Our Ref: BE200223 OPW Cover Letter
Enquiries to: Mr Armand Beukes

01 September 2026

The Chief Executive Officer
City of Gold Coast
PO Box 5042
GOLD COAST MC 9726

Dear Sir/Madam

Re: Proposed Development at 2 Karingal Drive, Pimpama QLD 4209
Lot 19 on RP152380
OPW Application for Bulk Earthworks
Council DA Approval Ref: COM/2026/92

We submit for Council's information and approval, the following documents for the proposed Operational Works Application (Bulk Earthworks) for the Multi Unit Development at 2 Karingal Drive, Pimpama.

We note that various drawings have been updated in accordance with Condition 1 of COM/2026/92, and as such request that they are reviewed and approved as part of this application.

(a) Full set of civil engineering drawings (Drawing Package No. BE200223) prepared by Burchills Engineering Solutions.

(b) Vegetation & Fauna Management Plan.

(c) Completed DA Form 1 – Application Details.

(d) We understand that the Operational Works Application Fee for Civil Works Compliance will be paid by the applicant. Our Client will arrange payment of this fee once the lodgement has been submitted and application fee confirmed by Council.

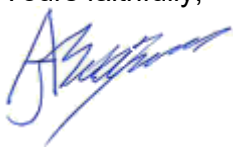
(e) Copy of DA Decision Notice COM/2026/92.

(f) We advise that payment of the applicable QLeave fee has been made by the Client on the 27/08/2026 Ref No - 000754499. Please see proof of payment attached to this application.

Works proposed under this OPW Application include bulk earthworks and vegetation clearing in line with the MCU Decision notice requirements.

We trust the above is satisfactory to Council's requirements. Should you require any further information, please phone Armand Beukes on 0490 207 680.

Yours faithfully,



Armand Beukes
Civil Engineer

DA Form 1 – Development application details

Approved form (version 1.6 effective 2 August 2024) made under section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving code assessment or impact assessment**, except when applying for development involving only building work.

For a development application involving **building work only**, use *DA Form 2 – Building work details*.

For a development application involving **building work associated with any other type of assessable development (i.e. material change of use, operational work or reconfiguring a lot)**, use this form (*DA Form 1*) **and** parts 4 to 6 of *DA Form 2 – Building work details*.

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994*, and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008.* For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

Note: *All terms used in this form have the meaning given under the Planning Act 2016, the Planning Regulation 2017, or the Development Assessment Rules (DA Rules).*

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (*individual or company full name*)	Bosform Pty Ltd C/- Burchills Engineering Solutions
Contact name *(only applicable for companies)*	Armand Beukes
Postal address *(P.O. Box or street address)*	PO Box 6072
Suburb	Southport
State	Queensland
Postcode	4207
Country	Australia
Contact number	0490 207 680
Email address *(non-mandatory)*	Armand.beukes@burchills.com.au
Mobile number *(non-mandatory)*	+61 7 5509 6427
Fax number *(non-mandatory)*	
Applicant's reference number(s) *(if applicable)*	BE200223

1.1) Home-based business
☐ Personal details to remain private in accordance with section 264(6) of *Planning Act 2016*

2) Owner's consent
2.1) Is written consent of the owner required for this development application?
☐ Yes – the written consent of the owner(s) is attached to this development application ☒ No – proceed to 3)

PART 2 – LOCATION DETAILS

3) Location of the premises *(complete 3.1) or 3.2), and 3.3) as applicable)*

***Note**: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see DA Forms Guide: Relevant plans.*

3.1) Street address and lot on plan

☒ Street address **AND** lot on plan (*all lots must be listed*), ***or***

☐ Street address **AND** lot on plan for an adjoining or adjacent property of the premises *(appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).*

a)	Unit No.	Street No.	Street Name and Type	Suburb
		2	Karingal Drive	Pimpama
	Postcode	Lot No.	Plan Type and Number *(e.g. RP, SP)*	Local Government Area(s)
	4209	19	RP152380	Gold Coast City Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number *(e.g. RP, SP)*	Local Government Area(s)

3.2) Coordinates of premises *(appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay)*

***Note**: Place each set of coordinates in a separate row.*

☐ Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) *(if applicable)*
		☐ WGS84 ☐ GDA94 ☐ Other:	

☐ Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) *(if applicable)*
		☐ 54 ☐ 55 ☐ 56	☐ WGS84 ☐ GDA94 ☐ Other:	

3.3) Additional premises

☐ Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application

☒ Not required

4) Identify any of the following that apply to the premises and provide any relevant details

☐ In or adjacent to a water body or watercourse or in or above an aquifer

Name of water body, watercourse or aquifer:

☐ On strategic port land under the *Transport Infrastructure Act 1994*

Lot on plan description of strategic port land:

Name of port authority for the lot:

☐ In a tidal area

Name of local government for the tidal area *(if applicable)*:

Name of port authority for tidal area *(if applicable)*

☐ On airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*	
Name of airport:	
☐ Listed on the Environmental Management Register (EMR) under the *Environmental Protection Act 1994*	
EMR site identification:	
☐ Listed on the Contaminated Land Register (CLR) under the *Environmental Protection Act 1994*	
CLR site identification:	

5) Are there any existing easements over the premises?

Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see DA Forms Guide.

☒ Yes – All easement locations, types and dimensions are included in plans submitted with this development application

☐ No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

a) What is the type of development? *(tick only one box)*

☐ Material change of use ☐ Reconfiguring a lot ☒ Operational work ☐ Building work

b) What is the approval type? *(tick only one box)*

☒ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

☒ Code assessment ☐ Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots)*:

Bulk earthworks associated with the proposed development including vegetation clearing.

e) Relevant plans

***Note**: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms guide: Relevant plans.*

☒ Relevant plans of the proposed development are attached to the development application

6.2) Provide details about the second development aspect

a) What is the type of development? *(tick only one box)*

☐ Material change of use ☐ Reconfiguring a lot ☐ Operational work ☐ Building work

b) What is the approval type? *(tick only one box)*

☐ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

☐ Code assessment ☐ Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots)*:

e) Relevant plans

***Note**: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.*

☐ Relevant plans of the proposed development are attached to the development application

6.3) Additional aspects of development
☐ Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application
☒ Not required
6.4) Is the application for State facilitated development?
☐ Yes - Has a notice of declaration been given by the Minister?
☒ No

Section 2 – Further development details

7) Does the proposed development application involve any of the following?	
Material change of use	☐ Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	☐ Yes – complete division 2
Operational work	☒ Yes – complete division 3
Building work	☐ Yes – complete *DA Form 2 – Building work details*

Division 1 – Material change of use

***Note**: This division is only required to be completed if any part of the development application involves a material change of use assessable against a local planning instrument.*

8.1) Describe the proposed material change of use			
Provide a general description of the proposed use	Provide the planning scheme definition *(include each definition in a new row)*	Number of dwelling units *(if applicable)*	Gross floor area (m^2) *(if applicable)*

8.2) Does the proposed use involve the use of existing buildings on the premises?
☐ Yes
☐ No

8.3) Does the proposed development relate to temporary accepted development under the Planning Regulation?	
☐ Yes – provide details below or include details in a schedule to this development application	
☐ No	
Provide a general description of the temporary accepted development	Specify the stated period dates under the Planning Regulation

Division 2 – Reconfiguring a lot

***Note**: This division is only required to be completed if any part of the development application involves reconfiguring a lot.*

9.1) What is the total number of existing lots making up the premises?

9.2) What is the nature of the lot reconfiguration? *(tick all applicable boxes)*	
☐ Subdivision *(complete 10)*	☐ Dividing land into parts by agreement *(complete 11)*
☐ Boundary realignment *(complete 12)*	☐ Creating or changing an easement giving access to a lot from a constructed road *(complete 13)*

10) Subdivision				
10.1) For this development, how many lots are being created and what is the intended use of those lots:				
Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				

10.2) Will the subdivision be staged?	
☐ Yes – provide additional details below ☐ No	
How many stages will the works include?	
What stage(s) will this development application apply to?	

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?				
Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

12) Boundary realignment			
12.1) What are the current and proposed areas for each lot comprising the premises?			
Current lot		Proposed lot	
Lot on plan description	Area (m^2)	Lot on plan description	Area (m^2)
12.2) What is the reason for the boundary realignment?			

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? *(attach schedule if there are more than two easements)*				
Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? *(e.g. pedestrian access)*	Identify the land/lot(s) benefitted by the easement

Division 3 – Operational work

***Note**: This division is only required to be completed if any part of the development application involves operational work.*

14.1) What is the nature of the operational work?		
☐ Road work	☐ Stormwater	☐ Water infrastructure
☐ Drainage work	☒ Earthworks	☐ Sewage infrastructure
☐ Landscaping	☐ Signage	☒ Clearing vegetation
☐ Other – please specify:		

14.2) Is the operational work necessary to facilitate the creation of new lots? *(e.g. subdivision)*	
☐ Yes – specify number of new lots:	
☒ No	

14.3) What is the monetary value of the proposed operational work? *(include GST, materials and labour)*

$200,000

PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application

City of Gold Coast Council

16) Has the local government agreed to apply a superseded planning scheme for this development application?

☐ Yes – a copy of the decision notice is attached to this development application
☐ The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
☒ No

PART 5 – REFERRAL DETAILS

17) Does this development application include any aspects that have any referral requirements?
***Note**: A development application will require referral if prescribed by the* Planning Regulation 2017.

☒ No, there are no referral requirements relevant to any development aspects identified in this development application – proceed to Part 6

Matters requiring referral to the **Chief Executive of the *Planning Act 2016***:

☐ Clearing native vegetation
☐ Contaminated land *(unexploded ordnance)*
☐ Environmentally relevant activities (ERA) *(only if the ERA has not been devolved to a local government)*
☐ Fisheries – aquaculture
☐ Fisheries – declared fish habitat area
☐ Fisheries – marine plants
☐ Fisheries – waterway barrier works
☐ Hazardous chemical facilities
☐ Heritage places – Queensland heritage place *(on or near a Queensland heritage place)*
☐ Infrastructure-related referrals – designated premises
☐ Infrastructure-related referrals – state transport infrastructure
☒ Infrastructure-related referrals – State transport corridor and future State transport corridor
☐ Infrastructure-related referrals – State-controlled transport tunnels and future state-controlled transport tunnels
☐ Infrastructure-related referrals – near a state-controlled road intersection
☐ Koala habitat in SEQ region – interfering with koala habitat in koala habitat areas outside koala priority areas
☐ Koala habitat in SEQ region – key resource areas
☐ Ports – Brisbane core port land – near a State transport corridor or future State transport corridor
☐ Ports – Brisbane core port land – environmentally relevant activity (ERA)
☐ Ports – Brisbane core port land – tidal works or work in a coastal management district
☐ Ports – Brisbane core port land – hazardous chemical facility
☐ Ports – Brisbane core port land – taking or interfering with water
☐ Ports – Brisbane core port land – referable dams
☐ Ports – Brisbane core port land – fisheries
☐ Ports – Land within Port of Brisbane's port limits *(below high-water mark)*
☐ SEQ development area
☐ SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity
☐ SEQ regional landscape and rural production area or SEQ rural living area – community activity
☐ SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation
☐ SEQ regional landscape and rural production area or SEQ rural living area – urban activity
☐ SEQ regional landscape and rural production area or SEQ rural living area – combined use
☐ SEQ northern inter-urban break – tourist activity or sport and recreation activity

☐ SEQ northern inter-urban break – community activity
☐ SEQ northern inter-urban break – indoor recreation
☐ SEQ northern inter-urban break – urban activity
☐ SEQ northern inter-urban break – combined use
☐ Tidal works or works in a coastal management district
☐ Reconfiguring a lot in a coastal management district or for a canal
☐ Erosion prone area in a coastal management district
☐ Urban design
☐ Water-related development – taking or interfering with water
☐ Water-related development – removing quarry material *(from a watercourse or lake)*
☐ Water-related development – referable dams
☐ Water-related development –levees *(category 3 levees only)*
☐ Wetland protection area

Matters requiring referral to the **local government:**

☐ Airport land
☐ Environmentally relevant activities (ERA) (*only if the ERA has been devolved to local government)*
☐ Heritage places – Local heritage places

Matters requiring referral to the **Chief Executive of the distribution entity or transmission entity:**

☐ Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:

- The **Chief Executive of the holder of the licence**, if not an individual
- The **holder of the licence**, if the holder of the licence is an individual

☐ Infrastructure-related referrals – Oil and gas infrastructure

Matters requiring referral to the **Brisbane City Council:**

☐ Ports – Brisbane core port land

Matters requiring referral to the **Minister responsible for administering the *Transport Infrastructure Act 1994*:**

☐ Ports – Brisbane core port land *(where inconsistent with the Brisbane port LUP for transport reasons)*
☐ Ports – Strategic port land

Matters requiring referral to the **relevant port operator**, if applicant is not port operator**:**

☐ Ports – Land within Port of Brisbane's port limits *(below high-water mark)*

Matters requiring referral to the **Chief Executive of the relevant port authority:**

☐ Ports – Land within limits of another port *(below high-water mark)*

Matters requiring referral to the **Gold Coast Waterways Authority:**

☐ Tidal works or work in a coastal management district *(in Gold Coast waters)*

Matters requiring referral to the **Queensland Fire and Emergency Service:**

☐ Tidal works or work in a coastal management district *(involving a marina (more than six vessel berths))*

18) Has any referral agency provided a referral response for this development application?

☐ Yes – referral response(s) received and listed below are attached to this development application
☒ No

Referral requirement	Referral agency	Date of referral response

Identify and describe any changes made to the proposed development application that was the subject of the referral response and this development application, or include details in a schedule to this development application *(if applicable).*

PART 6 – INFORMATION REQUEST

19) Information request under the DA Rules

☒ I agree to receive an information request if determined necessary for this development application

☐ I do not agree to accept an information request for this development application

***Note**: By not agreeing to accept an information request I, the applicant, acknowledge:*

- *that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties*
- *Part 3 under Chapter 1 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules or*
- *Part 2under Chapter 2 of the DA Rules will still apply if the application is for state facilitated development*

Further advice about information requests is contained in the DA Forms Guide.

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? *(e.g. a preliminary approval)*

☒ Yes – provide details below or include details in a schedule to this development application

☐ No

List of approval/development application references	Reference number	Date	Assessment manager
☐ Approval ☒ Development application			City of Gold Coast
☐ Approval ☐ Development application			

21) Has the portable long service leave levy been paid? *(only applicable to development applications involving building work or operational work)*

☒ Yes – a copy of the receipted QLeave form is attached to this development application

☐ No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid

☐ Not applicable *(e.g. building and construction work is less than $150,000 excluding GST)*

Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
$8,193.00	27/08/2026	000754499

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?

☐ Yes – show cause or enforcement notice is attached

☒ No

23) Further legislative requirements

Environmentally relevant activities

23.1) Is this development application also taken to be an application for an environmental authority for an **Environmentally Relevant Activity (ERA)** under section 115 of the *Environmental Protection Act 1994*?

☐ Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below

☒ No

***Note**: Application for an environmental authority can be found by searching "ESR/2015/1791" as a search term at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.*

Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			

☐ Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.

Hazardous chemical facilities

23.2) Is this development application for a **hazardous chemical facility**?

☐ Yes – *Form 536: Notification of a facility exceeding 10% of schedule 15 threshold* is attached to this development application

☒ No

***Note**: See www.business.qld.gov.au for further information about hazardous chemical notifications.*

Clearing native vegetation

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation that the chief executive of the *Vegetation Management Act 1999* is satisfied the clearing is for a relevant purpose under section 22A of the *Vegetation Management Act 1999*?

☐ Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)

☒ No

***Note**: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.*

2. See https://www.qld.gov.au/environment/land/vegetation/applying for further information on how to obtain a s22A determination.

Environmental offsets

23.4) Is this development application taken to be a prescribed activity that may have a significant residual impact on a **prescribed environmental matter** under the *Environmental Offsets Act 2014*?

☐ Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter

☒ No

***Note**: The environmental offset section of the Queensland Government's website can be accessed at www.qld.gov.au for further information on environmental offsets.*

Koala habitat in SEQ Region

23.5) Does this development application involve a material change of use, reconfiguring a lot or operational work which is assessable development under Schedule 10, Part 10 of the Planning Regulation 2017?

☐ Yes – the development application involves premises in the koala habitat area in the koala priority area

☐ Yes – the development application involves premises in the koala habitat area outside the koala priority area

☒ No

***Note**: If a koala habitat area determination has been obtained for this premises and is current over the land, it should be provided as part of this development application. See koala habitat area guidance materials at www.desi.qld.gov.au for further information.*

Water resources

23.6) Does this development application involve **taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the *Water Act 2000***?

☐ Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development

☒ No

***Note**: Contact the Department of Resources at www.resources.qld.gov.au for further information.*

DA templates are available from planning.statedevelopment.qld.gov.au. If the development application involves:

- *Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1*
- *Taking or interfering with water in a watercourse, lake or spring: complete DA Form1 Template 2*
- *Taking overland flow water: complete DA Form 1 Template 3.*

Waterway barrier works

23.7) Does this application involve **waterway barrier works?**

☐ Yes – the relevant template is completed and attached to this development application

☒ No

DA templates are available from planning.statedevelopment.qld.gov.au. For a development application involving waterway barrier works, complete DA Form 1 Template 4.

Marine activities

23.8) Does this development application involve **aquaculture, works within a declared fish habitat area or removal, disturbance or destruction of marine plants?**

☐ Yes – an associated *resource* allocation authority is attached to this development application, if required under the *Fisheries Act 1994*

☒ No

***Note**: See guidance materials at www.daf.qld.gov.au for further information.*

Quarry materials from a watercourse or lake

23.9) Does this development application involve the **removal of quarry materials from a watercourse or lake** under the *Water Act 2000?*

☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

☒ No

***Note**: Contact the Department of Resources at www.resources.qld.gov.au and www.business.qld.gov.au for further information.*

Quarry materials from land under tidal waters

23.10) Does this development application involve the **removal of quarry materials from land under tidal water** under the *Coastal Protection and Management Act 1995?*

☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

☒ No

***Note**: Contact the Department of Environment, Science and Innovation at www.desi.qld.gov.au for further information.*

Referable dams

23.11) Does this development application involve a **referable dam** required to be failure impact assessed under section 343 of the *Water Supply (Safety and Reliability) Act 2008* (the Water Supply Act)?

☐ Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the Water Supply Act is attached to this development application

☒ No

***Note**: See guidance materials at www.resources.qld.gov.au for further information.*

Tidal work or development within a coastal management district

23.12) Does this development application involve **tidal work or development in a coastal management district**?

☐ Yes – the following is included with this development application:
- ☐ Evidence the proposal meets the code for assessable development that is prescribed tidal work *(only required if application involves prescribed tidal work)*
- ☐ A certificate of title

☒ No

***Note**: See guidance materials at www.desi.qld.gov.au for further information.*

Queensland and local heritage places

23.13) Does this development application propose development on or adjoining a place entered in the **Queensland heritage register** or on a place entered in a local government's **Local Heritage Register**?

☐ Yes – details of the heritage place are provided in the table below

☒ No

***Note**: See guidance materials at www.desi.qld.gov.au for information requirements regarding development of Queensland heritage places.*

For a heritage place that has cultural heritage significance as a local heritage place and a Queensland heritage place, provisions are in place under the Planning Act 2016 that limit a local categorising instrument from including an assessment benchmark about the effect or impact of, development on the stated cultural heritage significance of that place. See guidance materials at www.planning.statedevelopment.qldgov.au for information regarding assessment of Queensland heritage places.

Name of the heritage place:		Place ID:	

Decision under section 62 of the *Transport Infrastructure Act 1994*

23.14) Does this development application involve new or changed access to a state-controlled road?

☐ Yes – this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)

☒ No

Walkable neighbourhoods assessment benchmarks under Schedule 12A of the Planning Regulation

23.15) Does this development application involve reconfiguring a lot into 2 or more lots in certain residential zones (except rural residential zones), where at least one road is created or extended?

☐ Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered

☒ No

***Note**: See guidance materials at www.planning.statedevelopment.qld.gov.au for further information.*

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17 ***Note**: See the Planning Regulation 2017 for referral requirements*	☒ Yes
If building work is associated with the proposed development, Parts 4 to 6 of *DA Form 2 – Building work details* have been completed and attached to this development application	☐ Yes ☒ Not applicable
Supporting information addressing any applicable assessment benchmarks is with the development application ***Note**: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see DA Forms Guide: Planning Report Template.*	☒ Yes
Relevant plans of the development are attached to this development application ***Note**: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.*	☒ Yes
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued *(see 21)*	☒ Yes ☐ Not applicable

25) Applicant declaration
☒ By making this development application, I declare that all information in this development application is true and correct ☒ Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001* ***Note**: It is unlawful to intentionally provide false or misleading information.*
Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website. Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, Planning Regulation 2017 and the DA Rules except where: • such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the Planning Regulation 2017, and the access rules made under the *Planning Act 2016* and Planning Regulation 2017; or • required by other legislation (including the *Right to Information Act 2009*); or • otherwise required by law. This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002.*

PART 9 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received: | Reference number(s):

Notification of engagement of alternative assessment manager	
Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	
Relevant licence number(s) of chosen assessment manager	

QLeave notification and payment *Note: For completion by assessment manager if applicable*			
Description of the work			
QLeave project number			
Amount paid ($)		Date paid (dd/mm/yy)	
Date receipted form sighted by assessment manager			
Name of officer who sighted the form			

CITY OF GOLDCOAST.

Application for operational works

Economy, Planning & Environment
Engineering and Environmental Assessment
City Development
PO Box 5042 GOLD COAST MC QLD 9726
P 07 5582 8866 **F** 07 5596 3653
W cityofgoldcoast.com.au

Please use BLOCK LETTERS and complete all details in full

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For more information to assist with your application and to submit online, please visit *cityofgoldcoast.com.au/lodgeda*
* Indicates the field is mandatory

Operational works application type *(pre-assessment unavailable)* *			
Associated building works	☐	Change to ground level	■
Civil engineering	☐	Landscaping – public	☐
Tree works - private	☐	Landscaping – private	☐
Tree works – development	■		
Prescribed Tidal Works			
Boat ramps		Jetty	
Mooring piles		Pontoon	
Revetment walls		Boulder Sea Wall	
Boardwalks		Marina (Greater than six berths)	
Artificial waterways and other works			
Coastal Management District			
Artificial Waterways and other works			

Details of original application	
Original application no.	COM/2026/92 (Subject to approval)

Fees*
These fees are in accordance with Council's regulatory fees and non-regulatory charges. A copy of these fees and charges can be found on Council's website *cityofgoldcoast.com.au*

Payment options			
Business partner account (BP)			
Business partner name		Business partner number	
Cheque or credit card at any of Council's branch offices. For branch office locations and operating hours, please refer to Council's website *cityofgoldcoast.com.au*			
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 receipted.			

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

Operational works application requirements* *(Building and Construction Industry – portable long service leave Act 1991)*		
Does the total cost of construction exceed $150,000?	Yes ☒	No ☐
If yes, select evidence of one of the following as part of the application lodgement		
payment of levy, or		☐
payment of the first instalment of levy, or		☐
an exemption from payment of levy, or		☐
an exemption from immediate payment of levy		☒

Section 1 – Forms*	
State Government Forms	
Form 1	☒
Council's Forms	
Pre-assessment certificate	☐
Application form for operational works	☒
Engineering drawings – Application checklist – City Plan Schedule 6 - City Plan policies - SC6.11 City Plan policy – Land development guidelines	☒
Application for Approval of Engineering drawings – City Plan Schedule 6 – City Plan policies - SC6.11 City Plan policy – Land development guidelines	☒
Street lighting application – City Plan Schedule 6 – City Plan policies - SC6.11 City Plan policy – Land development guidelines	☐

Section 2 – Supporting documents	
Cover letter outlining proposal	☒
Copy of previous planning approval *(if applicable)*	☐
Assessment benchmarks	☐

Section 3 – Plans and drawings	
Plans (scaled to A3)	☒

Section 4 – Specialist reports (as applicable)	
Flood search report	☐
Hydraulics report	☐
Stormwater management plan	☐
Geotechnical report	☐
Dewatering management plan	☐
Lake management study	☐
Waterway study	☐
Water quality management plan	☐
Types of specialist reports for Environmental, open space, landscaping and tree works matters	
Detailed landscape plan	☐
Bushfire management plan	☐
Ecological assessment	☐
Open space management plan	☐
Arborist report/tree assessment plan/tree management plan	☐
Effluent disposal plan	☐
Acid sulphate soils investigation and management plan	☐
Types of specialist reports for Transport and traffic matters *(Civil engineering only)*	
Road traffic assessment report	☐
Check vehicle crossing requirements	☐

Declaration*			
I understand and acknowledge that: • by making this application/request, I the applicant, declare that the owner has given written consent to the making of this application • the information provided in this application is true and complete to the best of my knowledge • Council may refuse this application if it becomes evident that any information or supporting documents provided is incomplete or false • I approve of the information that has been provided in this application • I acknowledge Queensland State Laws will accept this communication as containing my signature within the meaning of the Electronic Transactions (Queensland) Act 2001			
Signature		**Date**	01/09/2026

CITY OF GOLDCOAST.

Application for approval of engineering drawings

Economy, Planning & Environment
Engineering & Environmental Assessment
City Development
PO Box 5042 GCMC Qld 9729
P 07 5582 8866 **F** 07 5596 3653
E mail@goldcoast.qld.gov.au
W cityofgoldcoast.com.au

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Application details

Estate name and stage	2 Karingal Drive, Pimpama
Councils reference file number	COM/2026/92
Developer's name	Bosform Pty Ltd

Consulting engineer details

Company name	Burchills Engineering Solutions		
Contact person	Mr Armand Beukes		
Postal address	PO Box 3766, Australia Fair, Queensland 4215		
Phone number	07 5509 6400	Fax number	
Mobile number	0490 207 680	Email	Armand.Beukes@burchills.com.au

Engineering design	Yes	✓	No	
Contract administration	Yes		No	✓
Existing approval number (if applicable)	Yes		No	✓
	App no: COM/2026/92			

Property details

Lot number	Registered plan number	Existing approval number (if applicable)
Lot 19	RP152380	
Address	2 Karingal Drive, Pimpama QLD 4209	

Certification

I/We hereby that I/we have exercised reasonable skill, care and diligence in the design of the works in accordance with:

- Relevant development approvals
- Councils Land Development Guidelines, standard specifications and drawings
- Relevant Australian standards, codes of practice.

Signature	RPEQ number	Date
		01/09/2026
Consulting engineer for and on behalf of (company)	Burchills Engineering Solutions	

Fees

There is no fee associated with this form.

Supporting documents

- Councils engineering drawings – Engineering drawings application checklist with relevant sections completed.
- DA Form 1
- Application for Operational Works
- Any relevant supporting documents.

Office use only

Date received		Received by	

CITY OF GOLDCOAST.

Engineering drawings application checklist

Economy, Planning & Environment
Engineering & Environmental 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
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Postal address	PO Box 3766, Australia Fair, Queensland 4215		
Phone number	07 5509 6400	Fax number	
Mobile number	0490 207 680	Email	Armand.Beukes@burchills.com.au

Property details			
Lot number	Lot 19	Registered plan number	RP152380
Property address	2 Karingal Drive, Pimpama QLD 4209		
Existing approval number			

Checklist items submitted				
Survey & Existing Features	Items	BE200223 - Civil Set Sheet C1101	or	N/A
Erosion & Sediment Control	Items	BE200223 - Civil Set Sheet C2001, 2101, 2201	or	N/A
Earthworks	Items	BE230648 - Civil Set Sheet C2601-C2901	or	N/A
Miscellaneous	Items		or	N/A

Office use only			
Fees			
There is no fee associated with this form.			
Not approved			
Approved subject to minor alterations as shown			
Approved			
Date received		Received by	

CITY OF GOLDCOAST.

Engineering drawings application checklist

A. General	Yes	N/A
1. Administration		
Application form fully completed	✓	
Approvals and clearances		
• Department of Transport and Main Roads		✓
• Department of Environment and Heritage Protection		✓
• Downstream drainage discharge rights		✓
• Clearance for works through other properties		✓
• Energex/Telstra		✓
• Others	✓	
Relevant standard drawings included in application	✓	
Schedule of drawings (submitted) attached	✓	
Any building and construction work costing $150,000.00 or more, the applicant is required under the *Building and Construction Industry (Portable Long Service Leave) Act 1991* to supply evidence of the following.		
Estimated cost of works:	$ 150,000+	
If work is $150,000.00 or more provide one of the following.		
• Payment of levy.	✓	
• Payment of the first instalment of levy.		✓
• An exemption from payment levy.		✓
• An exemption from immediate payment of levy.		✓
2. Compliance with Councils approvals		
Rezoning, consent or other Council approval		✓
Provisions for adjoining development requirements		✓
3. RPEQ certification		
All engineering drawings and specifications prepared and signed by a Registered Professional Engineer of Qld	✓	
4. Title block on engineering drawings		
Estate name (if any)		✓
Stage number (if any)		✓
Developers name	✓	
Consultants name and address	✓	
Drawing number and sheet number	✓	
Scale with scale bar	✓	
Locality description	✓	
Origin of levels and location of permanent survey marks	✓	
Schedule showing date and nature of amendments	✓	
Drawing title	✓	
Signed design certification by an experienced designer	✓	
5. Locality plan		
North point	✓	
Major roads project		✓
Adjacent localities	✓	
Development area outlines and shaded or crosshatched	✓	
Scale noted	✓	
6. Layout of stage plan		
Layout of roads	✓	
Approved road names (road number not acceptable)		✓
Allotment layout		✓
Lot numbers		✓
North point		✓
Access restriction strips		✓
Stage boundaries clearly shown		✓
Existing easements		✓

Engineering drawings application checklist

B. Earthworks and roadworks	Yes	N/A
1. Earthworks		
a) Drafting – drawings included		
Legend	✓	
Existing and proposed contours	✓	
Cut and fill areas clearly shown	✓	
Road and allotment layout (indicate numbers)	✓	
Approved road names		✓
Location(s) and level(s) of permanent survey mark(s), reference stations etc used as datum for the works	✓	
b) Design – complies with Councils guidelines		
Maximum cut or fill at boundary of subject land > 500 mm	✓	
No ponding or nuisance created at boundary of subject land	✓	
Batter slopes	✓	
Location and level of retaining walls (if required)	✓	
Defined flood level (if appropriate)	✓	
Flood fill level (if appropriate)	✓	
2. Roadworks drawings		
a) Drafting – drawings included		
Approved road names and road reserve boundaries		✓
Allotment boundaries, numbers, easements		✓
Centreline or construction line showing:		
• chainages		✓
• bearings		✓
• offsets if construction line is not the centreline of road		✓
• all intersection points.		✓
Information for each curve including:		
• tangent point chainages and offsets		✓
• curve radii		✓
• arc length		✓
• tangent length		✓
• superelevation (if applicable)		✓
• curve widening (if applicable).		✓
Kerb lines including:		
• kerb radii (where not parallel to centreline)		✓
• tangent point chainages (where not parallel to centreline).		✓
Edge of pavement where no kerb is constructed		✓
Position and extent of channelisation		✓
Location and details of all traffic signs, guideposts, guardrail, and other road furniture, etc		✓
Pavement markings		✓
Catchpit, manhole and pipeline locations		✓
Drainage details (if applicable)		✓
Drainage details (if applicable)		✓
Concrete footpaths and bikeways showing DDA compliance		✓
Location and details for access points, invert crossings, access ramps		✓
North point on each plan view		✓
Changes in surfacing material		✓
b) Design – complies with Councils design guidelines		
Maximum design speed		✓
Sight distances		✓
Horizontal and vertical alignment		✓
Transit lanes and road tapers		✓
Parking		✓

Engineering drawings application checklist

B. Earthworks and roadworks cont	Yes	N/A
3. Intersection cul-de-sac and speed control devices		
a) Drafting – drawings included		
Kerb levels		✓
Access ramp locations		✓
Finished design contours		✓
Channelisation details including setout details, radii, etc		✓
Location of traffic signs, guideposts		✓
Visibility benching (if applicable)		✓
Ducting for future signals (if applicable)		✓
Linemarking (linemarking and signage may be shown on a separate plan)		✓
Speed control device details (if necessary)		✓
Details of construction methods for surfacing other than asphalt or sprayed bitumen		✓
Design vehicle paths shown for all speed control devices and turnaround areas		✓
b) Design – complies with Councils design guidelines		
Layout/configuration		✓
Contours/crossfall		✓
Minimum kerb and channel fall		✓
Design vehicle paths and clearances		✓
Councils garbage truck manoeuvring		✓
Parking requirements		✓
Sight distances		✓
Roundabouts		✓
Access ramps at all turnouts at intersections where barrier kerb and channel is required		✓
4. Road longitudinal sections		
a) Drafting – drawings included		
Approved road names		✓
Chainages on centreline (and construction line if used)		✓
Existing surface peg levels		✓
Design road centreline levels		✓
Design grades		✓
Length and radii of vertical curves		✓
Chainage and levels at grade intersection points		✓
Chainage and levels at vertical curve tangent points		✓
Cut and/or fill depths		✓
Horizontal radii and tangent point chainage		✓
Kerb levels		✓
Approved road names, centrelines and IP chainage of intersecting (side) roads		✓
b) Design – complies with Councils design guidelines		
Maximum grades		✓
Sight distance		✓
Minimum grade		✓
Change in grades without VC		✓
Crest and sag curves		✓

Engineering drawings application checklist

B. Earthworks and roadworks cont	Yes	N/A
5. Road cross section		
a) Drafting – drawings included		
Approved road names		✓
Road reserve boundaries		✓
Road centreline or construction line		✓
Original natural surface line profile		✓
Constructed cross section profile		✓
Chainage on centreline or construction line together with natural surface level or peg level		✓
Offset to road centreline from peg line or construction line		✓
Cross fall batter slopes and dimensions where these differ to that shown on the type cross section		✓
Pavement depths wherever these differ from typical cross section		✓
b) Typical cross section shown for each road containing		
Road reserve width		✓
Road width between nominal kerb line, or pavement width where no kerb is constructed		✓
Verge, footpath width		✓
Location and width of concrete footpath or bikeway, where required		✓
Kerb and channel type		✓
Crossfalls and/or grades of pavement, footpaths and batters, etc with offsets to change of grade point		✓
Type and thickness of wearing surfacing		✓
Total depth of pavement courses with CBR values of material used (if available)		✓
c) Design – complies with Councils design guidelines		
Typical cross sections and includes:		✓
• Width for transit lands and bikeways		✓
• Typical footpath verge widths		✓
Access grades/limits to lots		✓
Road crossfalls		✓
Formation batter slope stability and scour protection		✓

C. Stormwater drainage	Yes	N/A
1. Stormwater drainage catchment plan		
Northpoint		✓
Approved road names		✓
Existing and proposed property and road boundaries		✓
All catchments/sub catchments designated as per drainage calculation sheet		✓
Catchment/sub catchment boundaries indicated by a bold line		✓
Existing and proposed contours at a suitable interval (in different line types)		✓
Direction of watershed along the flow path giving the longest time of concentration		✓
Stormwater reticulation schematic layout shown including manhole, inlet and outlet numbers (for urban catchments)		✓
All internal and external catchments shown to scale		✓
2. Stormwater drainage detail plan		
Details of pipe junctions in manholes, where pipe centrelines are offset from centre point of manhole		✓
Full details including reinforcing of non-standard manholes		✓
Catchpit and filed inlet locations (chainage, offset levels, etc)		✓
Manhole locations (chainage, offset levels, etc)		✓
Invert levels and diameters of pipe connections from catchpits to manholes		✓
Approved road names		✓
Class of pipe checked		✓

Engineering drawings application checklist

C. Stormwater drainage cont	Yes	N/A
3. Roof water/inter-allotment drainage		
a) Drafting – layout plan contains		
Legend		✓
All allotments and allotment numbers		✓
Existing and finished surface contours		✓
Location and size of inter-allotment drainage areas		✓
Location and size of stormwater drainage to which system is connected		✓
Label inter-allotment pits and receiving stormwater structures		✓
Pit or inlet locations, surface levels and inlet/outlet invert levels		✓
Required easements		✓
Details of connections to kerb and channel (if appropriate)		✓
b) Design – complies with Councils guidelines		
Pipe sizes and pipe materials		✓
Cover		✓
Grades		✓
4. Drainage longitudinal sections		
a) Catchpit connection details (may be in table form)		✓
b) Longitudinal section for each line containing		
Chainages		✓
Existing natural surface levels and design finished surface levels		✓
Manhole and endwall chainages together with surface levels and inlet and outlet invert levels		✓
Distances between manholes/catchpits/endwalls		✓
Grade of each pipe section		✓
Diameter and class and material of each pipe section (eg. marine class)		✓
Hydraulic grade line and levels, design storm frequency		✓
Drainline and manhole number		✓
Manhole diameters and/or reference to separate detail drawing		✓
Road names where applicable		✓
Open drain details		✓
c) Open drains		
Cross sections at each peg chainage (usually 20 m intervals)		✓
Details of drop structures, energy dissipators, etc (including top view, section views etc.)		✓
d) Design – complies with Councils design guidelines		
Batter slope/stability		✓
Scour velocities		✓
Maintenance criteria		✓
5. Stormwater drainage calculations		
a) Calculation table		
Stormwater calculations must be submitted for the design storms on an A1 spread sheet, preferably Councils standard stormwater drainage calculation sheet.		✓
b) Design – complies with Councils design manual		
Legal point of discharge identified		✓
Downstream drainage approvals		✓
Unflooded widths		✓
Calculations provided for major and minor systems		✓
Blockage factors to catchpits for major systems		✓

Engineering drawings application checklist

C. Stormwater drainage cont		
6. Detention basin details	**Yes**	**N/A**
a) Drawings contain		
Plan view		✓
Sectional views		✓
Details of basin wall construction		✓
Details of outlet structures (low and high level outlets)		✓
Extent of any permanent storage		✓
Maximum storage level		✓
Extent and nature of any landscaping		✓
b) Design – Complies with Councils guidelines and QUDM		
Affect on runoff hydrograph for catchment checked		✓
Batter slopes		✓
Minor flood levels		✓
Maximum flooded depth		✓
Inlets and outlets		✓
Scour protection		✓
Base slopes/crossfall for active recreation use		✓
High level outlet		✓
Earthworks		✓
7. Water quality site management/runoff control works		
Plan layout/extent		✓
Site's existing topography		✓
How and when it will be altered		✓
Typical device details/materials for erosion and sediment control measures proposed	✓	
Temporary and permanent works indicated		✓
Catchment boundaries and direction on flow for different drainage areas before and after development		✓
Design complies with **QUDM Section 9.03.5**		✓
8. Gross pollutant traps		
Plan layout		✓
Long section and cross sections		✓
Structural elements detailed		✓
All materials specified/indicated		✓