



Our Reference: 41901-02 [ID 1002458]
Council Reference: OPW/2023/1202

**Civil Engineering
Project Coordination**

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www.urbansolutions.net.au

MUS Pty Ltd t/as:
Mortons - Urban Solutions
ABN: 39 116 375 065

21 June 2024

Chief Executive Officer
City of Gold Coast
PO Box 5042
Gold Coast Mail Centre Qld 9729

Submitted via online lodgement form

Dear Antony Kocsmar

Re: Submission of Minor Change Operational Works (Civilworks) for a Residential Development; over Lots 188-192 on RP 1731728; at 'Courtney Drive, Stage 2'

On behalf of our client, *HB Land Pty Ltd*, and in accordance with s78 of the *Planning Act 2016* we hereby submit an Operational Works Minor Change (Civilworks) Application over Lots 188-192 on RP1731728.

We request a minor change to conditions 2, 22 and 25 of OPW2023/1202 due to the adjustment of earthworks and addition of retaining wall in Courtney Drive to minimis impact to the existing neighboring properties. Please note these changes have been discussed with Roman Thomas and we have included an email of OPW assessment supporting this application. Due to the change impacting majority of the drawings we have provided a full set for approval.

1.0 Site and Application Details

Address:	79-99 Courtney Drive Upper Coomera, QLD 4209
Real Property Description:	Lot 188 – 192 on RP 1731728
Type of Application:	Minor Change Application (Operational Works Civilworks)
Description of Proposal:	51 Lots
Applicant:	<i>HB Land Pty Ltd</i> c/- Mortons Urban Solutions
Owner:	<i>HB Land Pty Ltd</i>
Contact Person:	Ursula Weeks
Telephone:	07 5571 1099

GOLD COAST (HEAD OFFICE)

address: Level 2 / 19 Short Street, Southport QLD 4215
post: PO Box 2484, Southport QLD 4215
tel: 07 55711 1099

SUNSHINE COAST

address: 6 Osterley Avenue, Caloundra QLD 4215
tel: 07 5499 7000



2.0 Properly Made Requirements

In support of our application, and to meet 'properly made' requirements we enclose the following in electronic format:

- Duly completed and executed State Government Form 5;
- A3 pdf Civil Works drawing 41901-02-000 Rev D to 41901-02-710 Rev A dated 13 June 2024, prepared by Mortons – Urban Solutions and Transmittal
- Email of support from Operational Works Assessment dated 2nd May 2024
- Application fees of \$ 1,095.00 as per calculation below and will be paid when Notice to Pay is issued

Fees have been calculated in accordance with the Register of Fees and Charges 2024-25:

Operational Works – Minor Change

20% of Current Fee up to max of \$1,095.00 = \$1,095.00

Total

\$1,095.00

If you have any further queries regarding this matter, please contact Ursula Weeks of this office on: 07 5571 1099.

Yours faithfully



John Harrison

Mortons – Urban Solutions

(uw)

Encl.

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2. A3 pdf Civil Works drawing 41901-02-000 Rev D to 41901-02-710 Rev A dated 13 June 2024, prepared by Mortons – Urban Solutions and transmittal
3. Email of support from Operational Works Assessment dated 2nd May 2024
4. Application fees of \$ 1,095.00 as per calculation below and will be paid when Notice to Pay is issued

c.c. HB Land Pty Ltd