

Date: 13 January 2025
Contact: Ruwangi Samarasekera
Location: City Development
Telephone: 07 2282 8866
Your reference:
Our reference: OPW/2024/1380

Australand Industrial No.89 Pty Limited
C/- Pe Consutling Engineers
PO BOX 2835
NERANG QLD 4211

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: Australand Industrial No.89 Pty Limited
Applicant contact details: C/- Pe Consutling Engineers
PO BOX 2835
NERANG QLD 4211

in relation to development of land/premises described as:

Street address: 1 Highlands Street, STAPYLTON QLD 4207
Real property description: BAL Lot 505 SP316171

CONFIRMATION NOTICE

The development application described below was properly made to the Council of the City of Gold Coast (Council) on 20 December 2024.

Application number: OPW/2024/1380
Approval(s) sought: Development permit for operational works for Infrastructure
(Electrical works 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.

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. Street lighting design requirements

To comply with road classification stated in condition 27 of approved ROL (COM/2023/82) the proposed Street Lighting Category must be amended to P4, to comply with LDG requirements.

Schedules / Schedule 6 City Plan policies / SC6.12 City Plan policy – Land development guidelines
/ 2 Transport network standards

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intersections, hazardous locations, possible pedestrian crossing points, on/off ramps, etc.).	
Minor streets and car parks	
Residential access street	P4
Residential collector street	P3
Industrial access street	P4
Industrial collector street	P4
Rural residential access and collector streets	The City requires street lighting at intersections and hazardous locations only. Lighting should use aeroscreen luminaries only.
Rural areas	Generally street lighting is not required. However, special lighting at traffic hazards may be required by the City if electrical reticulation is available.
Car parks	P11a, P11b, P11c as applicable.
Disability or pram use parking spaces	P12

2. Condition 30 - Electrical reticulation (COM/2023/82)

To comply with condition 30, no additional poles are to be erected within the public road. Please demonstrate that this is complied with.

Response Due Date

The due date for providing the requested information is 13 April 2025.

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 Ruwangi Samarasekera copied into the email rsamarasekera@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.

AUTHORISED BY



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