

KEMPE MANAGEMENT SERVICES P/L

ACN: 124 003 416

Contact: Fredy Reyes
Our Ref: 2213
Council Ref:



The Chief Executive Officer
Gold Coast City Council
PO Box 5042

GOLD COAST MAIL CENTRE QLD 9729

Attn: Mr Jeff Byers

Dear Sir

DA 27/00435 OPW 27/00375

GOLD COAST CITY COUNCIL	
CUSTOMER SERVICE - BEENLEIGH	
RECEIVED TIME:	2:57 PM
DATE:	11/3/07
RECEIPT No:	9869774
SIGNED BY:	TONI-MAREE
CUSTOMER SERVICE OFFICER	

RE: OPERATIONAL WORKS – CHANGE TO GROUND LEVEL FOR PROPOSED INDUSTRIAL BUILDING AT 82 CHRISTENSEN ROAD, STAPYLTON .

On behalf of our client Envirogreen Pty Ltd, we hereby apply for Council Operational Works Development Permit approval for the engineering design drawings and earthwork construction works involved in the above site development.

Please find enclosed for Council's checking and approval the following documents:

- (i) 3 off size A3 sets of the design drawings numbered 2213:01:01 to 2213:01:07.
- (ii) IDAS Forms Parts A, E & Assessment Checklist
- (iii) GCCC Form Checklist for Development Applications

Please note that payment of the required Plan checking fee of \$1450 (Change of Ground Level – Major works >5001m3) will be paid at submission to Council.

We look forward to Council issue of Operational Works Development Permit Approval.

Should you require any further information please don not hesitate to contact our office.

Yours faithfully

A handwritten signature in black ink, appearing to be "G Kempe".

Geoff Kempe
for Kempe Management Services Pty
encl:



Form 1 Development Application

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Common details



The completion of **all applicable questions** on Part A is **mandatory** for all applications. Part A must be accompanied by the completed IDAS Assessment Checklist if required, and by one (1) or more other completed parts of the Form as required. For more information on the parts of the Form refer to www.ipa.qld.gov.au. Any information requested in the form may be provided in an attachment to the application. For further information about completing the following details, refer to **Guide 1**.

Description of land

All land the subject of the application, must be identified. However, a description of the land is not required in relation to a mobile or temporary Environmentally Relevant Activity (ERA).

Advice for completing Q2 - Q2 applies if development is proposed within a water body or watercourse.

Advice for completing Q3 - Most land can be identified by a lot on plan description. These details can be obtained from title documents or through the local government.

However, if the land on which the development is proposed does **not** have a lot on plan description (i.e. the development is proposed in a water body or watercourse) provide -

- (i) the lot on plan description for the adjoining/adjacent land; or
- (ii) GPS coordinates where there is no adjoining/adjacent land (eg. in Moreton Bay).

Advice for completing Q7 - Q7 does **not** apply if the development is within a water body or watercourse.

Advice for completing Q8 - Q8 applies if development is within a local government area.

Note: Areas below high water mark are **not** within a local government's area unless provided for under the Local Government Act 1993.

Advice for completing Q9 - Q9 applies if development is on strategic port land or a strategic port land tidal area. For more details refer to [Guide 11](#).

1. Street address: (including house number, street name, suburb/locality name & postcode) (if applicable)
82 Christensen Road Stapylton
2. Name of water body or watercourse, within which the development is proposed: (if applicable)
N/A
3. Lot on plan description (eg. Lot 123 on RP 4567) / GPS coordinates:
Lease A on SP 125788 in part of Lot 240 on W31320
4. The above description is for: (tick applicable box)
☒ (i) the land on which the development is proposed; or
☐ (ii) the land adjoining the water body or watercourse, within which the development is proposed; or
☐ (iii) the water body or watercourse.
5. Shop / tenancy number: 6. Storey / level: 7. Total area of land: (m² or ha):
8. Local government area in which the land is situated: (eg. Esk, Hervey Bay, Woocoo etc.) (if applicable)
Gold Coast City Council
9. Port authority for the strategic port land or strategic port land tidal area on which the development is proposed: (eg. Port of Brisbane, Port of Townsville) (if applicable)
N/A

Proposal details

If there is insufficient room available, details may be provided in an attachment to the application.

10. Existing use of the land: (eg. vacant, single house, shop etc.)
Industrial
11. Proposed use of the land: (eg. 6 unit apartment building, 30 lot residential subdivision, ERA for aquaculture in ponds with a total area of 7 ha for which wastes are released into waters etc.)
Industrial

Other applicable parts of Form 1

Part A must **always** be accompanied by other completed parts of Form 1. For information about when a part of Form 1 may apply refer to [Guide 1](#).

12. Other parts of Form 1 completed as part of this application: (eg. Part D, Part I, etc)
Part E

Applicant details

Clearly identify who is making the application. The applicant need **not** be the owner of the land.

When signing and lodging this application

The applicant is responsible for ensuring the information provided is correct. The assessment manager, any referral agency & the Chief Executive (where applicable) will rely on this information when assessing and deciding the application.

If the applicant is a company - a contact person must be shown.

13. Applicant's name:
Kempe Management Services P/L
14. Contact number:
07 3807 4737
15. Contact person:
Fredy Reyes
16. Facsimile number/e-mail address:
07 3807 4757
17. Postal address:
PO Box 341, Beenleigh Q 4207
18. Signature:
19. Date:
1 Mar 2007

Land owner's consent (if applicable)

Section 3.2.1(3) of the IPA prescribes that an application must contain, or be supported by, the written consent of the land owner/s, if the application involves:

- (i) a material change of use;
- (ii) reconfiguration of a lot;
- (iii) work on land below high-water mark & not within a canal as defined under the *Coastal Protection and Management Act 1995*; or
- (iv) work on rail corridor land defined under the *Transport Infrastructure Act 1994*.

Section 3.8.1(2)(a) of the IPA provides that landowner's consent is **not** required for a **mobile or temporary ERA**.

For more information refer to Guide 1.

20. Land owner's consent to the making of this application:

Name	Signature	Date
(i) Patricia Ann Hester and William Arthur Hester	<i>PA Hester WA Hester</i>	20-2-07
(ii)		
(iii)		
(iv)		
(v)		

Resource entitlement (if applicable)

Section 3.2.1(5) of the IPA requires evidence of resource entitlement be given for applications that involve a prescribed State resource.

Section 3.2.1(10)(a)(ii) of the IPA prescribes that an application **cannot** be taken to be properly made without evidence of the resource entitlement.

Advice for completing Q21 & 22

Refer to schedule 10 of the *Integrated Planning Regulation 1998* that prescribes the nature of evidence required by the State in support of the lodging of this development application.

Advice for completing Q23

The information in (i) – (v) is mandatory if evidence is required under Q22 (ii) or (iii) above.

The official stamp of the Department of Natural Resources, Mines and Water is mandatory where the application involves any water or riverine quarry material under the *Water Act 2000*.

Section 3.2.1(5A) allows the resource manager to limit the time the evidence may be used. Q23 (vi) must be completed if the evidence is time limited.

21. Does this application involve a State resource prescribed under a regulation (other than involving quarry material on State coastal land under the Coastal Protection and Management Act 1995)?

☒ NO - go to Q24

☐ YES - go to Q22

22. This application is accompanied by evidence: (tick applicable box)

☐ (i) of the **allocation** of, or entitlement to, the resource – attach evidence and go to Q23(vi)

☐ (ii) the chief executive of the department administering the resource is satisfied the development **is consistent with an allocation** of, or entitlement to, the resource – go to Q23

☐ (iii) the chief executive of the department administering the resource is satisfied the development application **may proceed in the absence of an allocation** of, or entitlement to, the resource – go to Q23

23. Evidence of the resource entitlement:

(i) Resource entitlement / authority details

(ii) Name of delegated officer

(iii) Position of delegated officer

(iv) Signature of delegated officer

(v) Date

(vi) Expiry date of evidence (if applicable)

(vii) Official stamp of the department administering the resource (if applicable)

Assessment triggers

This checklist does **not** apply if the application requires the completion of Parts A and B of the Form **only**. It must be completed for all other applications.

24. Is the IDAS Assessment Checklist completed and attached to this application?

☒ YES

☐ NO – the assessment manager may refuse to accept this application on the grounds that the application has not been properly made

Plans / drawings / reports

An application should be accompanied by details to support the proposal & enable the assessment manager, referral agencies and any person viewing the application during public scrutiny or public notification to understand the scope of the proposal and any potential impact.

25. Plans/drawings/reports accompanying this application:

Plan / Drawing / Report Number	Title	Date
(i) <i>2R 2213:01-01-08</i>		28-02-07
(ii)		
(iii)		
(iv)		

PLEASE NOTE: The assessment manager may refuse to accept an application that, at the time of lodgement, fails to provide all applicable information required by Part A and any other relevant part of Form 1.

OFFICE USE ONLY (applicable to assessment manager/s)

FEE (\$) <i>1450-00</i>	DATE RECEIVED <i>1/3/07</i>	RECEIVING OFFICER'S NAME/S <i>TONI-MAREE</i>	REFERENCE NUMBER/S <i>DR 27/00435</i>
		CUSTOMER SERVICE OFFICER <i>OPW 27/00375</i>	

Form 1 Development Application

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Operational &/or building work

assessable against a local government's planning scheme

Completion of **all question** on Part E is **mandatory** for all applications involving the assessment of operational work and/or building work (including detailed engineering plans and other plans, detailed engineering plans for subdivisional works and conceptual design plans for engineering & building work when the application does not involve assessment of a material change of use of premises at the same time) assessable against a local government's planning scheme.

Nature of the application

A development permit authorises development to occur, while a preliminary approval is a step in the approval process and does not authorise development to occur.

The types of work that are assessable against a planning scheme are determined by the scheme for a particular local government and will vary across the State.

To determine the types of work that are assessable under a particular planning scheme, contact the relevant local government.

1. This application is for (tick one (1) or both if applicable)

☐ **Preliminary approval** - provide details of the type of work eg. roadwork, stormwater, water and sewerage infrastructure, etc

AND / OR

☒ **Development permit** - provide details of the type of work eg. roadwork, stormwater, water and sewerage infrastructure, etc

Change to Ground Level for building pad and driveway construction

2. Are the works subsequent to a previous development approval?

☒ NO

☐ YES - provide details of all previous approvals (eg. file references)

3. Is the subdivision for a canal estate?

☒ NO

☐ YES

Portable Long Service Leave levy (if applicable)

Prior to issuing a development permit for the works, the assessment manager is required by law to 'sight' an approved form, issued by Qleave, which signifies that the PLSL levy has been paid.

4. Is payment of a Portable Long Service Leave (PLSL) levy applicable to the proposal?

☐ YES - complete Q5

☒ NO - Q5, 6 & 7 do not apply

5. Has the PLSL levy been paid?

☐ YES - complete Q6

☐ NO - the applicable levy **must** be paid before a development permit can be given for the works

6. How much was paid?

7. What is the receipt number of the payment?

PLEASE NOTE

This application **cannot** be accepted unless accompanied by Part A of Form 1.

The assessment manager may refuse to accept an application that, at the time of lodgement, fails to provide all applicable information requested by Part A and any other relevant part of Form 1.

OFFICE USE ONLY (applicable to assessment manager)

DATE RECEIVED	REFERENCE NUMBER/S
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(i) Is a PLSL levy applicable in this instance?

☒ NO

☐ YES - complete Q(ii)

(ii) Has the approved form (*issued by QLeave and which signifies that the PLSL levy has been paid*) been sighted by the assessment manager / private certifier at the time of lodgement of this application?

☐ NO

☐ YES - provide receipt details below

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Form 1 Development Application

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IDAS Assessment Checklist

(Formerly the "Referrals Checklist")

IMPORTANT NOTE FOR ALL APPLICANTS:

1. This checklist was formerly referred to as the "Referrals Checklist". Some of the 'Guides' to using the IDAS Application Forms continue to refer to this document as the "Referrals Checklist". The name of this checklist was changed from 25 July 2005 to more accurately describe its function.
2. Under the IPA and IDAS framework, an application may require assessment by the local Council and/or certain Queensland State entities (e.g. Environmental Protection Agency, Dept. of Natural Resources and Mines, Queensland Heritage Council etc.).
3. This checklist is provided to assist applicants to determine when an application requires assessment by a Queensland State entity and may also assist the applicant to determine the assessment manager¹ for the application.
4. Therefore, the completion of **all questions** in section 1 of this checklist is **mandatory** for all applications (other than those requiring the completion of Parts A & B only).
5. It is the responsibility of the applicant to accurately complete this checklist.
6. Depending on the nature of the application, an applicable State entity may be either the assessment manager or an IDAS referral agency for the application.
7. The assessment manager for the application will rely on the information provided in this checklist (as well as any material lodged in support of the application) to identify any applicable referral agencies for the application in the Acknowledgement Notice. The assessment manager will also rely on this information when identifying if the application triggers referral coordination².
8. To assist you in answering the following questions a series of guides are available free from www.ipa.qld.gov.au.
9. Any other parts of Form 1 that this checklist requires to be completed are available from the Council or the applicable State entity, or can be downloaded free from www.ipa.qld.gov.au.
10. Section 2 provides advice about the referrals that can be required for applications for building work assessable against the *Standard Building Regulation 1993* (SBR).

SECTION 1 - STATE ASSESSMENT (completion mandatory)**Note:** The following state assessment triggers apply to development other than for building work assessable against the *Standard Building Regulation 1993* (SBR).**Environmentally relevant activity**For more information refer to [Guide 4](#).Unless you answered "none of the above" to Q1, the application requires assessment by the administering authority³.

If an entity, other than the administering authority, is the assessment manager for the application, the administering authority is a concurrence agency for the application in relation to this matter.

Note: An application involving ERA 19 and/or 20 will also require completion of Part K₇ of Form 1 for approval **where** an allocation under the *Water Act 2000* is required.

1. The application involves: (tick applicable box(es))

- ☐ (i) an environmentally relevant activity (ERA) for which a code for environmental compliance has **not** been made - complete Part G of Form 1
- ☐ (ii) a mobile or temporary ERA for which a code of environmental compliance has **not** been made - complete Part G of Form 1
- ☒ (iii) none of the above

State-controlled road mattersFor more information refer to [Guide 3](#).

Unless you answered "none of the above" to Q2, the application triggers referral to the Department of Main Roads (DMR) as a referral agency.

In certain circumstances DMR will be an advice agency, while in other circumstances DMR will be a concurrence agency.

Schedule 2 of the IP Regulation will assist you to determine where DMR is an advice or concurrence agency for the application.

2. The application involves: (tick applicable box(es))

- ☐ (i) development on land **contiguous**⁴ to a State controlled road and for -
- ☐ (a) **material change of use** assessable against the planning scheme;
- ☐ (b) **reconfiguring a lot** unless -
- the total number of lots is not increased; and
 - the total number of lots abutting the State-controlled road is not increased;
- ☐ (c) **operational work** (not associated with a material change of use assessable against the planning scheme or reconfiguring a lot mentioned in (b) above)-
- associated with access to a State-controlled road; or
 - for filling or excavation; or
 - involving the redirection or intensification of site stormwater from the land, through a pipe with a cross-sectional area greater than 625 cm² that directs stormwater to a State-controlled road.

¹ The assessment manager is responsible for assessing and deciding an IDAS application. The assessment manager for an application is prescribed in schedule 8A of the IPA.

² For additional information refer to Guide 6 'Does my application trigger the referral coordination process?'

³ The 'administering authority' may be either the Environmental Protection Agency, the relevant local government (for a devolved ERA) or the Queensland Department of Primary Industries and Fisheries (for a delegated ERA).

⁴ Land contiguous to a State-controlled road is defined in schedule 14 of the IP Regulation to mean land - if part of the land is within 100m of the State-controlled road; or that is part of a future State-controlled road.

State-controlled road matters (cont)

- ☐ (ii) development on land **not contiguous** to a State-controlled road and -
- ☐ (a) **material change of use** -
- assessable against the local government's planning scheme; and
 - mentioned in schedule 5 of the IP Regulation and exceeding the thresholds set by that schedule;
- ☐ (b) **reconfiguring a lot** for a purpose mentioned in schedule 5 of the IP regulation and exceeding the thresholds set by that schedule;
- ☐ (c) **operational work** (not associated with a material change of use assessable against the planning scheme or reconfiguring a lot mentioned in (b) above)-
- assessable against the local government's planning scheme; and
 - mentioned in schedule 5 of the IP Regulation and exceeding the thresholds set by that schedule.
- ☒ (iii) none of the above

Clearing vegetation

For more information refer to [Guide 12](#).

Unless you answered "none of the above" to Q3, the application requires assessment by the [Department of Natural Resources and Mines](#) (NR&M).

If an agency other than NR&M is the assessment manager for the application, NR&M is a concurrence agency for the application in relation to this matter.

3. The application involves: (tick applicable box/es)
- ☐ (i) **material change of use** -
- (a) assessable against the planning scheme;
- (b) on a lot containing -
- a category 1, 2 or 3 area shown on a property map of assessable vegetation; or
 - if there is no property map of assessable vegetation for the lot - remnant vegetation;
- (c) where the existing use of the land is a rural or environmental use; and
- (d) where the size of the land is 2 hectares or larger - complete Part J of Form 1
- ☐ (ii) **reconfiguring a lot** -
- (a) on a lot containing a category 1, 2 or 3 area shown on a property map of assessable vegetation or, if there is no property map of assessable vegetation for the lot, remnant vegetation;
- (b) where the size of the lot before the reconfiguration is 2 hectares or larger;
- (c) where 2 or more lots are created; and
- (d) where the size of any lot created is 25 hectares or smaller - complete Part J of Form 1
- ☐ (iii) **operational work** -
- (a) for the clearing of native vegetation where the vegetation clearing is made assessable under Schedule 8 of the IPA; and
- (b) not associated with a material change of use assessable against the planning scheme mentioned in (i) or reconfiguring a lot mentioned in (ii) - complete Part J of Form 1
- ☒ (iv) none of the above.

Strategic port land

For more information refer to [Guide 11](#).

If you ticked (i) - the relevant Port Authority is the assessment manager for the application.

If you ticked (ii) Queensland Transport is a concurrence agency for the application.

4. The application involves:
- ☐ (i) development on strategic port land as defined in the *Transport Infrastructure Act 1994* (TI Act) - complete Part I of Form 1
- ☐ (ii) a **material change of use** that is **inconsistent** with the land use plan approved under the TI Act for the strategic port land - complete Part I of Form 1
- ☒ (iii) none of the above

Acid sulfate soils

For more information refer to [Guide 10](#).

Unless you answered "none of the above" to Q5, the application requires assessment by [Department of Natural Resources and Mines](#) (NR&M).

If an agency other than NR&M is the assessment manager for the application, NR&M is an advice agency for the application in relation to this matter.

5. The application involves development on land situated in an identified⁵ local government area and where the surface of the land is: (tick applicable box)
- ☐ (i) below 20m AHD⁶ and the development will involve the excavation of 1000m³ or more of soil or sediment at or below 5m AHD, or
- ☐ (ii) at or below 5m AHD and the development will involve filling the site with 1000m³ or more of material
- ☒ (iii) none of the above

5 The identified local government areas are: Aurukun, Bowen, Brisbane, Broadsound, Bundaberg, Burdekin, Burke, Burnett, Caboolture, Cairns, Calliope, Caloundra, Cardwell, Carpentaria, Cook, Coooloolo, Douglas, Fitzroy, Gladstone, Gold Coast, Hervey Bay, Hinchinbrooke, Isis, Johnstone, Livingstone, Logan, Mackay, Maroochy, Maryborough, Mirium Vale, Mornington, Noosa, Pina Rivers, Redcliffe, Redland, Rockhampton, Sarina, Thuringowa, Tiara, Torres, Townsville, Whitsunday.

6 Australian Height Datum (AHD).

Major hazard facilities or possible major hazard facilities

For more information refer to [Guide 17](#).

If you answered "YES" to Q6, the application requires assessment by the Department of Emergency Services (DES).

If an agency other than DES is the assessment manager for the application, DES is a concurrence agency for the application in relation to this matter.

6. Does the application involve a **material change of use** for a major hazard facility or possible major hazard facility as defined under the *Dangerous Goods Safety Management Act 2001*?

☒ NO

☐ YES - complete Part L of Form 1

Water related development under the Water Act 2000

For more information about items (a) – (d), refer to [Guide 15](#). For more information about item (e), refer to [Guide 14 Does my application involve assessment of a referable dam?](#)

Unless you answered "none of the above" to Q7, the application requires assessment by the Department of Natural Resources and Mines (NR&M).

If an agency other than NR&M is the assessment manager for the application, NR&M is a concurrence agency for the application in relation to this matter.

7. The application involves:

☐ (i) **operational work**, for taking or interfering with water under the *Water Act 2000*, that is: (tick applicable box/es)

☐ (a) in a watercourse, lake or spring, or from a dam constructed on a watercourse (eg. a pump, gravity diversion, stream re-direction, weir or dam) - complete Part K₂, K₃, K₄, K₆, or K₉ of Form 1 whichever is applicable;

☐ (b) for an artesian bore anywhere in the State, no matter what the use - complete Part K₁ of Form 1;

☐ (c) for a subartesian bore, in declared groundwater area⁷, for use for purposes other than stock and/or domestic use - complete Part K₁ of Form 1;

☐ (d) for a subartesian bore, in certain declared groundwater area, for use for stock and/or domestic purposes - complete Part K₁ of Form 1;

☐ (e) for constructing a referable dam⁸ or that will increase the storage capacity of a referable dam by more than 10% - complete Part K₅ of Form 1; or

☐ (f) for taking or interfering with overland flow water - complete Parts K₈ and G of Form 1

☒ (ii) none of the above.

Removal of quarry material from a watercourse

For more information refer to [Guide 16](#).

If you answered "YES" to Q8, the application requires assessment by the Department of Natural Resources and Mines (NR&M).

If an agency other than NR&M is the assessment manager for the application, NR&M is a concurrence agency for the application in relation to this matter.

Note: Part G of Form 1 is required to be completed as the activity of removing quarry material from a watercourse is also an Environmentally Relevant Activity (ERA).

8. Does the application involve development for the removal of quarry material from a watercourse⁹ requiring an allocation notice under the *Water Act 2000*?

☒ NO

☐ YES - complete Parts K₇ and G of Form 1

Operational works in a tidal area or coastal management district

For more information refer to [Guide 18](#). For more information about prescribed tidal work in local government tidal areas refer to [Guide 24](#).

Unless you answered "none of the above" to Q9, the application requires assessment by the Environmental Protection Agency (EPA).

If an agency other than EPA is the assessment manager for the application, EPA is a concurrence agency for the application in relation to this matter.

Local government is the assessment manager for all prescribed tidal work.

9. The application involves **operational work** that is: (tick the applicable box/es)

☐ (i) **tidal work**¹⁰ as defined under the *Coastal Protection and Management Act 1995* (the Coastal Act) that is not prescribed tidal work - complete Part M of Form 1; or

☐ (ii) tidal work that is **prescribed tidal work**¹¹ other than in a canal¹² - complete Part P of Form 1; or

☐ (iii) carried out within a **coastal management district** under the Coastal Act and for - complete Part M of Form 1 if any box/es (a) to (i) below are ticked.

☐ (a) constructing or installing works in a watercourse between MHWS and HAT (i.e. other than those works in tidal water) where the development has been determined not to be assessable against the *Water Act 2000*;

☐ (b) constructing a canal¹² intended to be connected to tidal waters;

☐ (c) constructing an artificial waterway;

☐ (d) reclaiming land under tidal water;

☐ (e) disposing of dredge spoil or other solid waste material in tidal water;

☐ (f) interfering with quarry material on State coastal land above high-water mark;

☐ (g) draining or allowing drainage or flow of water or other matter across State coastal land above high-water mark;

☐ (h) removing or interfering with coastal dunes on land, other than State coastal land, that is in an erosion prone area and above high-water mark;

☐ (i) constructing a bank or bund wall to establish a ponded pasture on land, other than State coastal land, above high-water mark; or

☒ (iv) none of the above.

⁷ The declared ground water areas are listed in [Guide 13 Development in a declared catchment area](#).

⁸ Referable dam is defined under the *Water Act 2000*.

⁹ Watercourse is defined in sch 10 of the IPA.

¹⁰ Tidal work is defined in sch 10 of the IPA.

¹¹ Prescribed tidal work is defined in the *Coastal Protection and Management Regulation 2003* and includes certain tidal works completely or partly within a local government tidal area.

¹² Canal means canal as defined under the *Coastal Protection and Management Act 1995*

Operational work below high water mark

For more information refer to [Guide 18](#). For more information about prescribed tidal work in local government tidal areas refer to [Guide 24](#).

Unless you answered "none of the above" to Q10, the application triggers referral to [Queensland Transport \(QT\)](#) (Maritime Safety Qld) as a concurrence agency.

Local government is the assessment manager for all prescribed tidal work.

10. The application involves **operational work** that is: (tick the applicable box/es)

- ☐ (i) **tidal work**¹³ as defined under the *Coastal Protection and Management Act 1995* (the Coastal Act) that is not prescribed tidal work – complete Part M of Form 1; Or
- ☐ (ii) tidal work that is **prescribed tidal work**¹⁴ – complete Part P of Form 1; Or
- ☐ (iii) carried out within a coastal management district¹⁵ under the Coastal Act and for –
- ☐ (a) disposing of dredge spoil or other solid waste material in tidal water – complete Part M of Form 1;
- ☐ (b) reclaiming land under tidal water – complete Part M of Form 1; Or
- ☐ (c) constructing a canal¹⁶, if the canal is associated with reconfiguring a lot – complete Part M of Form 1;
- ☒ (iv) none of the above.

Coastal management

For more information refer to [Guide 18](#).

Unless you answered "none of the above" to Q11, the application requires assessment by the Environmental Protection Agency (EPA).

If an agency other than EPA is the assessment manager for the application, EPA is a concurrence agency for the application in relation to this matter.

11. The application involves: (tick the applicable box/es)

- ☐ (i) a **material change of use** assessable under a planning scheme **involving operational work** carried out completely or partly in a coastal management district¹⁵
- ☐ (ii) a **material change of use** assessable under a planning scheme **involving building work**, carried out completely or partly in a coastal management district that is –
- the construction of a new premises with a GFA¹⁷ of at least 1000m²
 - the enlargement of the GFA of existing premises by more than 1000m²
- ☐ (iii) **reconfiguring a lot** assessable under schedule 8 of the IPA where the land is situated completely or partly in a coastal management district
- ☐ (iv) **reconfiguring a lot**¹⁸ assessable under schedule 8 of the IPA and in connection with the construction of a canal¹⁶ – complete Part M of Form 1
- ☐ (v) none of the above

Development within the limits of a port

For more information refer to [Guide 18](#). For information about prescribed tidal work refer to [Guide 24](#).

If you answered "YES" to Q12, the application triggers referral to the Port Authority.

The Port Authority is a concurrence agency if the development is –

- within 200m of a shipping channel or an entry and exit shipping corridor for the port
- within 1000m of a swing basin, a commercial shipping wharf, a mooring, anchorage or spoil grounds;
- within 1000m of a planned port facility identified in a land use plan approved under the *Transport Infrastructure Act 1994*.

In all other situation the Port Authority is an advice agency.

12. Does the application involve development below high water mark¹⁹ and within the limits of a port under the *Transport Infrastructure Act 1994*?

- ☒ NO
- ☐ YES – complete Part M of Form 1, or Part P of Form 1 if the work is prescribed tidal work

Marinas

For more information refer to [Guide 18](#). For information about whether a marina is prescribed tidal work refer to [Guide 24](#). The local government is the assessment manager for all prescribed tidal work.

If you answered "YES" to Q13, the application triggers referral to [Queensland Fire and Rescue Service](#) as an advice agency.

13. Does the application involve **operational work** that is tidal work for a marina²⁰ with more than 6 vessel berths?

- ☒ NO
- ☐ YES – complete Part M of Form 1, or Part P of Form 1 if the tidal work is prescribed tidal work

Tidal works in strategic port land tidal areas

For more information refer to [Guide 18](#).

Unless you answered "NO" to Q14, the relevant Port Authority is the assessment manager for the application and the Environmental Protection Agency (EPA) and [Queensland Transport \(QT\)](#) are concurrence agencies for the application.

14. Does the application involve tidal works within a strategic port land tidal area²¹?

- ☒ NO
- ☐ YES – complete Part M of Form 1

13 Tidal work is defined in sch 10 of the IPA.

14 Prescribed tidal work is defined in the *Coastal Protection and Management Regulation 2003* and includes certain tidal works completely or partly within a local government tidal area.

15 Coastal management district is defined in sch 10 of the IPA and means a coastal management district under the *Coastal Protection and Management Act 1995*, other than an area declared as a coastal management district under section 47(2) of that Act.

16 Canal means canal as defined under the *Coastal Protection and Management Act 1995*

17 GFA is defined in sch 14 of the IPA to mean the gross floor area. For a definition of how to calculate GFA, go to the planning scheme against which the application is being assessed.

18 Under s117 of the *Coastal Protection and Management Act 1995*, an application for reconfiguration, where the reconfiguration is associated with the construction of an artificial waterway, must be accompanied by the application for the operational works to construct the artificial waterway.

19 High water mark is defined in the *Coastal Protection and Management Act 1995* and means the ordinary high water mark at spring tide.

20 Marina is defined in the *Transport Operations (Maritime Pollution) Regulation 1995*.

Heritage

For further information refer to [Guide 19](#).

If you answered "YES" to Q15, the application triggers referral to the [Queensland Heritage Council](#) as concurrence agency for the application.

15. Does the application involve development in a heritage registered place as defined under the *Queensland Heritage Act 1992*?

☒ NO

☐ YES – complete Part C of Form 1

Declared catchment areas

For more information, including a list of the declared catchment areas within Queensland, refer to [Guide 13](#).

Unless you answered "none of the above" to Q16, the application requires assessment by the [Department of Natural Resources and Mines \(NR&M\)](#).

If an agency other than NR&M is the assessment manager for the application, NR&M is a concurrence agency for the application in relation to this matter.

16. The application is in an area declared to be a catchment area under the *Water Act 2000* and involves: (tick the applicable box/es)

☐ (i) **reconfiguring a lot**, if any lot resulting from the reconfiguration is less than 16 hectares;

☐ (ii) development assessable against the planning scheme involving the establishment or expansion of a waste water disposal system, other than a disposal system for carrying out an environmentally relevant activity under the *Environmental Protection Act 1994*;

☒ (iii) none of the above

Contaminated land

Applications involving material change of use and/or reconfiguring a lot may trigger this referral.

For more information refer to [Guide 5](#).

Unless you answered "none of the above" to Q17, the application requires assessment by the [Environmental Protection Agency \(EPA\)](#). If an agency other than EPA is the assessment manager for the application, EPA will be a concurrence agency for the application in relation to this matter.

17. The application involves: (tick the applicable box/es)

☐ (i) **reconfiguring a lot** for which all of part of the premises are –

(a) premises mentioned in the IPA, schedule 8, part 1, table 2 –

- item 5, including the exemption otherwise provided for by paragraph (d);
- item 6, including the exemption otherwise provided for by paragraph (e); or
- item 7, including the exemption otherwise provided for a mining activity or petroleum activity; or

(b) in an area for which an area management advice has been given for unexploded ordnance – complete Part N of Form 1

☐ (ii) a **material change of use** –

(a) made assessable under the IPA, schedule 8, part 1, table 2, items 5 to 7; or

(b) assessable against the planning scheme and if all or part of the premises is in an area for which an area management advice has been given for unexploded ordnance – complete Part N of Form 1

☒ (iii) none of the above

Electricity infrastructure

For more information refer to schedule 2 of the [IP Regulation](#).

Unless you answered "none of the above" to Q18, the application triggers referral to the agency to which the easement is granted in favour of as advice agency.

18. The application involves: (tick the applicable box/es)

☐ (i) **reconfiguring a lot** where any part of the lot is –

- subject to an easement in favour of a distribution entity or transmission entity under the *Electricity Act 1994* and the easement is for a transmission grid or supply network under that Act; or
- situated within 100m of a substation site;

☐ (ii) a **material change of use**, assessable against a planning scheme and not associated with reconfiguring a lot if –

- any part of the premises is subject to an easement in favour of a distribution entity or transmission entity under the *Electricity Act 1994* and the easement is for a transmission grid or supply network under that Act; and
- any structure or work that is the natural and ordinary consequence of the use is, or will be, located wholly or partly in the easement;

☐ (iii) a **material change of use**, assessable against a planning scheme and not associated with reconfiguring a lot if any part of the premises is situated within 100m of a substation site;

☐ (iv) **operational work** that is filling or excavation assessable against the planning scheme, not associated with reconfiguring a lot, if –

- any part of the premises is subject to an easement in favour of a distribution entity or transmission entity under the *Electricity Act 1994* and the work is located wholly or partly in the easement;
- the work is located wholly or partly within 10m of a substation site;

☒ (v) none of the above.

Land designated for community infrastructure

Applications involving development on land designated for community infrastructure may trigger this referral.

For more information refer to schedule 2 of the IP Regulation.

If you answered "YES" to Q19, the application requires assessment by the chief executive of the department administering the Act authorising the development for the designated purpose.

If an agency other than the designator is the assessment manager for the application, the designating agency will be a concurrence agency for the application in relation to this matter.

19. Does the application involve development assessable against the planning scheme and on land designated for community infrastructure?

- (i) intended to be supplied by a public sector entity; and
- (ii) on land not owned by or on behalf of the State; and
- (iii) other than development –
 - (a) for the designated purpose; or
 - (b) carried out by, or on behalf of, the designator.

☒ NO

☐ YES

SEQ Regional Plan

For more information refer to schedule 2 of the IP Regulation.

Unless you answered "none of the above" to Q20, the application requires assessment by the Office of Urban Management (OUM).

20. The application involves a **material change of use** of premises in the SEQ Region²² for: (tick the applicable box/es)

- ☐ (i) urban activities²³, other than where the premises are zoned for urban activities under a planning scheme in a rural village²⁴ or the Mt Lindesay/North Beaudesert Study Area, for which all or part of the premises, the subject of the development, is in the –
 - (a) Regional Landscape and Rural Production Area;
 - (b) Rural Living Area;
 - (c) Investigation Area; or
 - (d) Mt Lindesay/North Beaudesert Investigation Area.
- ☐ (ii) rural residential purposes²⁵ where the premises are not zoned for rural residential purposes and the premises are in the –
 - (a) Regional Landscape and Rural Production Area;
 - (b) Investigation Area; or
 - (c) Mt Lindesay/North Beaudesert Investigation Area;
- ☒ (iii) none of the above

Fisheries matters

For more information refer to schedule 2 of the IP Regulation.

Unless you answered "none of the above" to Q21, the application requires assessment by the Department of Primary Industries and Fisheries (DPI&F).

If an agency other than DPI&F is the assessment manager for the application, DPI&F is a concurrence agency for the application in relation to items (i) – (iv) and an advice agency in relation to item (v).

21. The application involves: (tick the applicable box/es)

- ☐ (i) an assessable **material change of use** for aquaculture - complete Part O₁ of Form 1;
- ☐ (ii) assessable **operational work** that is the construction or raising of a waterway barrier - complete Part O₃ of Form 1;
- ☐ (iii) assessable **operational work** completely or partly within a declared fish habitat area - complete Part O₂ of Form 1;
- ☐ (iv) assessable **operational work** that is the removal, destruction or damage of a marine plant - complete Part O₂ of Form 1;
- ☐ (v) development assessable under the IPA, schedule 8, part 1, on land that adjoins a declared fish habitat area;
- ☒ (vi) none of the above.

22 Local Governments within the SEQ Region are identified in the South East Queensland Regional Plan as Beaudesert Shire, Boonah Shire, Brisbane City, Caboolture Shire, Caloundra City, Esk Shire, Gatton Shire, Gold Coast City, Ipswich City, Kilcoy Shire, Laidley Shire, Logan City, Maroochy Shire, Noosa Shire, Pine Rivers Shire, Redcliffe City, Redland Shire and Toowoomba City.

23 Urban activity means urban activity as defined in schedule 2, Part H Regulatory Provisions, South East Queensland Regional Plan. The term includes some facilities and purposes and excludes some purposes. A single residential dwelling on a lot is not included in urban activity.

24 Rural village means rural village as defined in schedule 2, Part H Regulatory Provisions, South East Queensland Regional Plan.

25 Rural residential purpose means rural residential purpose as defined in schedule 2, Part H Regulatory Provisions, South East Queensland Regional Plan.

Integration of land use and public transport

For more information refer to Guide 23, schedule 8A of the IPA, & schedule 2 of the IP Regulation.

Unless you answered "none of the above", the application triggers referral to QT as a concurrence agency.

22. The application involves: *(tick the applicable box/es)*—

- ☐ (i) a **material change of use** assessable against the planning scheme for a purpose mentioned in schedule 13C of the IP Regulation and exceeding the thresholds set by that schedule.
- ☐ (ii) **reconfiguring a lot**—
- ☐ (a) on land that is completely or partly within a public transport corridor, and the total number of lots increases;
 - ☐ (b) on land that is completely or partly within a future public transport corridor or an airport's public safety area;
 - ☐ (c) on land that is within 400m of a public passenger transport facility or a future public passenger transport facility, and the total site area is 5000m² or greater;
 - ☐ (d) for a residential purpose within the 25 ANEF contour for an airport;
 - ☐ (e) for a residential purpose resulting in 100 or more allotments.
- ☐ (iii) **operational work** assessable against the planning scheme, but not associated with a material change of use mentioned in (i) above or reconfiguring a lot mentioned in (ii) above, on land that—
- ☐ (a) is completely or partly within a public transport corridor or a future public transport corridor;
 - ☐ (b) will result in work that encroaches into an airport's operational airspace.
- ☒ (iv) none of the above.

Railway safety and efficiency

For more information refer to Guide 23, schedule 8A of the IPA & schedule 2 of the IP Regulation.

Unless you answered "none of the above", the application triggers referral to QT as a concurrence agency.

23. The application involves: *(tick the applicable box/es)*—

- ☐ (i) a **material change of use** assessable against the planning scheme for a purpose mentioned in schedule 13D of the IP Regulation and exceeding the thresholds set by that schedule.
- ☐ (ii) **reconfiguring a lot**—
- ☐ (a) on land that is completely or partly within a future public transport corridor, future railway land or a railway tunnel easement;
 - ☐ (b) on land that is within 400m of a Citytrain passenger railway station or a future Citytrain passenger railway station, and the total site area is 5000m² or greater;
 - ☐ (c) on land that abuts rail corridor land, commercial corridor land or future railway land, and the total number of lots increases;
 - ☐ (d) on land that abuts rail corridor land, commercial corridor land or future railway land and an easement abutting the corridor or future railway land is created;
 - ☐ (e) on land that is completely or partly within 100m of, and abutting an approach to, a railway level crossing, and the total number of lots increases;
 - ☐ (f) for a residential purpose resulting in 100 or more allotments.
- ☐ (iii) **operational work** assessable against the planning scheme, but not associated with a material change of use mentioned in (i) above or reconfiguring a lot mentioned in (ii) above, involving extracting, excavating or filling greater than 50m³, on land that—
- ☐ (a) is completely or partly within rail corridor land or commercial corridor land, and the work is not for rail transport infrastructure or other rail infrastructure;
 - ☐ (b) is completely or partly within future railway land, or a railway tunnel easement;
 - ☐ (c) abuts rail corridor land, commercial corridor land or future railway land, and the work is within 25m of the railway boundary.
- ☒ (iv) none of the above.

Referral coordination

An information request requires referral coordination if the application involves —

- (i) 3 or more concurrence agencies; or
- (ii) a facility or area assessable under a planning scheme and prescribed in schedule 7 or 8 of the IP Regulation; or
- (iii) development which is subject to an application for preliminary approval mentioned in s3.1.6 of the IPA.

For more information go to Guide 2 and Guide 6.

24. Does the application trigger referral coordination?

- ☒ NO
- ☐ YES, as the application: *(tick the applicable box/es)*
- ☐ (i) triggers 3 or more concurrence agencies;
 - ☐ (ii) involves a **material change of use** made assessable under a planning scheme and prescribed in schedule 7 of the IP Regulation;
 - ☐ (iii) involves a **material change of use** (other than a dwelling house, outbuilding or farm building) made assessable under a planning scheme, or **reconfiguring a lot**, in an area prescribed in schedule 8 of the IP Regulation;
 - ☐ (iv) is for a preliminary approval mentioned in s3.1.6 of the IPA

Referral agency responses prior to lodgement

Under s3.3.2 of IPA a referral agency may give a referral agency response on a matter within its jurisdiction about a proposal before an application for the proposal is made to the assessment manager.

This is commonly the case where an application requires referral to a building referral agency (eg. Qld Fire and Rescue Service).

25. Did a referral agency give a referral agency response under s3.3.2 of the IPA **before** the application was made to the assessment manager?

☒ NO

☐ YES - *attach a copy of the referral agency/s response/s*

PLEASE NOTE: The assessment manager may refuse to accept an application, which, at the time of lodgement, fails to provide the completed IDAS Assessment Checklist (if applicable).

OFFICE USE ONLY (applicable to assessment manager)

DATE RECEIVED

REFERENCE NUMBER/S

SECTION 2 – BUILDING REFERRALS (completion **not** mandatory)

Note: Below is a list of the referrals that can apply to an application for building work assessable against the *Standard Building Regulation 1993* (SBR)). This section of the IDAS Assessment Checklist is provided for **advice only**. This section of the IDAS Assessment Checklist is **not** required to be completed and lodged with an application for building work assessable against the SBR only.

Fire safety For more information go to schedule 2 of the IP Regulation	1. An application may trigger referral to Qld Fire and Rescue Services as an advice agency if the building work the subject of the application requires the installation of a fire safety system.
Fire safety for budget accommodation For more information go to schedule 2 of the IP Regulation	2. An application may trigger referral to Qld Fire and Rescue Services as an advice agency if the building work the subject of the application requires the installation of a fire safety system for a budget accommodation building.
Spray painting For more information go to schedule 2 of the IP Regulation	3. An application may trigger referral to the Department of Industrial Relations (DIR) as a concurrence agency if the application involves a workplace incorporating spray painting.
Retail meat premises For more information go to schedule 2 of the IP Regulation	4. An application may trigger referral to Safe Food Qld as a concurrence agency if the application involves a retail meat premises.
Private health facilities For more information go to schedule 2 of the IP Regulation	5. An application may trigger referral to the Department of Health as a concurrence agency if the application involves a private health facility.
Workplace area less than 2.3m² For more information go to schedule 2 of the IP Regulation	6. An application may trigger referral to the Department of Industrial Relations (DIR) as an advice agency if the application involves a work place area less than 2.3m ² .
Land contiguous to a State-controlled road For more information go to schedule 2 of the IP Regulation	7. An application may trigger referral to the Department of Main Roads as a concurrence agency or advice agency if the application involves land contiguous to a State-controlled road.
Pastoral workers accommodation For more information go to schedule 2 of the IP Regulation	8. An application may trigger referral to the Department of Industrial Relations (DIR) as a concurrence agency if the application involves pastoral workers accommodation.
Child care centre For more information go to schedule 2 of the IP Regulation	9. An application may trigger referral to the Department of Communities as a concurrence agency if the application involves a childcare centre.
Coastal development For more information go to schedule 2 of the IP Regulation	10. An application may trigger referral to the Environmental Protection Agency (EPA) as a concurrence agency if the application involves land completely or partly seaward of a coastal building line ²⁶ .
Heritage For more information go to schedule 2 of the IP Regulation	11. An application may trigger referral to the Heritage Council as a concurrence agency if the application involves a heritage registered place.
Fisheries matters For more information go to schedule 2 of the IP Regulation	12. An application may trigger referral to the Department of Primary Industries and Fisheries (DPI&F) as a concurrence agency if the application involves assessable building work in a declared fish habitat area; or as an advice agency if the application involves assessable building work on land that adjoins a declared fish habitat area.
Integration of land use and public transport For more information go to schedule 2 of the IP Regulation	13. An application may trigger referral to Queensland Transport as a concurrence agency if the application involves existing or future public transport corridors, or airport operational airspace ²⁷ .
Railway safety and efficiency For more information go to schedule 2 of the IP Regulation	14. An application may trigger referral to Queensland Transport as a concurrence agency if the application involves future railway land.

²⁶ Coastal building lines are prescribed under the *Coastal Protection and Management Act 1995*.

²⁷ Operational airspace is as defined in State Planning Policy 1/02 "Development in the Vicinity of Certain Airports and Aviation Facilities".



Gold Coast City Council

Implementation and Assessment Branch Planning Environment & Transport Directorate

Phone: 5582 8708 Facsimile: 5582 3653

P O Box 5042 GOLD COAST MC 9729 QLD

Form Checklist for Development Applications

Application Type

Please ☒ / ☐

Material Change of Use (MCU)

Proposed Use:

☐ Preliminary☐ Code☐ Impact

Operational Works (OPW)

- ☐ Tidal Works
☒ Change to Ground Level / Bulk Earthworks
☐ Civil Engineering Drawings
☐ Street lighting & Electrical Drawings
☐ Tree Works - Private/Development
☒ Landscape Works
☒ Car Parking
☒ Sewer & Water Reticulation, Stormwater Drainage
☐ Sediment & Erosion Control

Reconfiguration of a Lot (ROL)

☐ Preliminary☐ Code☐ Impact

- ☐ Boundary Realignment (BR)
☐ Access Easement (AE)
☐ Community Title (CT)
☐ Subdivision by Lease (LE)
☐ Volumetric Subdivision (VOL)
☐ Freehold Subdivision (FRE)
☐ Management Lot Subdivision (MAG)
☐ Miscellaneous (MIS)

PART A - Mandatory Items for 'Properly Made' Application

Please ☒ / ☐

Applicant

Receiving Officer

- ☒ Signature of all land owners of the site which is the subject of the application (please refer to requirements listed in ITEM 1 on page 2)

- ☒ Correct application fee as prescribed by current Council Budget.

Fee Paid: \$ 1450.00

- ☒ All parts of relevant IDAS application forms completed including IDAS Referrals Checklist if applicable.

PART B - Additional Requirements for a 'Well Made' Application

Please ☒ / ☐

Applicant

Receiving Officer

- ☒ IDENTIFICATION OF APPLICABLE CODES Please ☒ all relevant Codes that apply to the proposed development.

Place Codes		Specific Development Codes		Constraint Codes
Local Area Plan	Domain			
☐ Beenleigh Town Centre	☐ Rural	☐ Adult Entertainment Premises	☐ Gold Coast Airport*	☐ Bushfire Management Areas*
☐ Broadbeach	☐ Park Living	☐ Advertising Devices	☐ Bushfire Management Areas*	☐ Canals and Waterways*
☐ Bundall Central	☐ Village (mixed use)	☐ Aged Persons Accommodation	☐ Canals and Waterways*	☐ Car Parking, Access and Transport Integration
☐ Bundall Equestrian	☐ Detached Dwelling	☐ Animal Husbandry	☐ Car Parking, Access and Transport Integration	☐ Cultural Heritage (Historic)*
☐ Burleigh	☐ Residential Choice	☐ Aquaculture	☐ Cultural Heritage (Historic)*	☐ Cultural Heritage (Indigenous)
☐ Burleigh Ridge	☐ Tourist and Residential	☐ Attached Dwellings	☐ Cultural Heritage (Indigenous)	☐ Dam Catchment Areas*
☐ Chevron Island	☐ Integrated Business	☐ Bed and Breakfast Tourist Accommodation	☐ Dam Catchment Areas*	☐ Flood Affected Areas
☐ Coolangatta	☐ Local Business	☐ Brothels	☐ Flood Affected Areas	☐ Natural Wetland Areas and Natural Waterways*
☐ Coomera	☐ Fringe Business	☐ Caravan Parks	☐ Natural Wetland Areas and Natural Waterways*	☐ Nature Conservation*
☐ Coomera Town Centre	☐ Industry 1 (high impact)	☐ Caretakers Residences	☐ Nature Conservation*	☐ Ocean Front Land*
☐ Currumbin Hill	☐ Industry 2 (low impact)	☐ Changes to Ground Level and Creation of New Waterbodies	☐ Ocean Front Land*	☐ Rail Corridor Environs
☐ Eagleby	☐ Extractive Industry	☐ Child Care Centres	☐ Rail Corridor Environs	☐ Road Traffic Noise Management
☐ East Coomera/ Yawalpah	☐ Marine Industry	☐ Detached Dwellings	☐ Road Traffic Noise Management	☐ Sediment and Erosion Control
☐ Conservation	☐ Community Purposes	☐ Display Homes and Estate Sales Offices	☐ Sediment and Erosion Control	☐ Service Roads (Pacific Motorway)
☐ Guragunbah	☐ Conservation	☐ Ecotourism Facility	☐ Service Roads (Pacific Motorway)	☐ Steep Slopes or Unstable Soils*
☐ Helensvale Town Centre	☐ Private Open Space	☐ Family Accommodation	☐ Steep Slopes or Unstable Soils*	☐ Unsewered Land
☐ Hope Island	☐ Public Open Space	☐ Farm Forestry	☐ Unsewered Land	☒ No relevant Constraints
☐ Mudgeeraba Village		☐ Farm Stay		
☐ Nerang	Emerging Communities	☐ High Rise Residential and Tourist Accommodation		
☐ Palm Beach	☐ Beenleigh District Structure Plan	☐ Kennels		
☐ Paradise Point	☐ Albert Corridor A: Ormeau Structure Plan	☐ Landscape Work		
☐ Robina (for later incorporation after expiry of the Robina Town Act)	☐ Albert Corridor B: Oxenford/Upper Coomera Structure Plan	☐ Low Rise Apartment Building		
☐ South Stradbroke	☐ Albert Corridor C: Othmoor Road Structure Plan	☐ Low Rise Commercial Tourist Accommodation		
☐ Southport	☐ Albert Corridor D: South Helensvale Structure Plan	☐ Office		
☐ Springbrook	☐ Albert Corridor E: Kopps Road Structure Plan	☐ Private Recreation		
☐ Surfers Paradise	☐ Gilston Structure Plan	☐ Relocatable Home Parks		
☐ The Spit (Gold Coast Harbour)	☐ Reedy Creek Structure Plan	☐ Retail and Related Establishments		
☐ Uplands Drive and Woodlands Way	☐ Inter-Urban Break Structure Plan	☐ Reconfiguring a Lot		
☐ West Burleigh Township		☐ Rural Industry		
☒ Yatala Enterprise Area		☐ Salvage Yards		
		☐ Service Stations		
		☐ Surf Life Saving Clubs		
		☐ Telecommunications Facilities		
		☐ Temporary Use		
		☐ Tourist Cabins		
		☐ Vegetation Management		
		☐ Vehicle Sales		
		☐ Working From Home		
		☐ Works for Infrastructure		
		☒ None of the above		

* The relevance of these codes can be identified by using the Integrated Spatial Information Reporting Tool (ISIRT)

PART B - Additional Requirements for a 'Well Made' Application (cont'd)		Applicant	Receiving Officer
☞ Correct number of application copies including all forms and supplementary information.	☒	☒	
☞ Supporting Information: ▪ Outlining the development proposal ▪ Addressing the relevant codes and constraints, and ▪ Including all necessary information as per Item 2	☒	☒	
☞ Supporting Information for Priority Infrastructure Plan: ▪ Infrastructure Charges Calculation Forms as required, identifying all applicable data to enable a calculation of your Infrastructure Charges Notice.	☒	☒	
PART C - Acknowledgement Please ☒ / ☒			
I acknowledge that the omission of any items in Checklist PART A may result in the refusal of Council to accept the lodgement of this application as 'Properly Made' in accordance with the provisions of the Integrated Planning Act 1997.	☒	☐	
I acknowledge that I have attached a proposal report and supporting documentation addressing all Checklist PART B items relevant to my application.	☒	☐	
I acknowledge that I have not supplied all the information for PART B and that this may incur a surcharge.	☐	☐	
PART D - OPW Application Requirements Building and Construction Industry (Portable Long Service Leave) Act 1991			
Provide evidence of one of the following: ▪ 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	☐	☐	
ITEM 1: Guide to Correct Landowner's Consent			
Refer to <i>IPA Guide 1 Making an IDAS development application</i> for full requirements. Listed below are other requirements. Integrated Planning and Other Legislation Amendment Act 2003 states that the Owner's Consent is required for applications for: (a) a material change of use of premises or a reconfiguration of a lot; or (b) work on land below high-water mark and outside a canal as defined under the <i>Coastal Protection and Management Act 1995</i>; or (c) work on rail corridor land as defined under the <i>Transport Infrastructure Act 1994</i>. Body Corporate approval is required where a development is affecting the common property area - this includes exclusive use area. A resolution of the Body Corporate is required to accompany the Development Application for Owners Consent. If a change of ownership of the land has occurred within the last six (6) months, it is recommended that provision of official legal documentation advising the transfer date is attached to the application, eg Solicitor's Letter.			

ITEM 2: Information Requirements for 'Well Made' Applications Submission			Applicant	Assessment Officer
Material Change of Use Applications		8 copies required		
Required	Internal Layout Plan (drawn to appropriate scale)		☐	☐
Required	Site Plan (drawn to appropriate scale): If applicable, should include: - North point and scale - Car Parking Layout, drawn in accordance with Gold Coast Planning Scheme Part 7 - Codes, Division 3 - Constraint Codes, Chapter 4 - Car Parking, Access and Transport Integration - Location of Bin Storage Areas - Existing Building Footprints including: - Number of dwellings - Number of bedrooms - Total use area (Commercial) - Proposed Building Footprints for new Building Work including Total Use Area for commercial sites. - Location of Ingress and Egress Points		☐	☐
Required	Building Elevations (for new building work)		☐	☐
Required	Site Analysis Plan (drawn to appropriate scale and in accordance with Planning Scheme Policy 17 for Site Analysis):		☐	☐
Required	Statement of Landscape Intent (refer to Landscape Works Specific Development Code – Sections 2.1 and 6.1.1)		☐	☐
If applicable	Traffic Impact Report; (Refer Infrastructure Charges land Use Category Tables) identifies number of assessment units (New Trip Ends Per Day) for certain proposed land uses.		☐	☐
Optional	Photographs		☐	☐
Reconfiguration of a Lot Applications		8 copies required <i>[Volumetric Subdivision requires 3 copies only]</i>		
Required	Subdivision Proposal Plan (drawn to appropriate scale): If applicable, should include: - Allotment layout showing proposed lots, road reserves, open space and easements. All allotments are to be fully dimensioned and include lot areas. - Contours, gully lines, areas of flood inundation and areas of proposed cut and fill. - Existing and future roads, open space and drainage linkages to adjoining sites. - Any existing improvements on the sites.		☐	☐
Required	Slope Analysis Plan defining slopes in increment of 5% for sites with slopes in excess of 10%.		☐	☐
Required	A Site Analysis (reference should be made to Planning Scheme Policy 17 for Site Analysis). These requirements should be identified on the Subdivision Proposal Plan or a separate Site Analysis Plan.		☐	☐
Required	Statement of Landscape Intent (refer to Landscape Works Specific Development Code – Sections 2.1 and 6.1.1)		☐	☐
Operational Works Applications (Code)				
Change to Ground Level / Bulk Earthworks Drawings		3 copies required		

Required

Requirements as per Land Development Guidelines Section 8.2 Engineering Drawings and Document presentation for requirements.



If applicable

Copy of all relevant Development Permits and approved management plans.



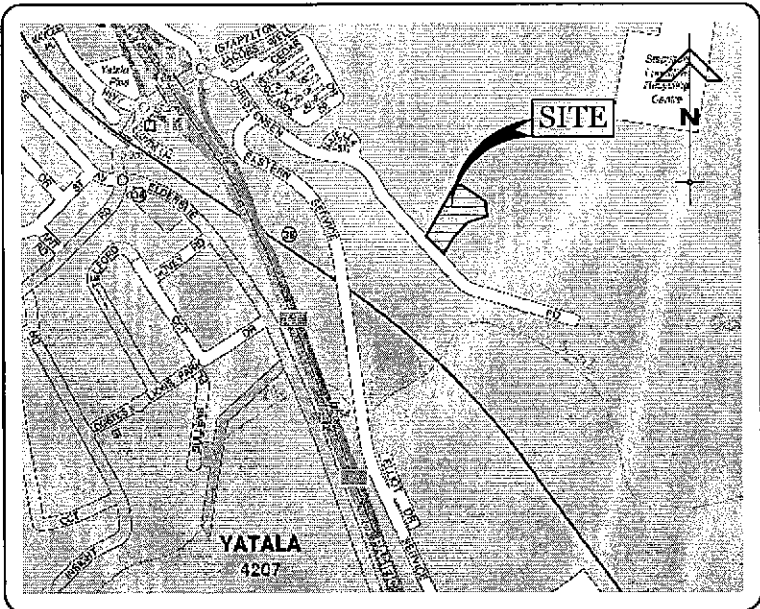
Operational Works Applications (Code) (cont'd)		Applicant	Assessment Officer
Civil Engineering Drawings, Street Lighting, Car Parking 3 copies required			
Required	Engineering Drawing Application Checklist form fully completed (refer to Appendix A of the Land Development Guidelines).	☐	☐
Required	Application for Approval of Engineering Drawings for Reconfiguration of Lot Works form fully completed (refer to Appendix B of the Land Development Guidelines).	☐	☐
Required	Relevant supporting documentation.	☐	☐
If applicable	Details of any non-conforming design and reasons for proposing its use.	☐	☐
If applicable	Live connection design details for water supply and sewer reticulation. The details shall be sufficient to enable early costing by Council for the connection.	☐	☐
If applicable	Copy of all relevant Development Permits and approved management plans, where relevant.	☐	☐
Tree Works Private: 1 copy required Development: 4 copies required			
Required	Site plan, drawn to scale, detailing the following information, where relevant: ▪ <i>Street frontage and property boundaries,</i> ▪ <i>North point,</i> ▪ <i>Location of all trees proposed for removal, pruning, transplanting or relocation,</i> ▪ <i>The position of existing or proposed buildings, structures, roadworks/earthworks and drainage works, where applicable,</i> ▪ <i>Proposed limits of clearing and construction works,</i> ▪ <i>Copy of approved management plans, where applicable,</i> ▪ <i>Copy of approved building envelope plan, where applicable.</i>	☐	☐
Landscape Works 3 copies required or Streetscape/Park applicable: 4 copies required			
Required	Detailed Landscape Plan.	☐	☐
Required	Landscape plans are to be prepared by a Landscape Architect or a suitably qualified and experienced landscape design professional.	☐	☐
Required	Landscape drawings are to comply with Planning Scheme Policies: ▪ Policy 12 - Landscape Character: Guiding the Image of the City ▪ Policy 13 - Landscape Works Documentation Manual	☐	☐
Required	Landscape drawings should include the following general information: ▪ <i>North point</i> ▪ <i>Location of proposed plant species to be shown graphically</i> ▪ <i>Plant schedule indicating common & botanical names, pot sizes & numbers</i> ▪ <i>The nature of existing development adjoining the site</i> ▪ <i>Planting bed preparation detail including topsoil depths, subgrade preparation, mulch type and depth, type of turf, pebble, paving, and garden edge</i> ▪ <i>Reduced levels across the site</i> ▪ <i>The type and height of any retaining walls</i> ▪ <i>A maintenance period</i> Refer to Landscape Works Documentation Manual, Section B, 6.0 Submission Checklist for Detailed Landscape Plans.	☐	☐
If applicable	List of related development application approval numbers.	☐	☐
Note: Combined Material Change of Use, Reconfiguration of Lot and Operational Works Applications should address all above requirements where relevant. Where a combined application includes an OPW, the total number of copies must have the additional copies required for the OPW.			

Tidal Works		* 1 original and 1 copy required	
Required	Site Plan, drawn to scale, detailing the following information, where relevant: ▪ Dimensions of the structure in relation to real property boundaries ▪ Dimensions to any existing structures or approved structure not yet built ▪ Dimension of the water allocation approved by the Department of Transport - Maritime Safety Queensland ▪ Lot description of the property and residential address ▪ Full dimensions of the structure and the quay line from either the real survey boundary or the High Water Mark	☐	☐
Required	Engineering Plans detailing the following information: ▪ A cross section to scale showing the elevations and RL of the revetment wall, canal/bed profile, MHWS/MLWS and Q100 flood levels in tidal areas. ▪ A cross section to scale showing the elevations and RL of the revetment wall if exists, lake bed depth profile, weir elevation, and Q100 flood levels in non-tidal areas ▪ Certification of the design in accordance with relevant Australian Standards and the 'Prescribed Tidal Works Code' for prescribed tidal works ▪ Certification that the structure will not impose any detrimental loadings upon the existing revetment wall ▪ Full dimensioned details including description of the materials used for construction and fixings ▪ Engineering details of the revetment wall if applicable and the anchoring fixtures independent of the wall where required ▪ Where applicable, specifications for the maximum stream flow design and loadings to which the structure will be subjected		

PROPOSED INDUSTRIAL BUILDING CHRISTENSEN ROAD, STAPYLTON

JOB No. 2213:01

OPERATIONAL WORKS CHANGE TO GROUND LEVEL CARPARK AND SERVICES



LOCALITY PLAN

SCHEDULE OF DRAWINGS

Drawing No.	Drawing Title
2213:01:01	COVER SHEET, LOCALITY PLAN & DRAWING SCHEDULE
2213:01:02	EXISTING LAYOUT AND SERVICES PLAN
2213:01:03	PROPOSED GENERAL LAYOUT AND SERVICES PLAN
2213:01:04	EARTHWORKS & SETOUT PLAN
2213:01:05	SEDIMENT AND EROSION CONTROL PLAN
2213:01:06	DRIVEWAY LONG SECTION AND PAD CROSS SECTION
2213:01:07	STORMWATER LAYOUT PLAN
2213:01:08	TRUCK TURNING LAYOUT

prepared for

ENVIROGREEN PTY LTD

82 CHRISTENSEN ROAD, STAPYLTON
LEASE A, SP125788 PARISH OF ALBERT

prepared by

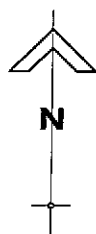
KEMPE MANAGEMENT SERVICES

PTY LIMITED
A.C.N. 124 003 416

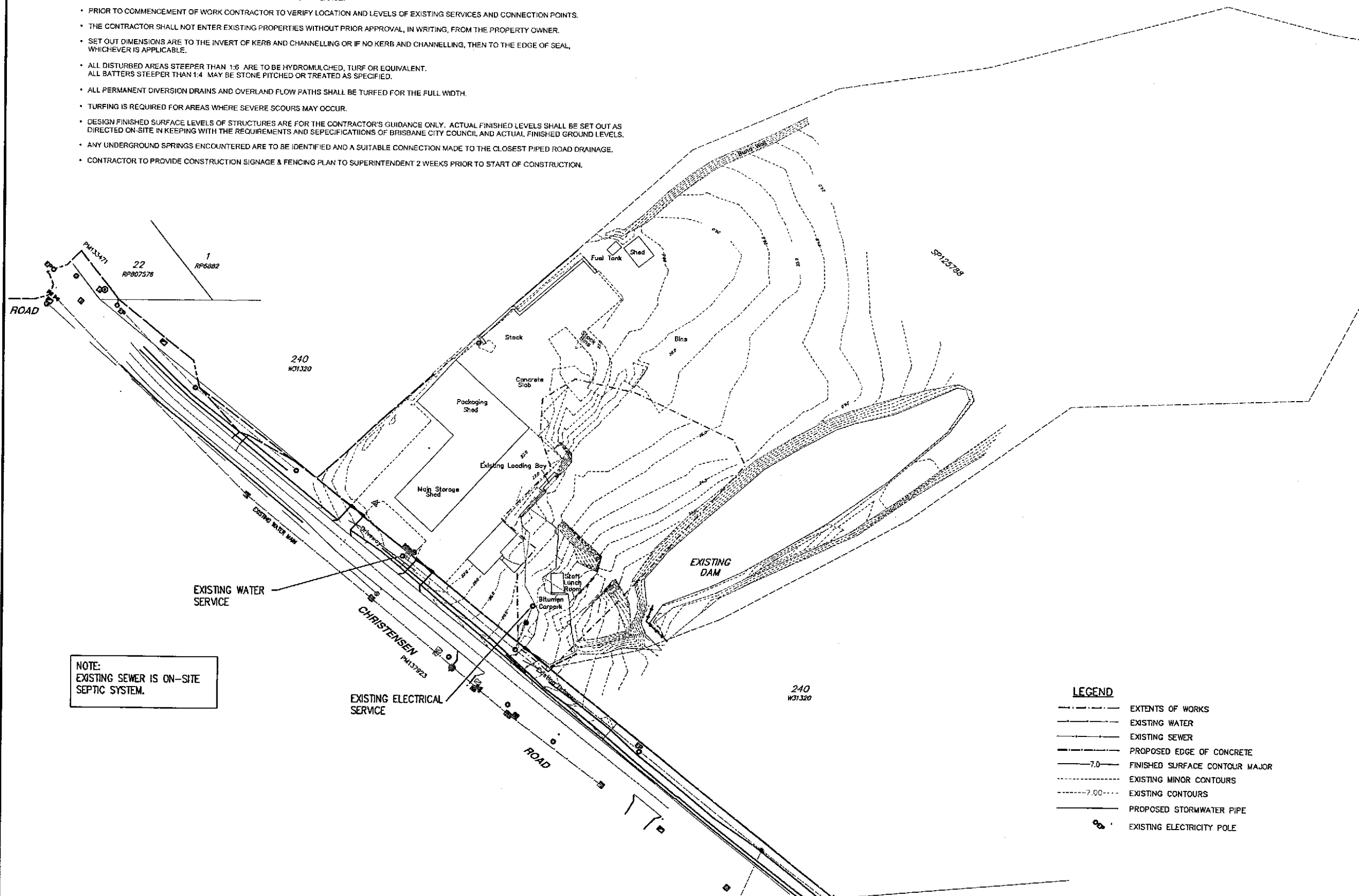
PO Box 341, Beenleigh, Qld. 4207
Phone (07) 3807 4737
Fax (07) 3807 4757
Mob 0408 718 743
Email info@kempe.burhillvdm.com.au

GENERAL NOTES

- ALL PLANS TO BE READ IN CONJUNCTION WITH SCHEDULE OF QUANTITIES AND JOB SPECIFICATION.
- PRIOR TO ANY EXCAVATION, CONTRACTOR IS TO LOCATE ACTUAL POSITIONS OF PUBLIC SERVICE UTILITIES BY SPOT HOLES.
- DESIGN PAVEMENT THICKNESS IS PROVISIONAL - ACTUAL PAVEMENT THICKNESS SUBJECT TO SOIL TESTING OF SUBGRADE MATERIALS AND COUNCILS APPROVAL OF SUBSEQUENTLY PROPOSED PAVEMENT THICKNESS AND CONSTITUENT MATERIALS.
- ALL ALLOTMENT FILL IS TO BE COMPACTED TO A MINIMUM 95 % STANDARD
- NATURAL SURFACE LEVELS ARE FROM DIGITAL TERRAIN MODEL SUPPLIED BY PROJECT SURVEYOR.
- ALL FOOTPATHS AND BARE AREAS TO BE GRASSED TO 80 % COVERAGE.
- PRIOR TO COMMENCEMENT OF WORK CONTRACTOR TO VERIFY LOCATION AND LEVELS OF EXISTING SERVICES AND CONNECTION POINTS.
- THE CONTRACTOR SHALL NOT ENTER EXISTING PROPERTIES WITHOUT PRIOR APPROVAL, IN WRITING, FROM THE PROPERTY OWNER.
- SET OUT DIMENSIONS ARE TO THE INVERT OF KERB AND CHANNELLING OR IF NO KERB AND CHANNELLING, THEN TO THE EDGE OF SEAL, WHICHEVER IS APPLICABLE.
- ALL DISTURBED AREAS STEEPER THAN 1:6 ARE TO BE HYDROMULCHED, TURF OR EQUIVALENT. ALL BATTERS STEEPER THAN 1:4 MAY BE STONE PITCHED OR TREATED AS SPECIFIED.
- ALL PERMANENT DIVERSION DRAINS AND OVERLAND FLOW PATHS SHALL BE TURFED FOR THE FULL WIDTH.
- TURFING IS REQUIRED FOR AREAS WHERE SEVERE SCOURS MAY OCCUR.
- DESIGN FINISHED SURFACE LEVELS OF STRUCTURES ARE FOR THE CONTRACTOR'S GUIDANCE ONLY. ACTUAL FINISHED LEVELS SHALL BE SET OUT AS DIRECTED ON-SITE IN KEEPING WITH THE REQUIREMENTS AND SPECIFICATIONS OF BRISBANE CITY COUNCIL AND ACTUAL FINISHED GROUND LEVELS.
- ANY UNDERGROUND SPRINGS ENCOUNTERED ARE TO BE IDENTIFIED AND A SUITABLE CONNECTION MADE TO THE CLOSEST PIPED ROAD DRAINAGE.
- CONTRACTOR TO PROVIDE CONSTRUCTION SIGNAGE & FENCING PLAN TO SUPERINTENDENT 2 WEEKS PRIOR TO START OF CONSTRUCTION.



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H01320



LEGEND

- EXTENTS OF WORKS
- EXISTING WATER
- EXISTING SEWER
- PROPOSED EDGE OF CONCRETE
- 7.0--- FINISHED SURFACE CONTOUR MAJOR
- EXISTING MINOR CONTOURS
- 7.00--- EXISTING CONTOURS
- PROPOSED STORMWATER PIPE
- EXISTING ELECTRICITY POLE

PLAN

SCALE 0 5 10 15 20 25 (metres)
1 : 500 (FULL SIZE)

INDUSTRIAL BUILDING

LEASE A on SP125788

82 CHRISTENSEN RD
STAPYLTON

FOR
ENVIROGREEN PTY LTD

AREA :
GOLD COAST CITY COUNCIL

ASSOCIATED CONSULTANTS :

GASSMAN & ASSOCIATES Pty. Ltd.
Licensed Surveyors and Development Consultants
Brisbane Professional Centre ACN 010 752 388
Cnr Marlin & Cornwell Streets
BRISBANE Q. 4207
P.O. Box 302, BRISBANE 4209 Q. Box 418
Telephone: (07) 3807 3333 BRISBANE Q. 4205
Fax: (07) 3287 5481 Telephone: (075) 541 2319

KEYTECH - Civil Designs

ACN 835 7474 2022
34-38 Melvor Court
ORMEAU QLD 4208
Phone (07) 5540-7704
Fax (07) 5540-7704
email: keytech@powerup.com.au

AMEND	DATE	DESCRIPTION	APPR.
A	07.02.07	Original submission	DMK

AMENDMENTS

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DO NOT SCALE FROM THIS DRAWING
FULL SIZE : A1

DRAWING TITLE :
OP.WORKS - CHANGE TO GROUND LEVEL

EXISTING LAYOUT
AND SERVICES PLAN

KEMPE MANAGEMENT SERVICES PTY LTD

PO Box 341, Beenleigh, Qld 4207
Phone (07) 3807 4737
Fax (07) 3807 4757
Email kempe@onthenet.com.au

DESIGNED : FAR
CHECKED : GK
FILENAME : 2213-00-02

APPROVED FOR AND ON BEHALF OF
BURCHILL PARTNERS PTY LIMITED
DRAWING No. :
2213:01:02

R.P.E.U. No. : 872

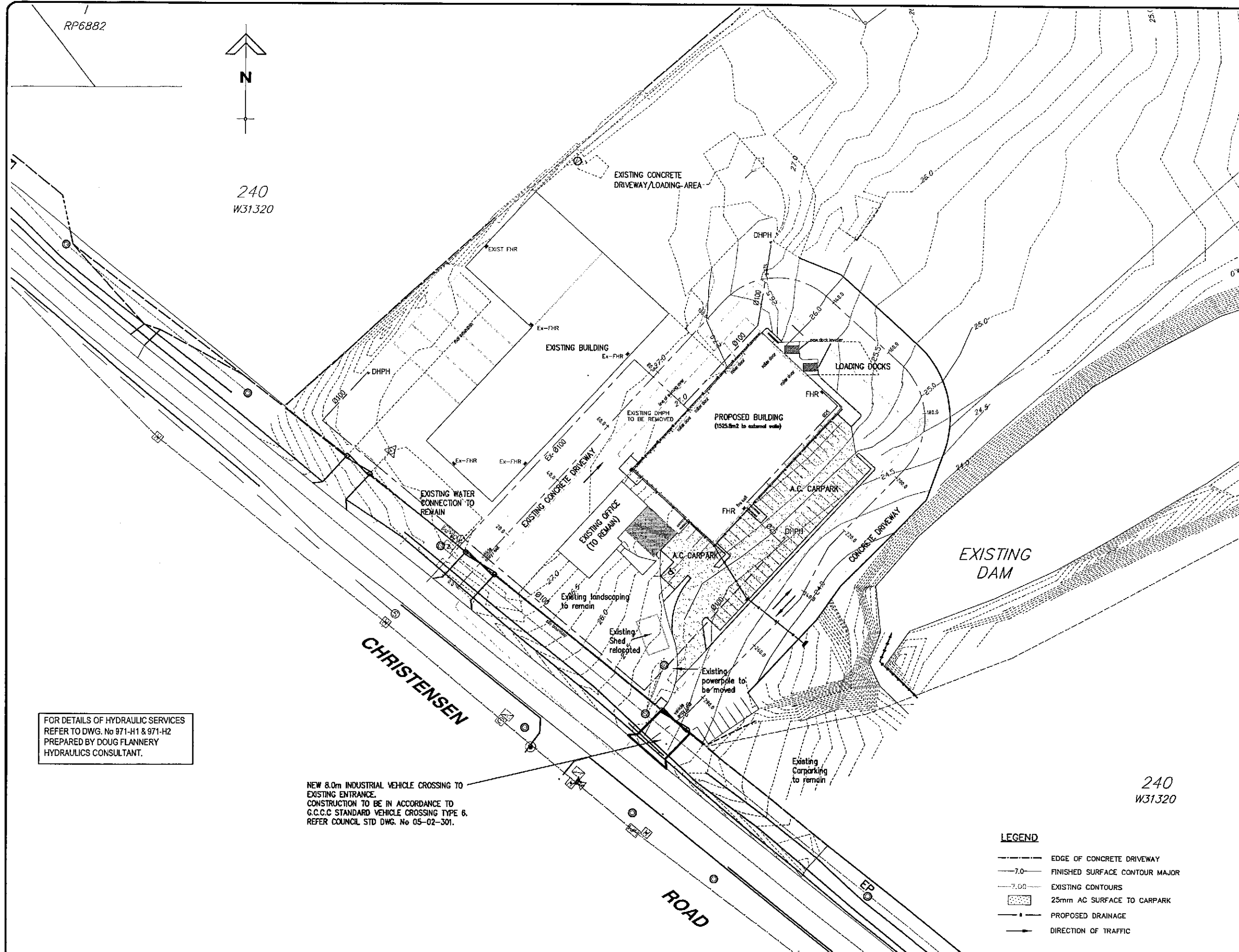
AMENDMENT :

A

RP6882



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W31320



FOR DETAILS OF HYDRAULIC SERVICES
REFER TO DWG. No 971-H1 & 971-H2
PREPARED BY DOUG FLANNERY
HYDRAULICS CONSULTANT.

NEW 8.0m INDUSTRIAL VEHICLE CROSSING TO
EXISTING ENTRANCE.
CONSTRUCTION TO BE IN ACCORDANCE TO
G.C.C.C STANDARD VEHICLE CROSSING TYPE B.
REFER COUNCIL STD DWG. No 05-02-301.

PLAN

SCALE 1 : 500 (FULL SIZE) (metres)

LEGEND

- EDGE OF CONCRETE DRIVEWAY
- 7.0 — FINISHED SURFACE CONTOUR MAJOR
- 7.00 — EXISTING CONTOURS
- 25mm AC SURFACE TO CARPARK
- PROPOSED DRAINAGE
- DIRECTION OF TRAFFIC

INDUSTRIAL BUILDING

LEASE A on SP125788

82 CHRISTENSEN RD
STAPYLTON

FOR
ENVIROGREEN PTY LTD

AREA :
GOLD COAST CITY COUNCIL

ASSOCIATED CONSULTANTS :

GASSMAN & ASSOCIATES Pty. Ltd.
Licensed Surveyors and Development Consultants
Bennell Professional Centre, ACN 010 752 388
Bennell Q. 4207
P.O. Box 392, BEENLEIGH 4209 Q. 4205
Telephone: (07) 3807 3333 BEENLEIGH Q. 4205
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KEYTECH - Civil Designs

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34-38 Motor Court
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AMEND	DATE	DESCRIPTION	APPR.
A	07.02.07	Original submission	GMK

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PTY LIMITED

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OP.WORKS - CHANGE TO GROUND LEVEL

PROPOSED LAYOUT
AND SERVICES PLAN

KEMPE MANAGEMENT SERVICES PTY LTD

P.O. Box 341, Beenleigh, Qld. 4207
Phone (07) 3807 4237
Fax (07) 3807 4757
Email kempe@onthenet.com.au

DESIGNED : FAR DRAWN : FAR

CHECKED : GK DATE : 14/12/06

FILENAME : 2213-01-03

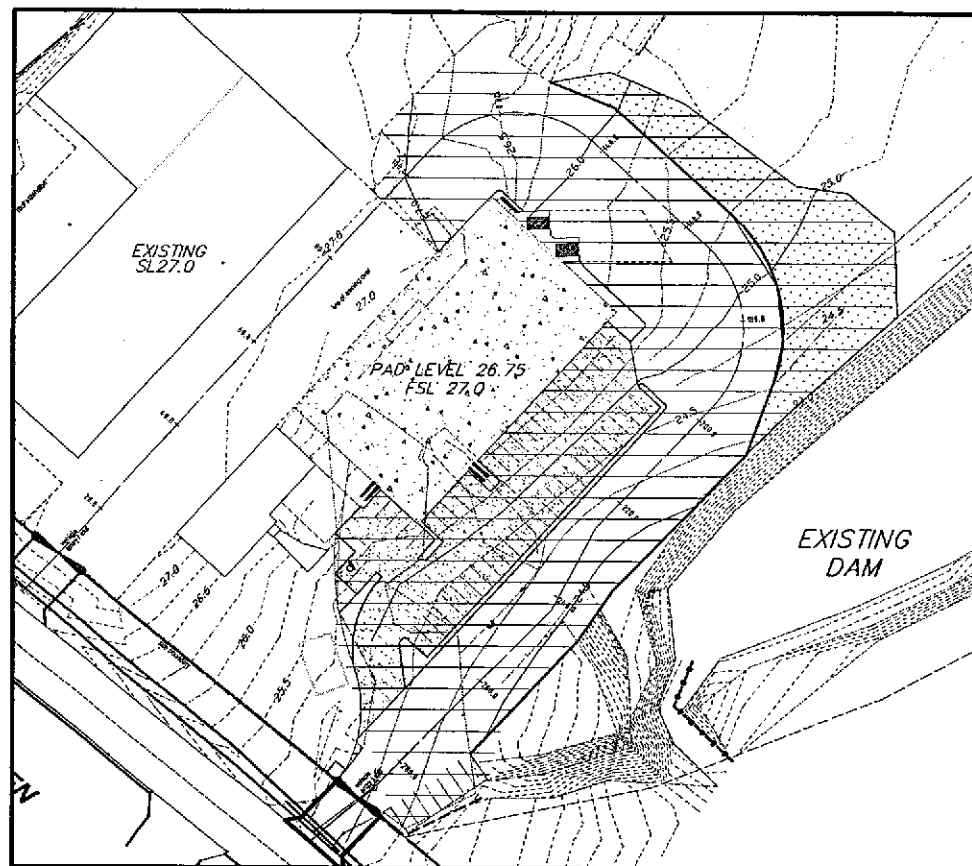
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DRAWING No. : AMENDMENT :

2213: 01: 03

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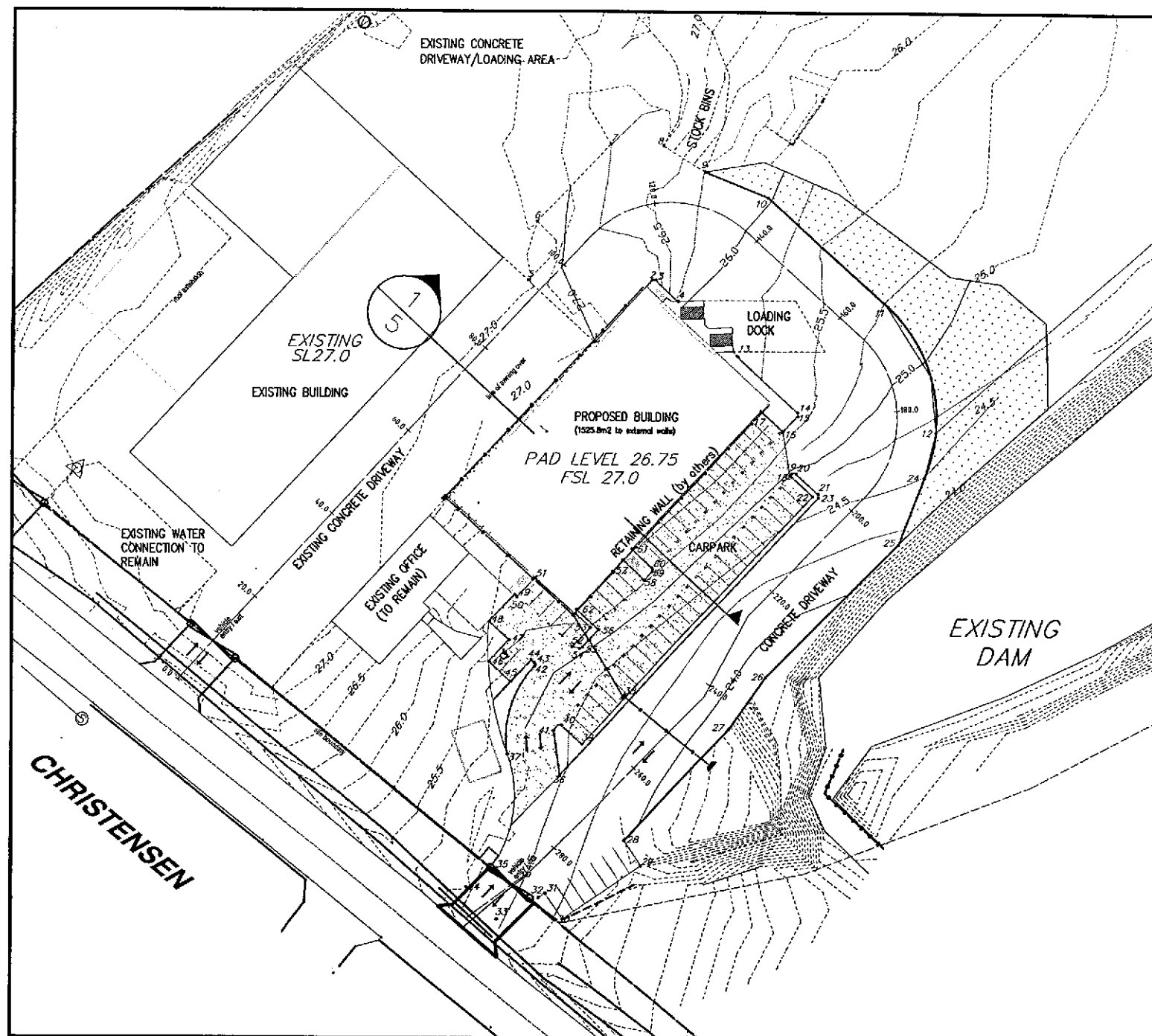
EXTENT OF EARTHWORKS

SETOUT CO-ORDINATES

POINT NO.	EASTING	NORTHING	HEIGHT
1	3321.288	1580.632	27.00
2	3331.572	1591.642	27.00
3	3332.278	1591.671	27.00
4	3337.993	1586.409	25.85
5	3309.716	1591.521	27.27
6	3311.171	1602.024	27.18
7	3323.930	1615.750	26.76
8	3333.454	1615.523	26.66
9	3340.761	1610.890	26.25
10	3351.961	1606.391	26.01
11	3373.135	1587.116	25.23
12	3381.834	1564.887	24.69
13	3346.837	1578.267	25.85
14	3357.585	1568.370	25.60
15	3357.615	1567.564	25.60
16	3355.057	1564.886	26.21
17	3351.084	1568.543	26.40
18	3356.367	1557.155	26.32
19	3356.709	1557.527	26.32
20	3357.430	1557.572	26.32
21	3361.403	1553.914	25.95
22	3360.339	1553.497	26.28
23	3361.417	1553.192	24.57
24	3379.877	1556.845	24.51
25	3375.435	1544.992	24.16
26	3352.337	1521.304	23.87
27	3345.935	1512.158	23.87
28	3327.349	1492.304	24.03
29	3330.386	1487.840	23.89
30	3316.506	1478.415	24.18
31	3313.468	1482.880	24.36
32	3312.339	1482.111	24.38
33	3305.075	1478.329	24.54
34	3299.663	1483.997	24.79
35	3303.954	1487.423	24.71
36	3315.830	1503.678	24.30
37	3306.796	1507.536	24.71
38	3319.699	1509.357	23.88
39	3319.699	1509.357	24.25
40	3316.094	1512.678	24.42
41	3314.736	1511.686	24.39
42	3311.398	1523.032	25.66
43	3311.368	1523.734	25.69
44	3310.802	1524.260	25.63
45	3307.250	1520.405	26.00
46	3303.453	1523.899	26.20
47	3307.008	1527.761	25.70
48	3303.465	1531.022	25.75
49	3307.905	1535.711	26.15
50	3308.292	1535.355	26.15
51	3311.439	1538.773	26.45
52	3317.856	1526.550	25.85
53	3321.003	1529.968	26.16
54	3319.196	1526.274	25.75
55	3319.649	1526.428	25.80
56	3322.545	1529.573	26.05
57	3326.700	1542.059	26.40
58	3330.673	1538.401	26.35
59	3332.065	1539.913	26.35
60	3332.050	1540.635	26.36
61	3328.445	1543.954	26.40
62	3318.572	1533.231	26.40

LEGEND

- P.7.50 FINISHED PAVEMENT LEVEL
- 5 SETOUT POINT
- EXTENTS OF WORKS
- DRIVEWAY CENTRELINE
- PROPOSED BUILDING FOOTPRINT
- PROPOSED GRASS SWALE DRAIN
- EXISTING RETAINING WALL
- FUTURE SEWER
- FUTURE WATER
- 7.0 FINISHED SURFACE CONTOUR MAJOR
- 6.8 FINISHED SURFACE CONTOUR MINOR
- 7.00 EXISTING CONTOURS
- GRAVEL HARDSTAND AREAS
- EARTHWORKS AREAS
- BUILDING PAD LEVELS
- AC SURFACING TO CARPARK



PLAN

SCALE 1 : 500 (FULL SIZE)

INDUSTRIAL BUILDING

LEASE A on SP125788

82 CHRISTENSEN RD
STAPYLTON

FOR
ENVIROGREEN PTY LTD

AREA :
GOLD COAST CITY COUNCIL

ASSOCIATED CONSULTANTS :

GASSMAN & ASSOCIATES Pty. Ltd.
Licensed Surveyors and Development Consultants
Beenleigh Professional Centre, ACN 010 752 308
Cnr. Middle & Conquerer Streets, 88 Deobane Street
BEENLEIGH Q. 4207
P.O. Box 392, BEENLEIGH Q. 4205
Telephone: (07) 3807 3333 DEADESERI Q. 4205
Fax: (07) 3287 5493 Telephone (075) 541 2319

REYTECH - Civil Designs

ABN 835 7474 3022
34-38 Motor Court
ORMEAU QLD, 4208
Phone (07) 5540-7704
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Email: reytch@powerup.com.au

AMEND	DATE	DESCRIPTION	APPR.
A	07.02.07	Original submission	GNK

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OP.WORKS - CHANGE TO GROUND LEVEL

EARTHWORKS
AND
SETOUT PLAN

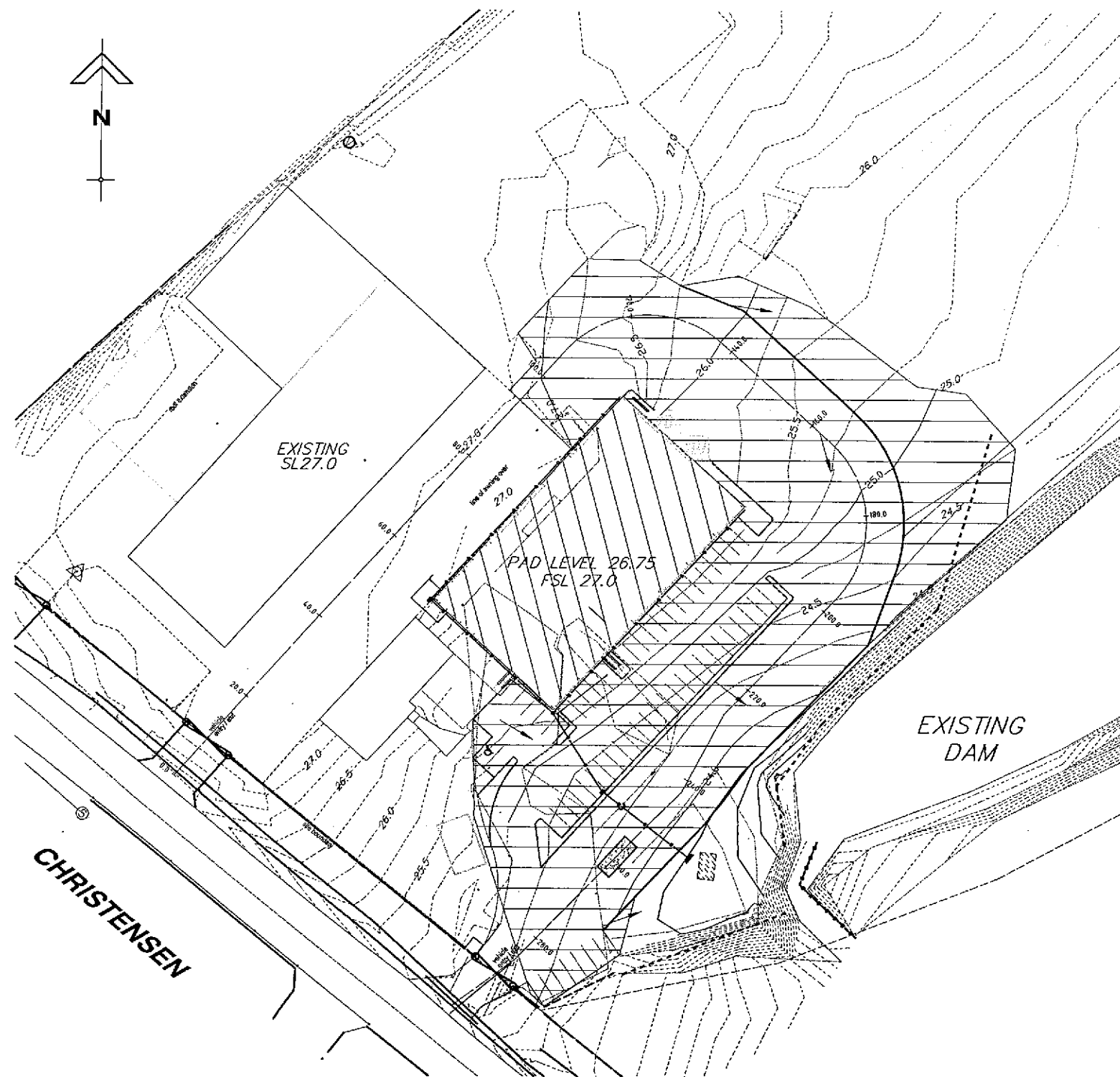
KEMPE MANAGEMENT SERVICES PTY LTD

P.O. Box 341, Beenleigh, Qld. 4207
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Email kempeang@borthanel.com.au

DESIGNED : FAR DRAWN : FAR
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FILENAME : 2213-01-04

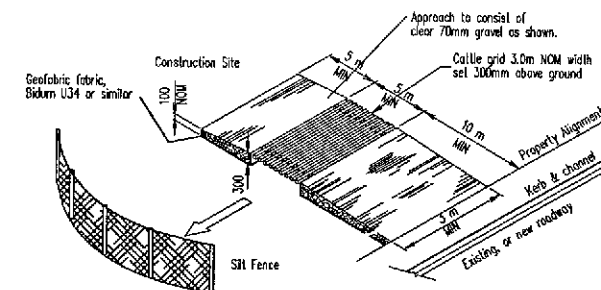
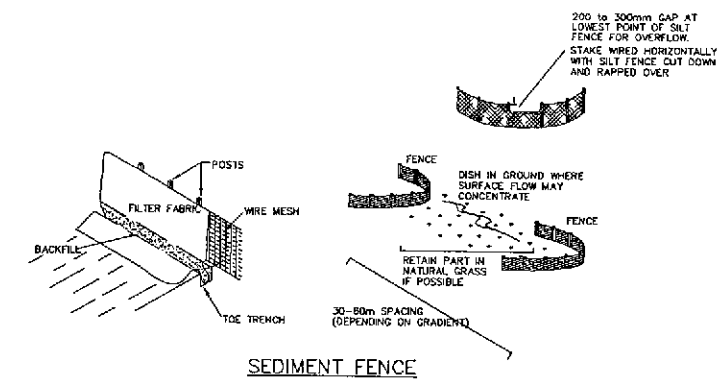
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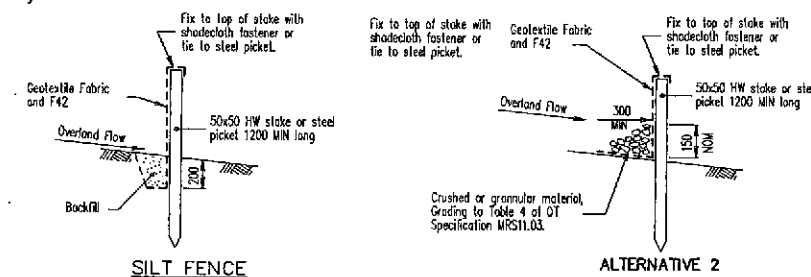
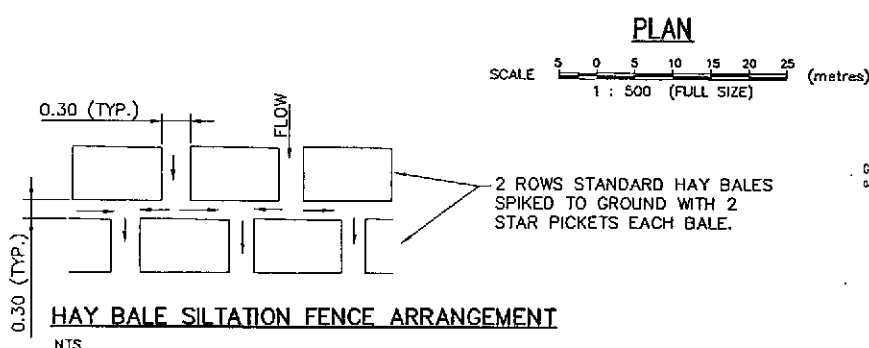


GENERAL NOTES:

1. SHAKEDOWN AREA
PROVIDES FOR CONSTRUCTION, SERVICE AND STAFF VEHICLES ENTERING PUBLIC ROADS. CONTRACTOR SHALL LOCATE TO SUIT SITE ACTIVITIES. CONSTRUCTED AS 250mm THICK LAYER OF COARSE (150mm - 200mm) RIVER GRAVEL OVER A SINGLE LAYER OF HIGH STRENGTH GEOTEXTILE (15m x 5m).
2. THE CONTRACTOR SHALL INSTALL EITHER STORMWATER INLET SEDIMENT TRAPS OR THE EXCAVATED INLET ARRANGEMENT AT ALL STORMWATER STRUCTURES DURING THE CONSTRUCTION.
3. FILTER ROLLS SHALL BE INSTALLED AT GULLY PITS IMMEDIATELY AFTER GULLY PIT CONSTRUCTION AND LEFT IN PLACE DURING THE MAINTENANCE PERIOD. OPERATION OF ROLLS DURING PERIODS OF HEAVY RAIN TO BE MONITORED TO PREVENT FLOODING.
4. ALL SEDIMENT AND EROSION CONTROL STRUCTURES, TRENCHES ETC. SHALL BE REGULARLY MAINTAINED AND INSPECTED FOR EFFECTIVENESS.
5. CONSTRUCT SILT FENCE AS SHOWN.
6. STEEL PLATE TO BE PLACED OVER ALL INLET STRUCTURES DURING CONSTRUCTION.
7. ALL DISTURBED AREAS STEEPER THAN 1:4 TO BE STABILISED WITH TURF AS SPECIFIED.



ACCESS AND SHAKEDOWN AREA



LEGEND

- TEMPORARY SILT FENCE
- CUT OFF DRAIN
- STAGE CONSTRUCTION BOUNDARY
- PROVIDE SHAKE-DOWN AREAS TO ROADS ENTRIES AS PER IMAEQ STD DWG D-0040.
- HAY BALE SILT CONTROL
- FILL FALL DIRECTION

INDUSTRIAL BUILDING

LEASE A on SP125788

82 CHRISTENSEN RD
STAPYLTON

FOR
ENVIROGREEN PTY LTD

AREA :
GOLD COAST CITY COUNCIL

ASSOCIATED CONSULTANTS :

GASSMAN & ASSOCIATES Pty. Ltd.
Licensed Surveyors and Development Consultants
Bentleigh Professional Centre, ACH 010 755 388
Car Maitle & Commercial Streets, BENTLEIGH VIC 3207
P.O. Box 382 BENTLEIGH 3207, Box 419
Telephone: (07) 3807 3333 FAX: (07) 3807 3333
Fax: (07) 3287 5451 Telephone: (07) 541 2319

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ABN 835 7474 2022
34-38 Mower Court
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Fax: (07) 5540-7704
email: keytech@powerup.com.au

AMEND	DATE	DESCRIPTION	APPR.
A	07.02.07	Original submission	GMK

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FULL SIZE : A1

DRAWING TITLE :
OP.WORKS - CHANGE TO GROUND LEVEL

SEDIMENT & EROSION
MANAGEMENT PLAN

KEMPE MANAGEMENT SERVICES PTY LTD

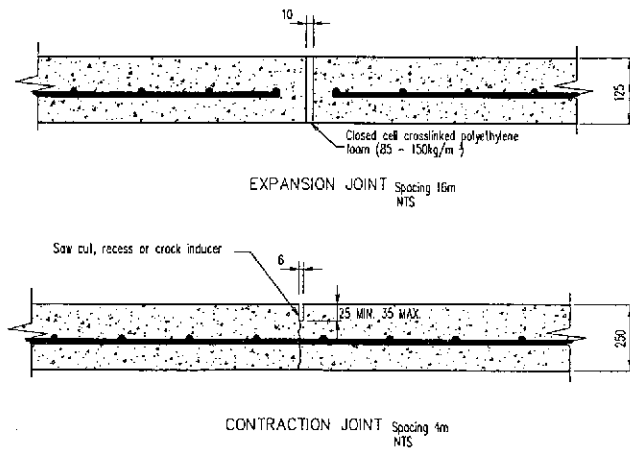
13 Janna Street, Bentleigh, Vic. 3207
Phone: (07) 3807 4737
Fax: (07) 3807 4757
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FILENAME : 2213-00-05

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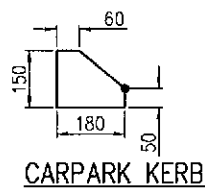
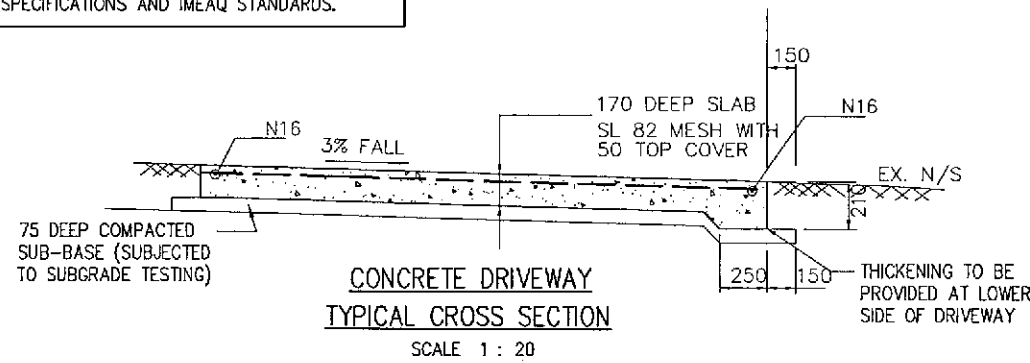
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CONCRETE JOINTING NOTES:

1. Concrete N25 in accordance with AS 1379 and AS 3600.
2. Reinforcement and dowels to be used, if specified, when driveway is placed on fill or on poor subgrade.
3. Dowels Grade 250 steel to AS 1302. Fabric to AS 1304.
4. Galvanizing to AS 1550.
5. All dimensions in millimetres.

DRIVEWAY DETAILS SUBJECT TO APPROVAL BY
STRUCTURAL ENGINEER.
ALL CONCRETE CONSTRUCTION TO BE IN
ACCORDANCE WITH STRUCTURAL ENGINEERS
SPECIFICATIONS AND IMEAQ STANDARDS.



VERTICAL GRADE (%)

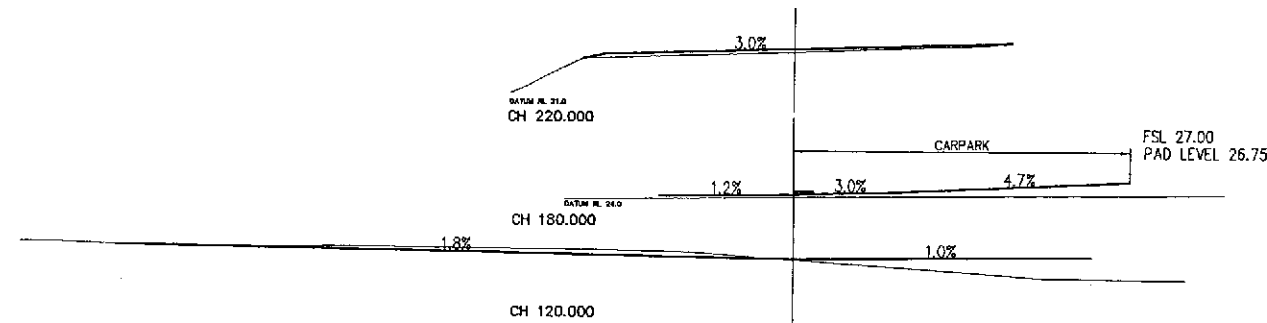
VERTICAL CURVE LENGTH (m)
VERTICAL CURVE RADIUS (m)

DATUM RL 18.0

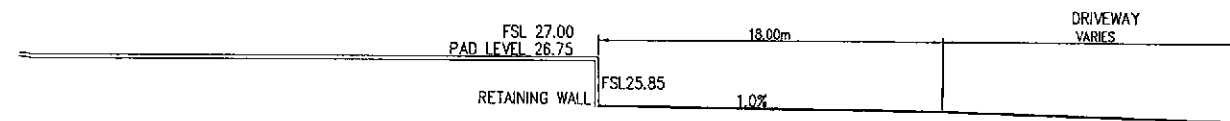
DEPTH OF CUT (+ve)	HEIGHT OF FILL (-ve)	FINISHED SURFACE LEVEL	EXISTING SURFACE LEVEL	CONTROL LINE CHAINAGE
0.00	0.00	26.745	26.75	0.000
0.60	0.60	26.845	27.44	20.000
0.38	0.38	26.945	27.32	40.000
0.24	0.24	27.045	27.28	60.000
0.07	0.07	27.145	27.22	80.000
0.06	0.06	27.153	27.22	81.500
0.06	0.06	27.167	27.22	87.348
-0.21	-0.21	27.089	26.89	100.000
-0.43	-0.43	27.013	26.59	106.371
-0.43	-0.43	27.010	26.58	106.500
-0.28	-0.28	26.712	26.43	120.000
-0.76	-0.76	26.334	25.57	131.500
-0.65	-0.65	26.087	25.45	137.779
-0.59	-0.59	26.013	25.42	140.000
-0.06	-0.06	25.258	25.20	160.000
-0.04	-0.04	25.146	25.11	162.376
-0.03	-0.03	25.073	25.04	164.942
0.15	0.15	24.582	24.73	180.000
0.20	0.20	24.181	24.39	196.798
0.22	0.22	24.122	24.34	200.000
0.19	0.19	23.939	24.13	212.976
0.14	0.14	23.883	24.03	219.366
0.14	0.14	23.878	24.02	220.000
0.16	0.16	23.837	24.01	232.360
0.16	0.16	23.837	24.00	232.940
0.15	0.15	23.839	24.00	235.103
0.14	0.14	23.853	24.00	240.000
0.17	0.17	23.916	24.09	249.459
0.08	0.08	24.045	24.12	260.000
0.00	0.00	24.092	24.09	262.976
0.31	0.31	24.375	24.69	280.000
0.31	0.31	24.403	24.71	281.687
0.22	0.22	24.532	24.76	289.388
0.00	0.00	24.705	24.70	299.791

HORIZONTAL GEOMETRY

DRIVEWAY CROSS SECTIONS



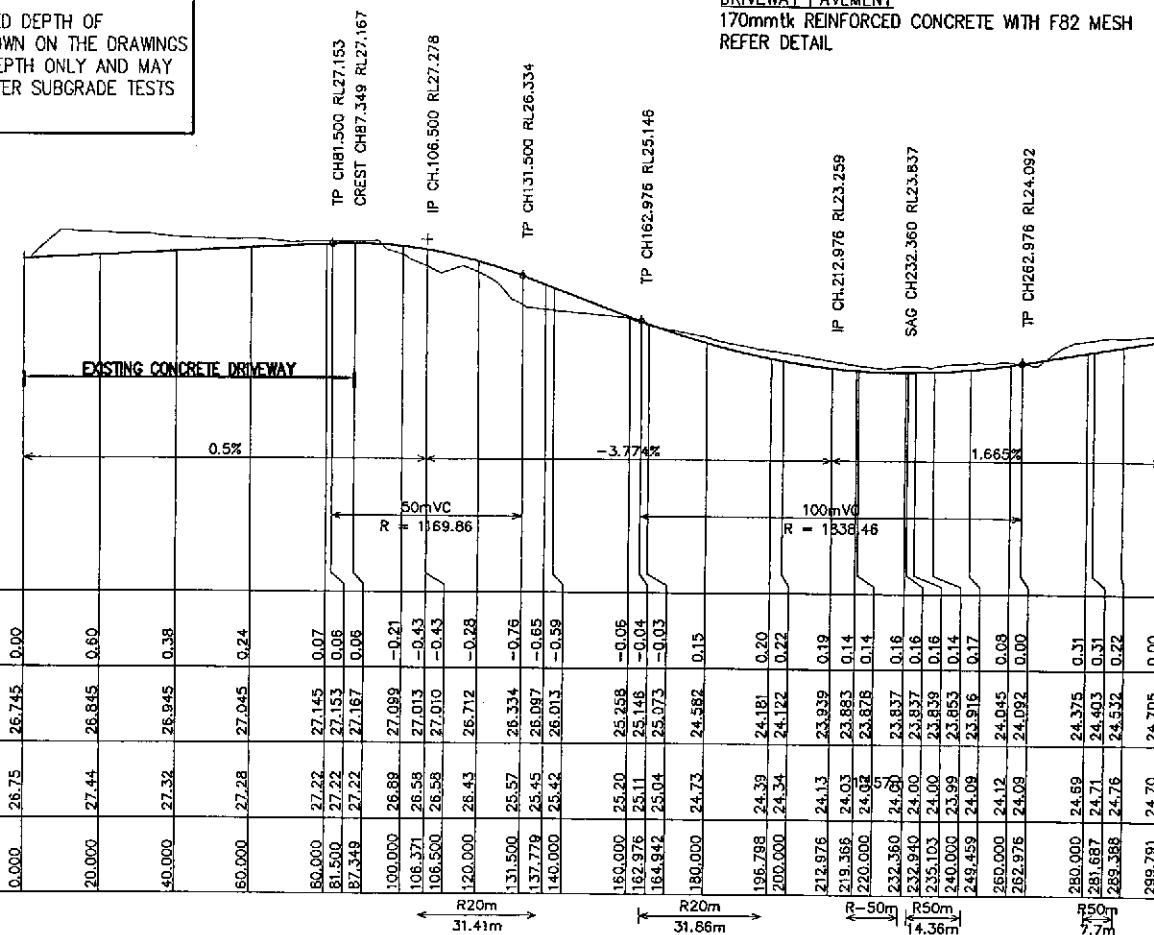
CROSS SECTION AT LOADING DOCKS



NOTE:

THE COMPACTED DEPTH OF PAVEMENT SHOWN ON THE DRAWINGS ARE DESIGN DEPTH ONLY AND MAY BE VARIED AFTER SUBGRADE TESTS ARE TAKEN.

DRIVEWAY PAVEMENT
170mmth REINFORCED CONCRETE WITH F82 MESH
REFER DETAIL



LONGITUDINAL SECTION

Horizontal scale 1:1000
Vertical scale 1:100

INDUSTRIAL BUILDING

LEASE A on SP125788

82 CHRISTENSEN RD
STAPYLTON

FOR
ENVIROGREEN PTY LTD

AREA :
GOLD COAST CITY COUNCIL

ASSOCIATED CONSULTANTS :

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AMEND DATE DESCRIPTION APPR.

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OP.WORKS - CHANGE TO GROUND LEVEL

D/WAY LONGSECTION
AND
PAD CROSS SECTIONS

KEMPE MANAGEMENT SERVICES PTY LTD

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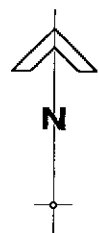
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AMENDMENT : A



240
W31320

EXISTING CONCRETE
DRIVEWAY/LOADING AREA

EXISTING BUILDING

EXISTING
SL27.0

EXISTING CONCRETE DRIVEWAY

USIL 26.20
2250 uPVC
(51.0m)
1/110
DSIL25.75

USIL 25.40
2250 uPVC
(51.0m)
1/51
BSIL24.40

PROPOSED BUILDING
(1525.8m² to external walls)
PAD LEVEL 26.75
FSL 27.0

USIL 25.72
3000 uPVC
(30.65m)
1/21.6
DSIL24.30

450x450
FIELD INLET

EXISTING WATER
CONNECTION TO
REMAIN

EXISTING OFFICE
(TO REMAIN)

6000
RW PIT

CARPARK

USIL 24.25
3000 uPVC
(17.10m)
1/14
DSIL23.00

IL22.95
4500 RCP
(26.08m)
1/52
IL22.45

EXISTING
DAM

EXISTING 4500 CULVERT TO BE EXTENDED TO
NEW EDGE OF DRIVEWAY.

STORMWATER TO DISCHARGE INTO EXISTING
OUTLET AND TREATMENT TRAIN.

CHRISTENSEN

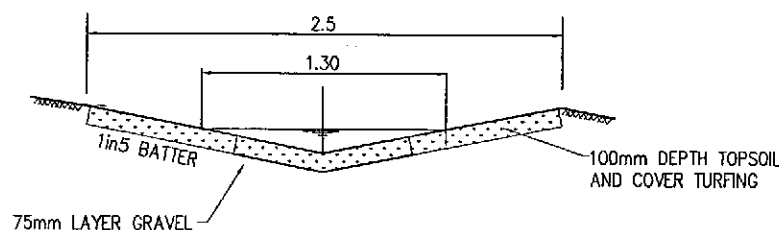
240
W31320

PLAN

SCALE 5 0 5 10 15 20 25 (metres)
1 : 500 (FULL SIZE)

STORMWATER NOTES

- ALL STORMWATER DRAINAGE PIPES TO BE CONCRETE CLASS '2', UNLESS OTHERWISE SPECIFIED. PIPES UP TO AND INCLUDING 675mm ARE TO BE RUBBER RING JOINTED, ALL LARGER PIPES SHALL BE INTERLOCKING FLUSH JOINT.
- PRIOR TO COMMENCEMENT OF WORK, CONTRACTOR TO VERIFY LOCATION AND LEVELS OF EXISTING SERVICES AND CONNECTION POINTS.
- STEP IRONS SHALL BE FITTED TO ALL STORMWATER STRUCTURES DEEPER THAN 1.2m. REFER IMAEQ STANDARD DWG No.D-0016 FOR STEP IRON DETAIL.



TABLEDRAIN DETAIL
SCALE 1:20

LEGEND

- PROPOSED STORMWATER PIPE
- DIRECTION OF FLOW
- PROPOSED GRASS SWALE DRAIN

INDUSTRIAL BUILDING

LEASE A on SP125788

82 CHRISTENSEN RD
STAPYLTON

FOR
ENVIROGREEN PTY LTD

AREA :
GOLD COAST CITY COUNCIL

ASSOCIATED CONSULTANTS :

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REYTECH - Civil Designs

ABN 833 7474 2022

34-38 Melvor Court

ORMEAU QLD. 4208

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FULL SIZE : A1

DRAWING TITLE :
OP.WORKS - CHANCE TO GROUND LEVEL

STORMWATER
LAYOUT PLAN

KEMPE MANAGEMENT SERVICES PTY LTD

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Email kempe@benthamnet.com.au

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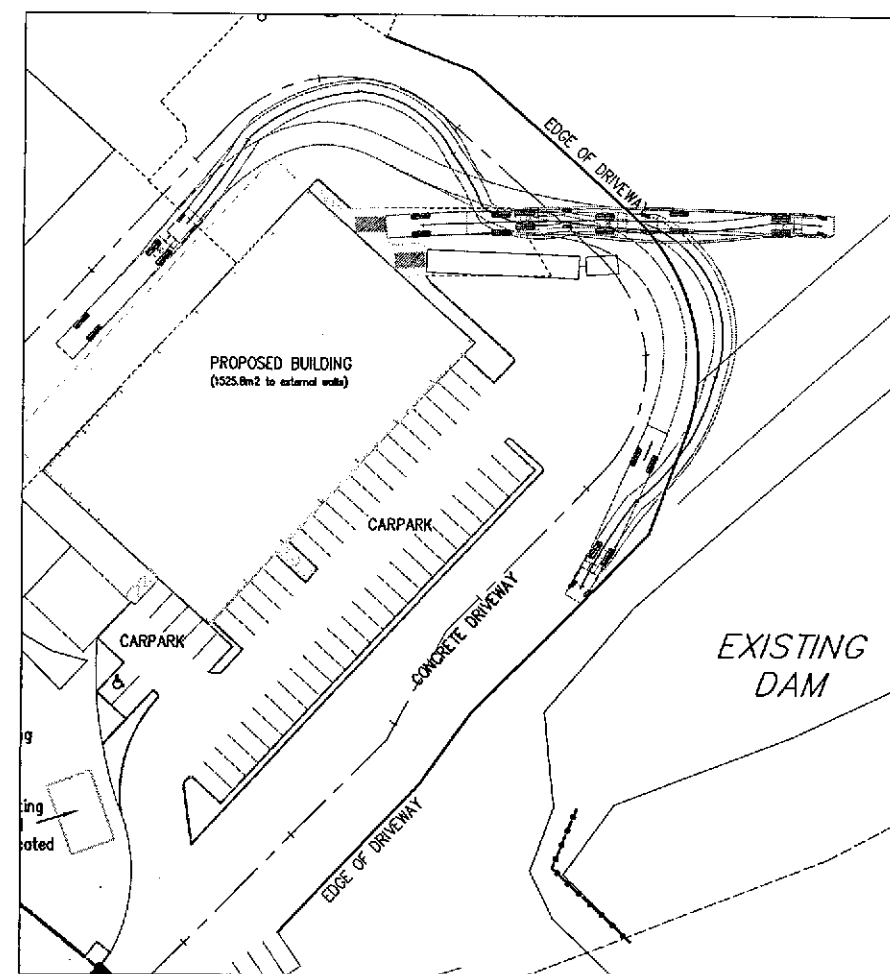
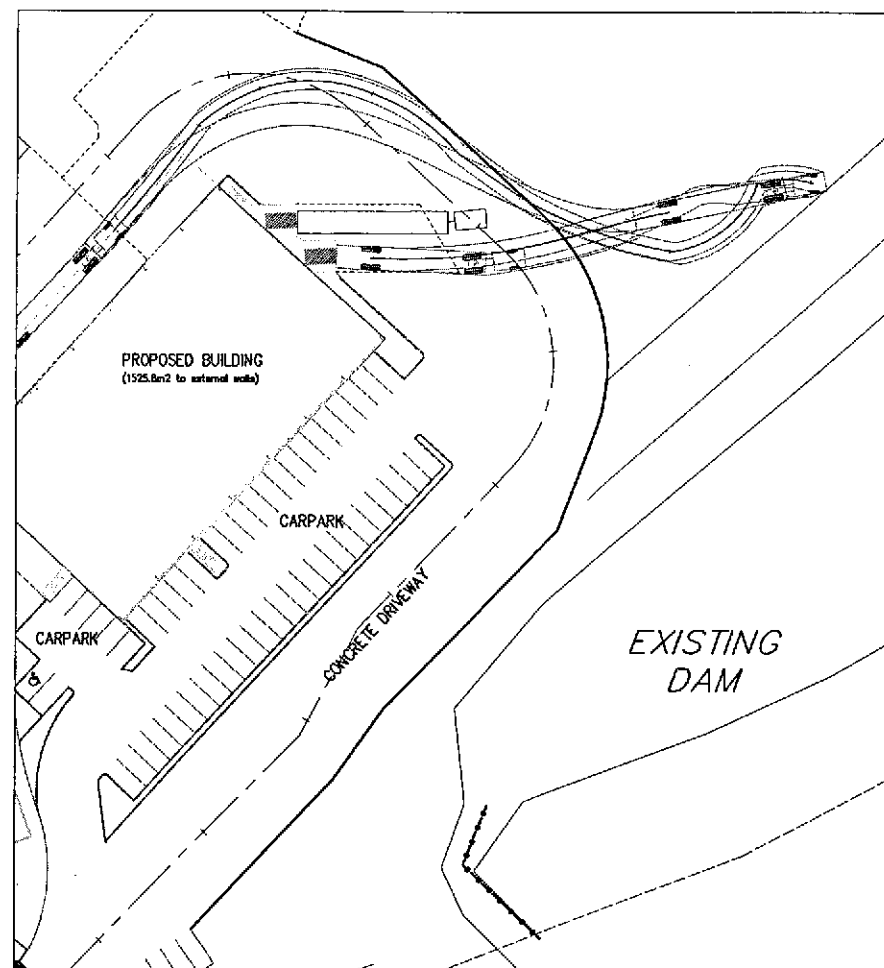
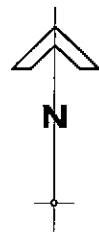
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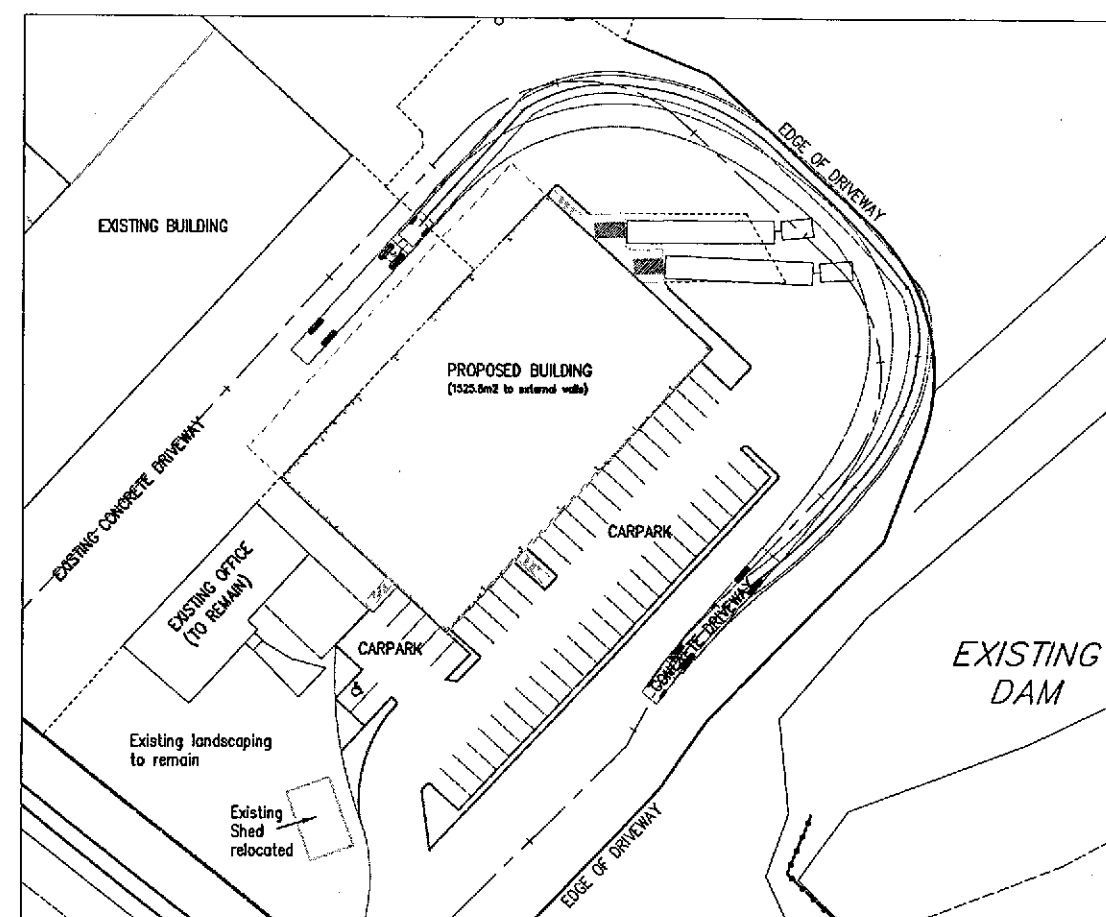
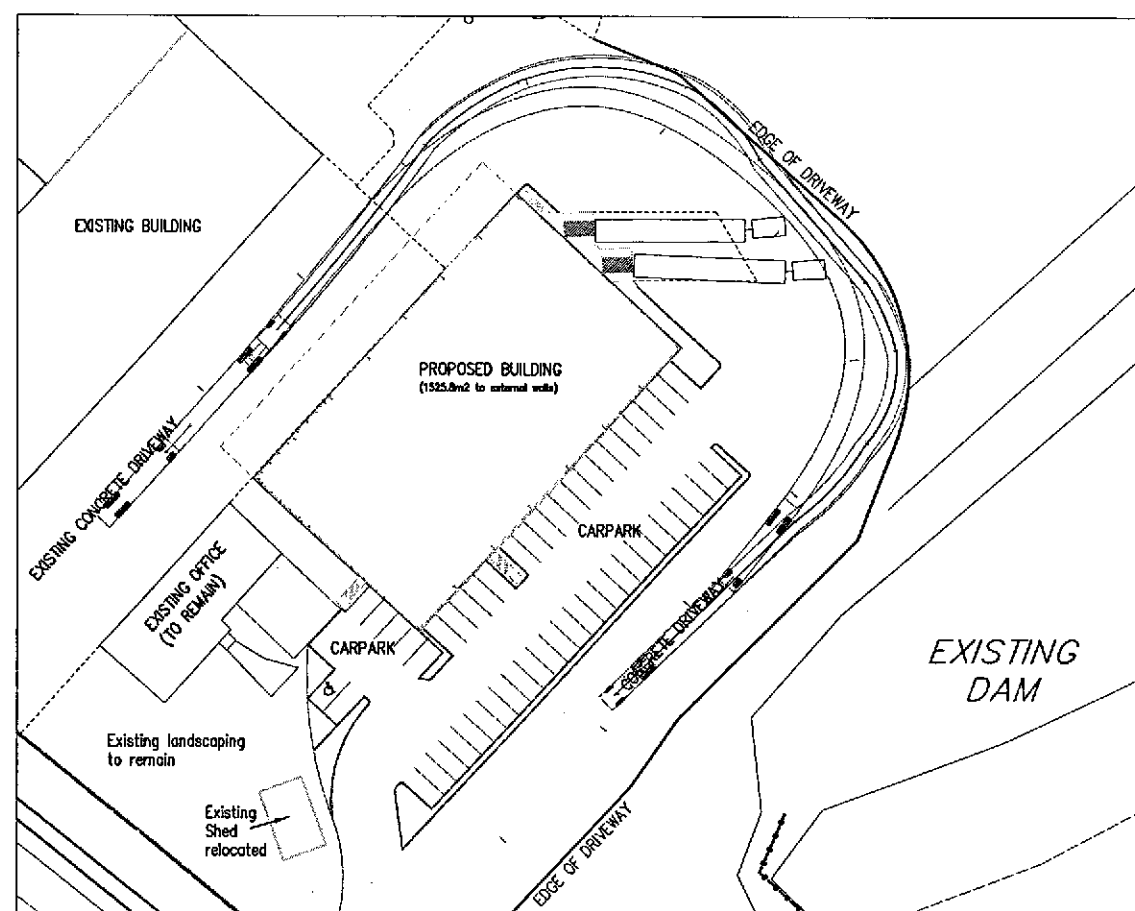
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SEMI-TRAILER MOVEMENTS INTO LOADING BAYS



SCALE 1 : 500 (FULL SIZE)

B-DOUBLE TRUCK IN/OUT

SINGLE TRUCK IN/OUT

INDUSTRIAL
BUILDING

LEASE A on SP125788

82 CHRISTENSEN RD
STAPYLTON

FOR
ENVIROGREEN PTY LTD

AREA :
GOLD COAST CITY COUNCIL

ASSOCIATED CONSULTANTS :

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PTY LIMITED

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FULL SIZE : A1

DRAWING TITLE :
OP.WORKS - CHANGE TO GROUND LEVEL

TRUCK TURNING
LAYOUT

KEMPE MANAGEMENT SERVICES PTY LTD

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