

Date: 30 March 2022
Contact: Mike Carter
Location: City Development
Telephone: 07 5582 8866
Your reference: 6098-OPW
Our reference: OPW/2022/336

Fpi Queensland Pty Ltd
Alan Kelly C/ Gassman Development Perspectives
PO BOX 392
BEENLEIGH QLD 4207

Dear Sir/Madam

Confirmation Notice – Assessment Manager

(Given under section 3.4 of the Development Assessment Rules)

I refer to the development application lodged by:

Applicant name: Fpi Queensland Pty Ltd
Applicant contact details: Fpi Queensland Pty Ltd
Alan Kelly C/ Gassman Development Perspectives
PO BOX 392
BEENLEIGH QLD 4207

in relation to development of land/premises described as:

Street address: 24 Homestead Drive, Stapylton Qld 4207
Real property description: Lot 121 SP316137

The development application described below was properly made to the City of Gold Coast (City) on 23 March 2022

Application number: OPW/2022/336
Approval(s) sought: Development permit for carrying out operational works

This development application is not a development application to carry out a development under a superseded planning scheme.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 (stormwater, sewer) to facilitate COM/2022/13.

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.

Should the City as assessment manager decide to make an information request, this will be provided in separate correspondence.

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

Advice Notes

FEE

The applicant has paid Incorrect Fees of \$1,603 which only covers the lateral connections to council Infrastructure, the application is also for Minor Civil Works which covers footpaths, service extension/ realignments less than 100m in length, kerb and channel (Does not include connections for water & sewer) Fee is \$1,060. The applicant is requested to pay 50% off \$1,060, **the additional amount payable is \$530**

Portable Long Service Leave – QLEAVE

The applicant has stated QLeave is Not Applicable in Form 1, item 14.3 \$0 and item 21 “ Not Applicable ”, please note **QLeave is based on the total amount of the project this includes all Building works and Operational works combined**, as this amount is unknown at this stage the assessment manager requests clarification on the total costs of the project. If the costs are greater than \$150,000, please action the following;

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 format

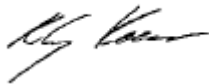
As an electronically lodged application, please email all responses in PDF attachments (titled: 1 forms, 2 supporting documents, 3 plans and 4 specialist reports) to: mail@goldcoast.qld.gov.au. Do not password protect the PDF.

Please note all development applications are publicly viewable on the 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



Antony Kocsmar
Supervisor Operational Works
For the Chief Executive Officer
Council of the City of Gold Coast
mc