

Request for Referral agency assessment

Planning and Environment
Planning Assessment
City Development

PO Box 5042 GOLD COAST MC QLD 9729
P: (07) 5582 8866 F: (07) 5596 3653
E: mail@goldcoast.qld.gov.au
W: cityofgoldcoast.com.au


Please use **BLOCK LETTERS** and complete all details in full

Privacy statement

Council of the City of Gold Coast (Council) is collecting your personal information in order to provide the services requested, perform associated Council functions and services, and to update and maintain Council's customer information records. Your information is handled in accordance with the **Information Privacy Act (Qld) 2009** and may only be accessed by Councillors, Council employees and authorised contractors. Unless authorised or required by law, we will not provide your personal information to any other person or agency. For further information go to <http://www.cityofgoldcoast.com.au/privacy>.

Council may also use your personal information in order to contact you to provide you with information regarding Council functions and services. If you do not wish to receive such information please opt out using the unsubscribe link in the communication material sent to you.

Applicant details			
Name			
Postal address			
Primary phone		Alternative phone	
Facsimile		Email	
Property details			
Lot number		Registered plan number	
Property address			
Type of building work (please tick where applicable)			
New dwelling house	<input type="checkbox"/>	Additions of less than 25m ² of total use area to an existing attached dwelling (duplex)	<input type="checkbox"/>
Additions to an existing dwelling house	<input type="checkbox"/>	Shade sail	<input type="checkbox"/>
Gatehouse	<input type="checkbox"/>	Fence exceeding two (2) metres above natural ground level	<input type="checkbox"/>
Open carport	<input type="checkbox"/>	Swimming pool	<input type="checkbox"/>
Garage	<input type="checkbox"/>	Relocatable home	<input type="checkbox"/>
Roofed patio	<input type="checkbox"/>	Railway carriage	<input type="checkbox"/>
Shed	<input type="checkbox"/>	Shipping container	<input type="checkbox"/>
Retaining wall	<input type="checkbox"/>	Solar collector buildings/structures	<input type="checkbox"/>
Structure (e.g. unroofed pergola or deck)	<input type="checkbox"/>	Other	<input type="checkbox"/>
*Specify		*Specify	
Required Fees (please tick applicable fee)			

Fee name	Account number	Amount
Request for Referral Agency Assessment	98958	\$ 1146.00
 RAA Express Application	98958	\$ 803.00
Siting Variations - Shade Sails and/or Gatehouses only	98958	\$ 287.00
Amended application for specific development already endorsed	98958	\$ 573.00
Other	98958	\$ POA

These fees are in accordance with Councils regulatory fees and non-regulatory charges a copy of which may be viewed on Council's website at cityofgoldcoast.com.au

Office use only			
Date received		Fee paid	
Received by		Receipt number	
Business partner name		Account number	
Business partner number		AMS code	(if applicable)

Payment Options

Business partner account (BP)

Business partner name

Business partner number

Cash, cheque or credit card at any of Council's branch offices. For branch office locations and operating hours, please refer to Council's website.

Please be advised that payments by credit card will incur a surcharge.

Cheque or money order may be posted to Council's post office box address as above. Please ensure that you provide adequate reference details or attachments to allow the cheque to be appropriately received.

1 – Supporting / guidance information

The following information is provided to assist with the lodgement of referral agency applications. It is recommended applicants review the guidance material prior to lodgement.

The City's Amenity and Aesthetics Policy

<http://www.goldcoast.qld.gov.au/documents/bf/Amenity-and-aesthetics-policy.pdf>

Adjoining owners comments

<http://www.goldcoast.qld.gov.au/documents/fa/neighbours-comments.pdf>

2 - RAA Express Application (please tick where applicable)

This application results from a Council Show Cause Notice

This application amends a previous Referral Agency Response for the same development on the same property.

AMND

If so:

Building Approval has not yet been issued by the Assessment Manager (Private Building Certifier).

PMC

Or Building Approval has been issued by the Assessment Manager (Private Building Certifier).

PMC

This application is required due to a request to extend the relevant period for the Building Approval

PMC

3 - Type of referral agency assessment (please tick where applicable.) Refer to Schedule 9 of the Planning Regulation 2017

Division 2, Table 1, Item 1 – Amenity and aesthetic impact of particular building work (see amenity & aesthetics section below)

A&A

Division 2, Table 3, Item 1 – Design and siting - Queensland Development Code Parts MP1.1, 1.2 and 1.3 (see Queensland Development Code section below)

BRX

Division 2, Table 3, Item 1 – Design and siting as per Section 33 of the Building Act 1975 and the provisions of the City Plan. (see City Plan section below)

BRX

Division 2, Table 7, Item 1 – Building work for removal or rebuilding (see amenity & aesthetics section below)

ROR

Division 3, Table 7, Item 1 – Building work in relation to a sewer, water main or stormwater drain - Queensland Development Code Part MP1.4 (see Queensland Development Code section below)


BRX

Plans and documentation (please tick to confirm attached)

Plans and elevations enclosed are of a size and scale designated in the information notes

Setback variations / development sought is clearly hatched or highlighted on the submitted drawings

One copy of the completed application form and two sets of plans and supporting information are enclosed

 RAA express mandatory supporting information attached

Amenity & Aesthetics Policy (please tick where applicable)

Does the development involve a detached Class 10 building or structure in association with a Class 1 dwelling where the Class 10 building/s have a **combined** gross floor area that exceeds the following:

more than 36m² on a site area under 800m²;

more than 54m² on a site area between 801m² and 2000m²;

more than 72m² on a site area between 2001m² and 4000m²;

more than 108m² on a site area between 4001m² and 8000m²;

more than 150m² on a site area between 8001m² and 40,000m² (4ha);

Or the development is:

more than 4.5 metres in total height or has a mean height of more than 3.5 metres above natural ground level;

a shipping container, railway carriage, truck and van body or the like on a site over 1500m² in area;

a solar collector building/s (Class 10) or structure/s;

a relocatable home (to be relocated to a site);

roof mounted solar panels not parallel to or more than 300mm above the roof surface or closer than twice the distance between the underside of the solar panels and the roof from any roof edge.

Advisory note:

- No application is required for a site that is over 40,000m² (4ha) and where a Class 10 detached building in association with a Class 1

dwelling has a gross floor area more than 150m²;

- The **combined** gross floor area is calculated on the total of all detached Class 10 buildings on a site.
- Where a site is less than 1500m² in area, no shipping container, railway carriage, truck or van body will be permitted.

Queensland Development Code (QDC)

Which Acceptable outcome of the QDC is not complied with and how can the development demonstrate compliance with the Performance outcome? *(Attach additional pages as necessary.)*

City Plan

Which Acceptable outcome of the *City Plan* is not complied with and how can the development demonstrate compliance with the Performance outcome? *(Attach additional pages as necessary.)*

Applicant Declaration

I declare that:

- The information provided in this form is complete and correct
- I have read the privacy statement;
- I consent to Council accessing the site to conduct a site inspection for this referral agency response. Specific requirements (e.g. nominated time/day) or notice of other restrictions (e.g. a locked gate or guard dog), are detailed below:

.....
.....

Signature

Date

Advisory Notes:

A referral agency response from Council does not allow construction to commence.

For permission to start construction, a building approval must first be obtained from a private building certifier.

Council as a referral agency has functions under Section 32 and 33 of the *Building Act 1975, Planning Act 2016 and Planning Regulation 2017* which is limited with the internal boundaries of a subject site only. It does not include areas in the road reserve.

A referral agency response from Council does not give an approval for any other matter such as a vehicle crossover (VXO).

Any other It is the responsibility of the applicant or nominated agent to determine the specific requirements of Council or other statutory authorities

Council therefore recommends that appropriate independent research be undertaken and discussion made with appropriate professionals **prior** to lodgement of the Referral Agency Assessment Application including but not limited to the issues above. Failure to do so may result in unnecessary delays and expenditure being incurred by the applicant.