

Date: 24 October 2023
Contact: Craig MORSE
Location: City Development
Telephone: (07) 5582 8926
Your reference:
Our reference: OPW/2023/1142

Robin Russell & Associates Pty Ltd
UNIT 204 / 6 Barbarra St
STAFFORD QLD 4053

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: Robin Russell & Associates Pty Ltd
Applicant contact details: UNIT 204 / 6 Barbarra St
STAFFORD QLD 4053

in relation to development of land/premises described as:

Street address: 79 Courtney Drive, UPPER COOMERA QLD 4209
Real property description: Lot 188 RP173728, Lot 189 RP173728, Lot 190 RP173728,
Lot 191 RP173728, Lot 192 RP173728

CONFIRMATION NOTICE

The development application described below was properly made to the Council of the City of Gold Coast (Council) on 17 October 2023.

Application number: OPW/2023/1142

Approval(s) sought: Development permit for carrying out Operational work for Infrastructure (electrical reticulation and street lighting).

This development application is not a development application to carry out a development under a superseded planning scheme.

Nature of development proposed: Operational work for Infrastructure (electrical reticulation and street lighting).

Referral Agencies

There are no referral agencies identified for this development application.

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:

CIVIL

1. Portable Long Service Levy (QLeave)

QLeave has advised that the \$150,000 threshold includes all work associated with the project and is not only limited to the work subject to this OPW. Therefore, under section 73 of the **Building and Construction Industry (Portable Long Service Leave) Act 1991**, the applicant may be required to pay the portable long service levy for the site.

In accordance with section 77(2) of the abovementioned act, 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).

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

If the applicant believes this to be incorrect, please contact QLeave directly on levies@qleave.qld.gov.au or compliance@qleave.qld.gov.au or 1300 753 283.

2. Further clarification/information

The applicant must provide further clarification/information on the following items:

- a The padmount transformer detail on drawing number F018-06 Revision B states there will be a turfed 1:6 on the footpath along Mackeller Drive. The civil works approval OPW/2023/311 does not indicate a footpath on the south side of Mackeller Drive (see below). The applicant is requested to:
 - i. Confirm there is a footpath installed on the south side of Mackeller Drive.
 - ii. If there is a footpath on the south side of Mackeller Drive, the footpath is to remain as is without being turfed. The applicant must amend the padmount design as necessary to ensure the footpath is retaining.
 - iii. If there is no footpath on the south side of Mackeller Drive, the applicant is requested to update the plans to remove notes regarding footpaths.
- b Under civil works approval OPW/2023/311 Road 09 is classified as a “Residential Access Street” that would require PR5 category lighting design. The applicant is requested to provide clarification as to why a PR6 category has been utilised for Road 09.

Response Due Date

The due date for providing the requested information is 24 January 2024.

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. 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.

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