



The South East Queensland Electricity Board

RC 48072

150 Charlotte Street, Brisbane, Q. 4000
G.P.O. Box 1461, Brisbane, Q. 4001, Australia
Telephone: National (07) 223 4000
International +61 7 223 4000
Telegraphic Address — SEQEB, Brisbane.
Facsimile: National (07) 229 5921 (07) 229 7545
International +61 7 229 5921 +61 7 229 7545
Telex: AA 41079

Address all correspondence to the Secretary.

In reply please quote 638/40/08 - 2048

Enquiries:

K. Jones
223 4467

The Secretary
Land Administration Commission
PO Box 168
BRISBANE NORTH QUAY QLD 4001

DEPT. OF LANDS
34776 - 12 JUL 89
BRISBANE

49-Sch4 - Personal Information

11 July, 1989

Dear Sir,

Matters

PROPOSED ROAD CLOSURE - PARISH OF GILSTON
R.C. 48072

We refer to the above proposed road closure published in the Queensland Government Gazette No. 62 dated 10 June, 1989 and hereby lodge an objection to this closure as electrical apparatus is located on the area under application. A copy of a plan showing the location of our installations is enclosed.

However, we will withdraw our objection if the applicant is prepared to grant SEQEB permission to retain and maintain all installations on the subject area.

Yours faithfully,

49-Sch4 - Personal Information

f SECRETARY

Encl.

RC 48072

BRISBANE LAND AGENT'S DISTRICT

Application for permanent closure of road
Parish of Gilstone City of Gold Coast

Applicant/s: DAIKYO AUSTRALIA PTY LTD

Road: Pandanus Avenue abutting the northern boundary of Lot 30 on RP 200182 as shown on drawing 48072

Advertised: G.G.N. 10 June 1989 page 870 **Declaration:** lodged

Objections: SEQEB 89/34776 Usual objections
Telecom 89/40375 Usual objections
RP Schmidt 89/37882

Gold Coast City Council: Vide 89/15918 and 89/31584 and remarks hereunder

Reported: **Improvements:** Bitumen sealed carriageway concrete kerbing and channelling and paved pathways - Property of Council

Present Use: Presently used by the pedestrian and vehicular public.

Proposed Use: Parts to remain as road. Remainder to be incorporated with adjoining land which is proposed for development as an international standard fully integrated residential resort complex with the existing Gold Coast International Hotel

Public Use: Presently used for through traffic and parking.

Public Requirements: Inspecting Officer considers that the road will no longer be required as part of the localities road system particularly upon the provision of road widening along Ocean Avenue.

Public Utilities: Power telephone and water mains

Land Commissioner's Recommendation: The application be approved subject to satisfaction of the requirements of SEQEB, Telecom and the Gold Coast City Council, the widening of Ocean Avenue in accordance with Council's requirements and the applicant bearing all costs.

REMARKS: The Gold Coast City Council in letter 89/15918 offered no objections to the application and also supported an application by the developer that there be no charge levied against the developer for the road closure area subject to certain conditions which in the main provided for the widening of Ferny Avenue the Gold Coast Highway and Ocean Avenue.

The Council in a further letter dated 21 June 1989 requested this Department to defer action on the road closure application until such time as it considers the development action as a whole. The Council would advise of its decision in this regard in due course but to date it has not done so.

It is also noted that following approval of 13 July 1989 the Council was advised that should permanent closure be ultimately approved this Department will seek full market value of any closed road and will not consider offset value of any road to be opened by Council.

Council's formal advices are required to enable a formal decision to be made.

However it is noted that the road is formed and is used extensively by the public both vehicular, through traffic and parking, and pedestrian traffic.

A detailed traffic study and Vehicle Study and Vehicle Survey commissioned by Daikyo and submitted to Council indicated that there would be minimal effects on the road traffic system in Surfers Paradise if the road closure occurred.

From Cavill Avenue north there are six through roads linking the Gold Coast Highway with Ferry Avenue which would appear adequate at the present time.

Closure of Pandanus Avenue will create a precedent especially since the road is presently used.

The subject application was advertised pursuant to Section 363 of the Land Act as distinct from Section 368. Section 363 provides for inter alia the Minister if he is of the opinion that the road is not required for public use, may recommend to the Governor in Council that the application be approved.

In view of the comments by Council and the Land Commissioner and the fact that there was only one public objector it appears that the closure of the road area as recommended by the Land Commissioner could be allowed subject to the formal agreement of Council and satisfaction of the requirements of SEQEB and Telecom.

It is noted that the Land Commissioner has made provision for strips of Pandanus Avenue (6 metres wide at the western end and 3 metres wide at the eastern end) to be excluded from the proposed closure. It is also noted that closure will deprive access to Lot 2 on RP 62060 and Lots 49 to 54 on RP 40234 which are all held by Daikyo Australia Pty Ltd.

The Department could take appropriate amalgamation action of the relevant titles pursuant to Section 365 A of the Land Act in conjunction with closure action.

SUBMITTED:

(A) May the applicant be advised that subject to formal advice from the Gold Coast City Council to the effect that it has no objections to the closure as proposed this Department would be prepared to seek Executive Authority for the permanent closure of that part of Pandanus Avenue as shown shaded blue on the attached sketch and for its subsequent amalgamation with Lots 49 to 54 on RP 40234, Lots 1 and 2 on RP 62060 and Lot 2 on P 66216 pursuant to Section 365 A of the Land Act at a purchasing price of \$5,692,000.00 (to be determined by Field Services).

.../3..

APPROVAL
5/10/89

- 3 -

This approval is subject to Daikyo Australia Pty Ltd:-

- (1) bearing all costs including survey and zoning;
- (2) satisfying the requirements of the Gold Coast City Council and that Council advising this Office in writing when its requirements have been satisfied;
- (3) satisfying the requirements of the South East Queensland Electricity Board and Telecom regarding their installations on the subject area and those Authorities advising this Office in writing when their requirements have been satisfied.)

Advise usual requirements regarding survey and remit fees to DFLT and Local Government as and when required.

OR

(B) Is the application to be **refused** on the basis that the road is required for its public purpose in view of the present use being made of the road.

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C. L. Conley
ROADS (4)
300 1388

(A) *Recommended*

49-Sch4 - Personal

DIRECTOR
DIV. of ROADS
and ACQUISITIONS

3/10/89

Approved

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4 5 10 89

Report and Valuation
Satisfactory
Amended Price \$1,600,000.00
Approved

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9 10 89

RTI DL RELEASE - DNRM



The South East Queensland Electricity Board

RC 48072

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223 4467

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Land Administration Commission
PO Box 168
BRISBANE NORTH QUAY QLD 4001

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Yours faithfully,

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SECRETARY

Encl.

TK

The Secretary
S.E.Q.E.B.
GPO Box 1461
BRISBANE QLD 4001

Mrs. Boller

224 2332

638/40/08-2048

RC 48072

July 14, 1989

Dear Sir/Madam,

Re: Proposed Permanent Road Closure
Parish of Gilston

Receipt is acknowledged of your letter of 11th July, 1989 regarding the above proposal.

Your objection will be taken into consideration before a decision is reached in this matter.

Yours faithfully,

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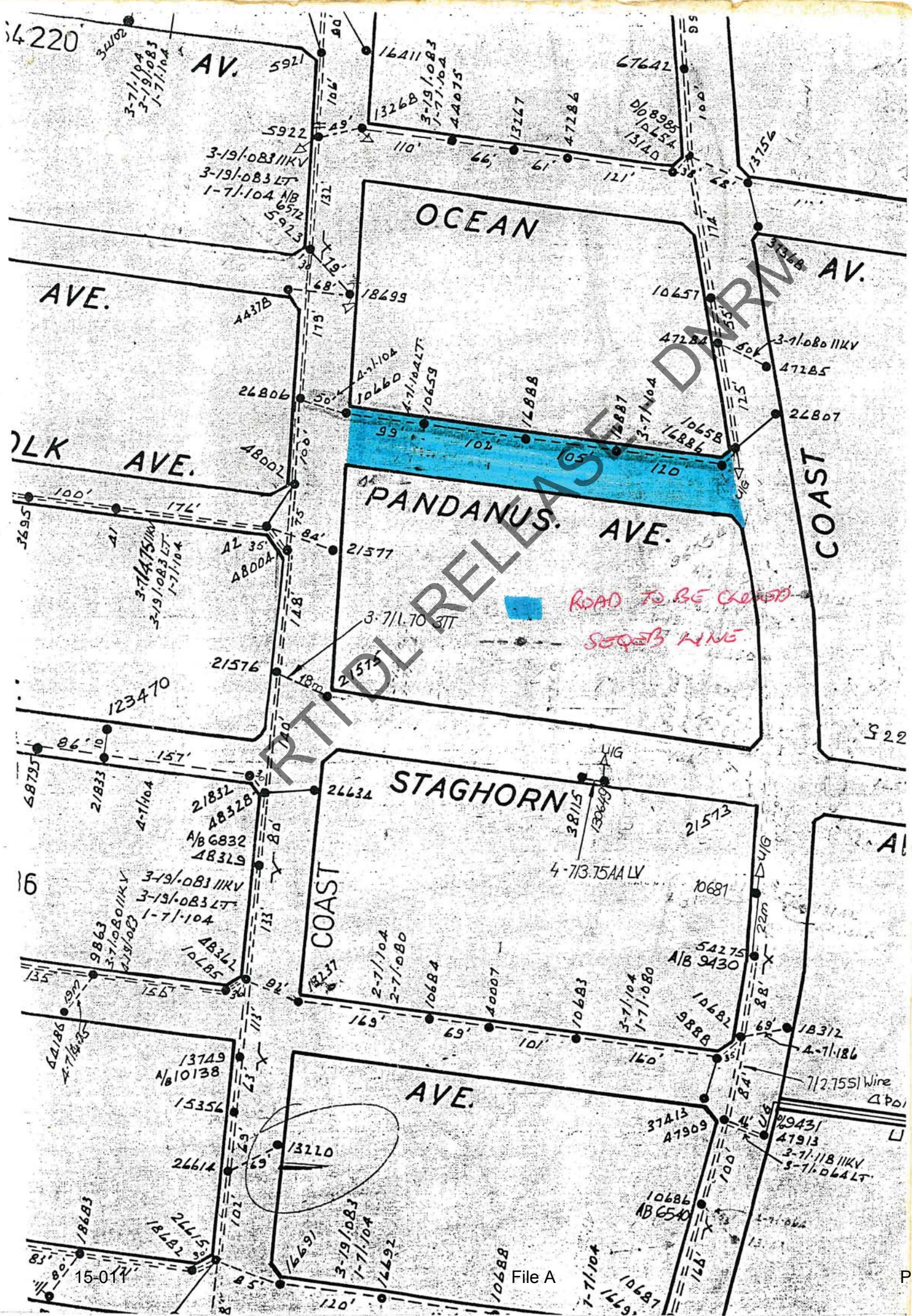
Secretary

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BLUP RDS (14) 20.9.89.

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14 JUL 1989



File A



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Local Office:
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Pinda Street
PO Box 21 Southport, Qld 4215
Telephone: (075) 31 9711
Facsimile (075) 31 1506



Address all correspondence to the Secretary.

In reply please quote W/C 771315

Enquiries: Mr Brian McMahon

The Town Clerk
Gold Coast City Council
C/- Craig Ralph & Associates Pty. Ltd.,
Suite 3 The Terraces,
99 Scarborough Street,
SOUTHPORT. QLD. 4215

Attention: Mr Bob Hall

23 July, 1990.

Dear Sir,

FERNY AVENUE GCI DEVELOPMENT

There are no objections to works as detailed below.

- 1. Road widening at Ferny Avenue and Gold Coast Highway South Bound.
2. Closing of Pandanus Avenue.

It is understood all costs associated with SEQEB works will be met by the developer.

Yours faithfully,

[Redacted signature area]

49-Sch4 - Personal Information

for SECRETARY

PRIVILEGE - DNRM



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In reply please quote W/C 771315 FFR827 Enquiries: Mr B McMahon

The Secretary
Division of Land Management
Department of Lands
P O Box 168
NORTH QUAY QLD 4002

Attention: Mr C Cordery

21 October 1991

Dear Sir

**PROPOSED PERMANENT CLOSURE OF PANDANUS AVENUE, SURFERS
PARADISE
REFERENCE: RC 45072**

The purpose of this letter is to advise that satisfactory arrangements have been made with Daikyo Australia Pty Ltd regarding installations of SEQEB in this locality and as a consequence SEQEB has no objections to the completion of the proposed closure of Pandanus Avenue, as proposed, proceeding.

Yours faithfully

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for SECRETARY