

Date: 8 April 2025
Contact: Mike Carter
Location: City Development
Telephone: 07 5582 8927
Your reference: S1330019
Our reference: OPW/2025/300

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

in relation to development of land/premises described as:

Street address: 163 Christensen Road South, STAPYLTON QLD 4207
Real property description: PT1 Lot 505 SP316171

CONFIRMATION NOTICE

The development application described below was properly made to the Council of the City of Gold Coast (Council) on 28 March 2025.

Application number: OPW/2025/300
Approval(s) sought: Development permit for Operational work

This development application is not a development application to carry out a development under a superseded planning scheme.

Nature of development proposed: Operational Works Permit – Infrastructure (Electrical Reticulation and Street Lighting Rate 2 and Rate 3) to facilitate COM/2023/82.

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:

OPERATIONAL WORKS ENGINEER ASSESSMENT

The application has been assessed against all relevant criteria of the City Plan, inclusive of the works for Infrastructure code Performance outcomes PO's and associated drawings.

An information request is required for this application to enable a proper assessment of the proposed development. The further information required is discussed in more detail below with respect to the submitted drawings. It is requested that these items be addressed via amended drawings submitted for approval by Council.

1. RATE 3 Lighting

The applicant is required to make the following changes;

- (a) In the underground cable table/schedule they reference PVC/PVC but in other areas it is XLPE which is the correct type so please correct.(seems a copy and paste from rate 2 to rate 3)
- (b) Conduit to Station 7 needs to be 1 x 100mm electrical.We will also require a 1 x 100mm communications conduit and pit in this same area/trench so we can connect to TMR in the future to reduce the ongoing Telstra costs.(Attached photo of TMR network which we will complete under a future ITS program/project).
- (c) Conduit around the intersection needs to be overlayed with the Traffic Signal plan as we will require 2 x 100m electrical and 1 x 100mm communications as per standards.

- (d) All poles will have fused j/bells with 4mm² tails as per TMR standards.(Equipment table to reflect this).
- (e) There is some extra detail on the rate 3 plans like reference to station 3 and overhead works which is not related to rate 3.(This will all be done under the rate 2 works). We will just be running conduit to a mains box 3.5 metres up for Energex to provide connection.
- (f) Note we have no comment on the rate 2 as this is an Energex asset.

Should you wish to clarify any issues contained in this Operational Works Engineer Assessment section, please do not hesitate to contact Mike Carter on telephone 07 5582 8927.

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 Due Date

The due date for providing the requested information is **8 July 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.

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 mcarter@goldcoast.qld.gov.au copied into the email [Insert Officer's name @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 8927.

Yours faithfully



Tom Cullane
Senior Authorising Civil Engineer
For the Chief Executive Officer
Council of the City of Gold Coast