

Date: 26 October 2021  
Contact: Mike CARTER  
Location: City Development  
Telephone: 07 5582 8927  
Your reference: S1301568 & S1301569  
Our reference: OPW/2021/1398

Australand Industrial No.89 Pty Limited  
C/- Peter Eustace and Associates  
PO BOX 2835  
NERANG DC QLD 4211

Dear Sir/Madam

**Confirmation Notice and Information Request – Assessment Manager**

*(Confirmation Notice given under section 3.4 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/- Peter Eustace and Associates  
PO BOX 2835  
NERANG DC QLD 4211

in relation to development of land/premises described as:

Street address: 60 Stapylton Jacobs Well Road, STAPYLTON QLD 4207  
Real property description: Lot 501 SP295994

**CONFIRMATION NOTICE**

The development application described below was properly made to the Council of the City of Gold Coast (Council) on 5 October 2021.

Application number: OPW/2021/1398  
Approval(s) sought: Development permit for carrying out operational work  
This development application is not a development application to carry out a development under a superseded planning scheme.  
Nature of development proposed: Infrastructure (Street Lighting and Electrical reticulation) to facilitate COM/2020/262

### Referral Agencies

There are no referral agencies identified for this development application.  
Note referral was completed at the ROL stage

### 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:

#### Engineering Assessment

It appears that you are proposing to recover Chrisyensen Road P55923, X55924 and SP55925 on drawing S1301569 Sheet 1 of 3 issue A, which is in accordance with COM/2020/262 condition 21 (b) No additional poles and pole-mounted transformers are to be erected within public roads, but drawing S1301569 Sheet 2 of 3 shows new poles being erected in the Overhead Works Schedule P2256118, P2256119 and the Proposed Overhead Profile which shows poles and overhead wiring contravenes condition 21 (b).

#### 1. Confirmation off Overhead Works (earlyworks)

The applicant is requested to clarify and demonstrate compliance with council condition in the overarching approval COM/2020/262 condition 21 (b) No additional poles and pole-mounted transformers are to be erected within public roads.

#### 2. Provide written evidence of the council approved new street names

Provide written evidence of the council approved new street names proposed or amend in accordance with COM/2020/262 street names.

#### 3. Qleave

It is noted that proposed works for Qleave is estimated at \$100,000, the applicant is requested to confirm a breakdown of the proposed costs as council is concerned that the cost maybe above the estimation. If the costs are above \$150,000 the applicant is requested to comply with the following condition.

#### 4. Portable Long Service Leave – QLEAVE

If the portable long service leave levy is payable and the levy has not yet been paid.

In accordance with section 77(2) of the **Building and Construction Industry (Portable Long Service Leave) Act 1991**, Council cannot issue a development permit for Operational Works unless it has sighted –

- (a) An approved form issued by the Authority that clearly shows –
  - i) That the levy or the first instalment of the levy has been paid; or
  - ii) That an exemption from payment of the levy exists in relation to the work; or
  - iii) That an exemption from immediate payment of the levy exists in relation to the work;or
- (b) Written advice from the Authority stating something mentioned in paragraph (a) above.

Please provide evidence that section 75 of the Act with respect to payment of the levy has been complied with.

### **Response Due Date**

The due date for providing the requested information is 26 January 2022.

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**

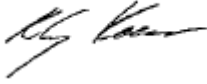
As an electronically lodged application, please email all responses in PDF attachments (titled: 1 forms, 2 supporting documents, 3 plans and 4 specialist reports) to: [mail@goldcoast.qld.gov.au](mailto:mail@goldcoast.qld.gov.au). Do not password protect the pdf.

Please note all development applications are publicly viewable on the Council's City of Gold Coast's PD Online: [cityofgoldcoast.com.au/pdonline](http://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



Antony Kocsmar

**Supervisor Operational Works**

*For the Chief Executive Officer*

Council of the City of Gold Coast

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