-section profile) and pavement depth for Roads 1 and 7 (and associated intersections) to a Residential Collector Street classification.

ii Road geometry (cross-section profile) and pavement depth for Roads 2 to 6, 8 and 9 to a Residential Access Street classification.

iii Both short access roads to lots 119 to 121 and lots 271 to 273 are to be constructed



Response Due Date

The due date for providing the requested information is 3 months from date of request.

To assist Council with finalising the assessment of this development application, can you please advise whether you intend to:

- a) Provide all of the information requested;
- b) Provide part of the information requested; or
- c) Not provide any of the information requested.

Notwithstanding the above, as Council's assessment of this development application will be based on the information provided, it is recommended that you provide all of the information requested. If Council has not received a response to the information requested from you on or before the above due date (or a further agreed period), it will be taken as if you have decided not to respond to the information request and Council will continue with the assessment of your application without the information requested.

Advice Note

The applicant is advised that should Council give further advice about the application (in accordance with s35 of the DA Rules) to resolve outstanding items not adequately addressed within the information request response, the applicant will be requested to complete a 'Notice to Stop the Current Period' for the above-mentioned application until the items within the further advice are

adequately addressed. Alternatively, the applicant may choose to provide a reasonable extension to the Decision period, as advised by the Assessment manager. If the applicant does not stop the Current Period or provide a reasonable extension to the Decision period, Council officers will proceed with assessing and deciding the application based on the information provided in the information request response, which could result in an unfavourable recommendation by Council officers.

Notice to Stop the Current Period Form:

<https://dsdmipprd.blob.core.windows.net/general/Applicanttemplate9.0-Noticeaboutstoppingthecurrentperiod.doc>

DA Rules extract:

s35.1 An assessment manager or concurrence agency for the application may, at any time before the application is decided, give further advice about the application to the applicant.

s35.2 Further advice may include advice about how the applicant may change the application.

Response format

As this application was lodged electronically, please direct all future correspondence regarding this application in the required PDF format i.e.:

- **Supporting documents** (separate the supporting documents into individual PDF appendices)
- **Plans** (combine as one single PDF)
- **Specialist reports** (separate each specialist report into individual PDF appendices)

Do not password protect the PDF.

The electronic response should be forwarded to mail@goldcoast.qld.gov.au with the Assessment Manager Brayden Creagh/Mike Carter copied into the email BCREAGH@goldcoast.qld.gov.au, MCARTER@goldcoast.qld.gov.au.

Please note all development applications are publicly viewable on the Council's 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



Nathan Seiler
Senior Authorising Civil Engineer
For the Chief Executive Officer
Council of the City of Gold Coast