

DA Form 1 – Development application details

Approved form (version 1.1 effective 22 JUNE 2018) 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 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) <i>(individual or company full name)</i>	MS Projects Pty Ltd c/- icubed consulting
Contact name <i>(only applicable for companies)</i>	Katherine Leggett
Postal address <i>(P.O. Box or street address)</i>	PO Box 878
Suburb	Toowong
State	Brisbane, Q
Postcode	4066
Country	Australia
Contact number	07 3870 8888
Email address <i>(non-mandatory)</i>	katherine.leggett@icubed.com.au
Mobile number <i>(non-mandatory)</i>	
Fax number <i>(non-mandatory)</i>	
Applicant's reference number(s) <i>(if applicable)</i>	17-209

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
		84-160	Christensen Road South	Stapylton
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4207	334	SP193431	City of Gold Coast
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. Only one set of coordinates is required for this part.

☐ 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 their details have been attached in a schedule to this 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 <i>Environmental Protection Act 1994</i>	
EMR site identification:	
☐ Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>	
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? <i>(tick only one box)</i>			
☐ Material change of use	☐ Reconfiguring a lot	☒ Operational work	☐ Building work
b) What is the approval type? <i>(tick only one box)</i>			
☒ Development permit	☐ Preliminary approval	☐ Preliminary approval that includes a variation approval	
c) What is the level of assessment?			
☒ Code assessment	☐ Impact assessment <i>(requires public notification)</i>		
d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots)</i> :			
Filling and excavation, including sediment and erosion control			
e) Relevant plans			
<i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms guide: Relevant plans.</i>			
☒ 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? <i>(tick only one box)</i>			
☐ Material change of use	☐ Reconfiguring a lot	☐ Operational work	☐ Building work
b) What is the approval type? <i>(tick only one box)</i>			
☐ Development permit	☐ Preliminary approval	☐ Preliminary approval that includes a variation approval	
c) What is the level of assessment?			
☐ Code assessment	☐ Impact assessment <i>(requires public notification)</i>		
d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots)</i> :			
e) Relevant plans			
<i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.</i>			
☐ 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

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 <i>DA Form 2 – Building work details</i>

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		

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?

11 – not including the existing detention basin

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 construction 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			8	

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: Sediment and erosion control | | |

14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)

- | | |
|---|---|
| ☒ Yes – specify number of new lots: | 8 |
| ☐ No | |

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

\$302,000

PART 4 – ASSESSMENT MANAGER DETAILS

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

City of Gold Coast

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
- ☐ Local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
- ☒ No

PART 5 – REFERRAL DETAILS

17) Do any aspects of the proposed development require referral for 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 Regulation 2017:**

- ☐ Clearing native vegetation
- ☐ Contaminated land (*unexploded ordnance*)
- ☐ Environmentally relevant activities (ERA) (*only if the ERA have not been devolved to a local government*)
- ☐ Fisheries – aquaculture
- ☐ Fisheries – declared fish habitat area
- ☐ Fisheries – marine plants
- ☐ Fisheries – waterway barrier works
- ☐ Hazardous chemical facilities
- ☐ Queensland heritage place (*on or near a Queensland heritage place*)
- ☐ Infrastructure – designated premises
- ☐ Infrastructure – state transport infrastructure
- ☐ Infrastructure – state transport corridors and future state transport corridors
- ☐ Infrastructure – state-controlled transport tunnels and future state-controlled transport tunnels
- ☐ Infrastructure – near a state-controlled road intersection
- ☐ On Brisbane core port land near a State transport corridor or future State transport corridor
- ☐ On Brisbane core port land – ERA
- ☐ On Brisbane core port land – tidal works or work in a coastal management district
- ☐ On Brisbane core port land – hazardous chemical facility
- ☐ On Brisbane core port land – taking or interfering with water
- ☐ On Brisbane core port land – referable dams
- ☐ On Brisbane core port land - fisheries
- ☐ Land within Port of Brisbane's port limits
- ☐ 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
- ☐ 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 – construction of new levees or modification of existing 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 have been devolved to local government*)
- ☐ Local heritage places

Matters requiring referral to the chief executive of the distribution entity or transmission entity : ☐ 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 ☐ Oil and gas infrastructure
Matters requiring referral to the Brisbane City Council : ☐ Brisbane core port land
Matters requiring referral to the Minister under the Transport Infrastructure Act 1994 : ☐ Brisbane core port land (inconsistent with Brisbane port LUP for transport reasons) ☐ Strategic port land
Matters requiring referral to the relevant port operator : ☐ Land within Port of Brisbane's port limits (below high-water mark)
Matters requiring referral to the Chief Executive of the relevant port authority : ☐ 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 marina (<i>more than six vessel berths</i>)

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 the development application the subject of this form, or include details in a schedule to this development application (<i>if applicable</i>).		

PART 6 – INFORMATION REQUEST

19) Information request under Part 3 of 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 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules. Further advice about information requests is contained in the <u>DA Forms Guide</u> .

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	ROL201800026	2 November 2018	2 November 2022
☐ 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
\$		

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 69: 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 conservation

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

☐ Yes

☐ No

Note: See guidance materials at www.des.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 Natural Resources, Mines and Energy at www.dnrme.qld.gov.au for further information.

DA templates are available from <https://planning.dsdmip.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 Form 1 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 <https://planning.dsdmip.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 Natural Resources, Mines and Energy at www.dnrme.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 and Science at www.des.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.dnrme.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.des.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.des.qld.gov.au for information requirements regarding development of Queensland heritage places.

Name of the heritage place:		Place ID:	
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Brothels

23.14) Does this development application involve a **material change of use for a brothel**?

- ☐ Yes – this development application demonstrates how the proposal meets the code for a development application for a brothel under Schedule 3 of the *Prostitution Regulation 2014*
- ☐ No

Decision under section 62 of the Transport Infrastructure Act 1994

23.15) 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

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 <i>Note: See the Planning Regulation 2017 for referral requirements</i>	☒ Yes
If building work is associated with the proposed development, Parts 4 to 6 of <i>DA Form 2 – Building work details</i> have been completed and attached to this development application	☐ Yes ☒ Not applicable
Supporting information addressing any applicable assessment benchmarks is with development application <i>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.</i>	☒ Yes
Relevant plans of the development are attached to this development application <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.</i>	☒ Yes
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (<i>see 21</i>))	☒ 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 <i>Electronic Transactions Act 2001</i> <i>Note: It is unlawful to intentionally provide false or misleading information.</i>
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 <i>Planning Act 2016</i>, 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 <i>Planning Act 2016</i> and the Planning Regulation 2017, and the access rules made under the <i>Planning Act 2016</i> and Planning Regulation 2017; or - required by other legislation (including the <i>Right to Information Act 2009</i>); or - otherwise required by law. This information may be stored in relevant databases. The information collected will be retained as required by the <i>Public Records Act 2002</i>.

PART 9 – 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	
<i>Note: For completion by assessment manager if applicable</i>	
Description of the work	
QLeave project number	
Amount paid (\$)	
Date paid	
Date receipted form sighted by assessment manager	
Name of officer who sighted the form	

8.1.2.1 DOCUMENT TRANSMITTAL

Project Number:	17-209
Project Name:	CHRISTENSEN ROAD DEVELOPMENT
Client:	MS PROJECTS PTY LTD
Issued by:	ICUBED CONSULTING

Issued by: ICUBED CONSULTING



icubed consulting
innovation ingenuity inspiration
ABN 89 106 675 156

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PLEASE MARK PREVIOUS DRAWINGS 'SUPERCEDED' AND WITHDRAW / DESTROY ALL COPIES.

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PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) <i>(individual or company full name)</i>	Icubed consulting
Contact name <i>(only applicable for companies)</i>	Katherine Leggett
Postal address <i>(P.O. Box or street address)</i>	PO Box 878
Suburb	Toowong
State	Brisbane, Q
Postcode	4066
Country	Australia
Contact number	07 3870 8888
Email address <i>(non-mandatory)</i>	katherine.leggett@icubed.com.au
Mobile number <i>(non-mandatory)</i>	
Fax number <i>(non-mandatory)</i>	
Applicant's reference number(s) <i>(if applicable)</i>	17-209

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
		84-160	Christensen Road South	Stapylton
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4207	334	SP193431	City of Gold Coast
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. Only one set of coordinates is required for this part.

☐ 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 their details have been attached in a schedule to this 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 <i>Environmental Protection Act 1994</i>	
EMR site identification:	
☐ Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>	
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? <i>(tick only one box)</i>			
☐ Material change of use	☐ Reconfiguring a lot	☒ Operational work	☐ Building work
b) What is the approval type? <i>(tick only one box)</i>			
☒ Development permit	☐ Preliminary approval	☐ Preliminary approval that includes a variation approval	
c) What is the level of assessment?			
☒ Code assessment	☐ Impact assessment <i>(requires public notification)</i>		
d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots)</i> :			
Water and sewer			
e) Relevant plans			
<i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms guide: Relevant plans.</i>			
☒ 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? <i>(tick only one box)</i>			
☐ Material change of use	☐ Reconfiguring a lot	☐ Operational work	☐ Building work
b) What is the approval type? <i>(tick only one box)</i>			
☐ Development permit	☐ Preliminary approval	☐ Preliminary approval that includes a variation approval	
c) What is the level of assessment?			
☐ Code assessment	☐ Impact assessment <i>(requires public notification)</i>		
d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots)</i> :			
e) Relevant plans			
<i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.</i>			
☐ 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

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 <i>DA Form 2 – Building work details</i>

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		

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?

11 – not including the existing detention basin

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 construction 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			8	

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: <table border="1" style="display: inline-table; width: 300px; height: 20px;"></table> | | |

14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)

- | | |
|---|---|
| ☒ Yes – specify number of new lots: | 8 |
| ☐ No | |

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

\$128,000

PART 4 – ASSESSMENT MANAGER DETAILS

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

City of Gold Coast

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
- ☐ Local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
- ☒ No

PART 5 – REFERRAL DETAILS

17) Do any aspects of the proposed development require referral for 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 Regulation 2017:**

- ☐ Clearing native vegetation
- ☐ Contaminated land (*unexploded ordnance*)
- ☐ Environmentally relevant activities (ERA) (*only if the ERA have not been devolved to a local government*)
- ☐ Fisheries – aquaculture
- ☐ Fisheries – declared fish habitat area
- ☐ Fisheries – marine plants
- ☐ Fisheries – waterway barrier works
- ☐ Hazardous chemical facilities
- ☐ Queensland heritage place (*on or near a Queensland heritage place*)
- ☐ Infrastructure – designated premises
- ☐ Infrastructure – state transport infrastructure
- ☐ Infrastructure – state transport corridors and future state transport corridors
- ☐ Infrastructure – state-controlled transport tunnels and future state-controlled transport tunnels
- ☐ Infrastructure – near a state-controlled road intersection
- ☐ On Brisbane core port land near a State transport corridor or future State transport corridor
- ☐ On Brisbane core port land – ERA
- ☐ On Brisbane core port land – tidal works or work in a coastal management district
- ☐ On Brisbane core port land – hazardous chemical facility
- ☐ On Brisbane core port land – taking or interfering with water
- ☐ On Brisbane core port land – referable dams
- ☐ On Brisbane core port land - fisheries
- ☐ Land within Port of Brisbane's port limits
- ☐ 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
- ☐ 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 – construction of new levees or modification of existing 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 have been devolved to local government*)
- ☐ Local heritage places

Matters requiring referral to the chief executive of the distribution entity or transmission entity : ☐ 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 ☐ Oil and gas infrastructure
Matters requiring referral to the Brisbane City Council : ☐ Brisbane core port land
Matters requiring referral to the Minister under the Transport Infrastructure Act 1994 : ☐ Brisbane core port land (inconsistent with Brisbane port LUP for transport reasons) ☐ Strategic port land
Matters requiring referral to the relevant port operator : ☐ Land within Port of Brisbane's port limits (below high-water mark)
Matters requiring referral to the Chief Executive of the relevant port authority : ☐ 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 marina (<i>more than six vessel berths</i>)

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 the development application the subject of this form, or include details in a schedule to this development application (<i>if applicable</i>).		

PART 6 – INFORMATION REQUEST

19) Information request under Part 3 of 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 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.
Further advice about information requests is contained in the <u>DA Forms Guide</u> .

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	ROL201800026	2 November 2018	2 November 2022
☐ 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
\$		

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 69: 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 conservation

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

☐ Yes

☐ No

Note: See guidance materials at www.des.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 Natural Resources, Mines and Energy at www.dnrme.qld.gov.au for further information.

DA templates are available from <https://planning.dsdmip.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 Form 1 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 <https://planning.dsdmip.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 Natural Resources, Mines and Energy at www.dnrme.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 and Science at www.des.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.dnrme.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.des.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.des.qld.gov.au for information requirements regarding development of Queensland heritage places.

Name of the heritage place:		Place ID:	
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Brothels

23.14) Does this development application involve a **material change of use for a brothel**?

- ☐ Yes – this development application demonstrates how the proposal meets the code for a development application for a brothel under Schedule 3 of the *Prostitution Regulation 2014*
- ☐ No

Decision under section 62 of the Transport Infrastructure Act 1994

23.15) 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

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 <i>Note: See the Planning Regulation 2017 for referral requirements</i>	☒ Yes
If building work is associated with the proposed development, Parts 4 to 6 of <i>DA Form 2 – Building work details</i> have been completed and attached to this development application	☐ Yes ☒ Not applicable
Supporting information addressing any applicable assessment benchmarks is with development application <i>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.</i>	☒ Yes
Relevant plans of the development are attached to this development application <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.</i>	☒ Yes
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (<i>see 21</i>)	☒ 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 <i>Electronic Transactions Act 2001</i> <i>Note: It is unlawful to intentionally provide false or misleading information.</i>
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 <i>Planning Act 2016</i>, 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 <i>Planning Act 2016</i> and the Planning Regulation 2017, and the access rules made under the <i>Planning Act 2016</i> and Planning Regulation 2017; or - required by other legislation (including the <i>Right to Information Act 2009</i>); or - otherwise required by law. This information may be stored in relevant databases. The information collected will be retained as required by the <i>Public Records Act 2002</i>.

PART 9 – 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	
<i>Note: For completion by assessment manager if applicable</i>	
Description of the work	
QLeave project number	
Amount paid (\$)	
Date paid	
Date receipted form sighted by assessment manager	
Name of officer who sighted the form	

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

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

Privacy statement

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

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

Application details

Estate name and stage	Christensen Road South, Stapylton
Councils reference file number	PN307555/02/DA11
Developer's name	Burnside Developments P/L & Yellowstone Investments P/L

Consulting engineer details

Company name	lcubed consulting pty ltd		
Contact person	Katherine Leggett		
Postal address	PO Box 878, Toowong Q 4066		
Phone number	07 3870 8888	Fax number	
Mobile number		Email	katherine.leggett@icubed.com.au
Engineering design	Yes	X	No
Contract administration	Yes		No
Existing approval number (if applicable)	Yes	X	No
App no: ROL201800026			

Property details

Lot number	Registered plan number	Existing approval number (if applicable)
334	SP	193431
Address	84-160 Christensen Road South, Stapylton	

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
	16400	06.02.2019
Consulting engineer for and on behalf of (company)	lcubed consulting pty ltd	

Fees

There is no fee associated with this form.

Supporting documents

- Councils engineering drawings – Engineering drawings application checklist with relevant sections completed.
- Two complete sets of A1 size engineering drawings (incomplete drawings and partial sets will not be accepted).
- One set of the job specification.
- Any information requested in the development approval conditions.
- Any relevant supporting documents.
- Details of a non-conforming design and reasons for its use (subject to Councils approval).

Office use only

Date received	Received by
---------------	-------------

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.auW cityofgoldcoast.com.au

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

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

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Application details

Estate name and stage	Christensen Road South, Stapylton
Councils reference file number	PN307555/02/DA11 (ROL Approval)
Developer's name	Burnside Developments P/L & Yellowstone Investments P/L

Consulting engineer details

Company name	Icubed consulting pty ltd		
Contact person	Katherine Leggett		
Postal address	PO Box 878, Toowong Q 4066		
Phone number	07 3870 8888	Fax number	
Mobile number		Email	katherine.leggett@icubed.com.au

Property details

Lot number	334	Registered plan number	SP193431
Property address	84-160 Christensen Road South, Stapylton		
Existing approval number	PN307555/02/DA11 (ROL Approval)		

Checklist items submitted

General	Items	1, 2, 3, 4, 5, 6	or	N/A
Earthworks and roadworks	Items	N/A	or	N/A
Stormwater drainage	Items	N/A	or	N/A
Miscellaneous	Items	N/A	or	N/A

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Fees

There is no fee associated with this form.

Not approved

Approved subject to minor alterations as shown

Approved

Date received

Received by

Engineering drawings application checklist

A. General	Yes	N/A
1. Administration		
Application form fully completed	X	
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 <i>Building and Construction Industry (Portable Long Service Leave) Act 1991</i> to supply evidence of the following.		
Estimated cost of works:	\$	Water and Sewer component \$128,000
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.	X	
2. Compliance with Councils approvals		
Rezoning, consent or other Council approval	X	
Provisions for adjoining development requirements		
3. RPEQ certification		
All engineering drawings and specifications prepared and signed by a Registered Professional Engineer of Qld	X	
4. Title block on engineering drawings		
Estate name (if any)	X	
Stage number (if any)	X	
Developers name	X	
Consultants name and address	X	
Drawing number and sheet number	X	
Scale with scale bar	X	
Locality description	X	
Origin of levels and location of permanent survey marks		X
Schedule showing date and nature of amendments	X	
Drawing title	X	
Signed design certification by an experienced designer	X	
5. Locality plan		
North point	X	
Major roads project	X	
Adjacent localities	X	
Development area outlines and shaded or crosshatched	X	
Scale noted	X	
6. Layout of stage plan		
Layout of roads	X	
Approved road names (road number not acceptable)	X	
Allotment layout	X	
Lot numbers	X	
North point	X	
Access restriction strips		X
Stage boundaries clearly shown		X
Existing easements		X

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		

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

E mail@goldcoast.qld.gov.au

W cityofgoldcoast.com.au

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

Privacy statement

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

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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 / car parking	☐
Civil engineering	☒	Landscaping – public	☐
Tree works - private	☐	Landscaping – private	☐
Tree works – development	☐		

Vehicular crossing

VXO Heavy Vehicle	☐	VXO Residential	☐
VXO Rural	☐		

Tidal minor works

Boat ramps		Jetty	
Mooring piles		Pontoon	
Revetment walls			

Tidal major works

Boardwalks		Marina	
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Tidal other

Coastal other		Boulder sea wall	
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Details of original application

Original application no.	PN307555/02/DA11 (ROL Approval)
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Fees*

The fees for this application can be found on the last page of this form.

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	
Cash, cheque or credit card at any of Council's branch offices. For branch office locations and operating hours, please refer to Council's website 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 <i>(if applicable)</i>	☒
Assessment benchmarks	☒

Section 3 – Plans and drawingsPlans (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

06.02.2019

Fee calculation worksheet	Fee
Rerouting existing sewerage and stormwater infrastructure within a single development site	\$876.00
Connection to Council stormwater drainage system	\$751.00
Connection to Council water reticulation system for a service 100mm and above	\$751.00
Connection to Council sewerage reticulation system	\$751.00
Applications for 2 or more connections from a single development site to Council services where associated with building works	\$1503.00
Operational Works minor change	20% of current fee (up to a maximum of \$908.00)
Request to extend currency period	20% of current fee (up to a maximum of \$908.00)
Confirm categories of development and assessment or Generally In Accordance	\$639.00
All earthworks, including cut/fill, dam and car park. Minor works: 1000m ² or less	\$1006.00
All earthworks, including cut/fill, dam and car park. Medium works: 1001m ² to 5000m ²	\$1935.00
All earthworks, including cut/fill, dam and car park. Major works: 5001m ² or more	\$3296.00
Request to extend currency period	20% of current fee (up to a maximum of \$908.00)
Operational Works minor change	20% of current fee (up to a maximum of \$908.00)
Level of assessment or Generally In Accordance	\$63.00
Interference with a road for the installation of a temporary ground anchor	\$1326.00
Operational Works engineering drawings (civil) urban, park living and rural – per lot	\$434.00
Operational Works - engineering drawings (civil) commercial / industrial – per lot	\$564.00
Operational Works – engineering drawings (minor civil works) reduced fees – per application. Works external to a single development site	\$994.00
Request to extend currency period	20% of current fee (up to a maximum of \$908.00)
Operational Works minor change	20% of current fee (up to a maximum of \$908.00)
Confirm category of assessment or Generally In Accordance	\$639.00
Minor works – pontoons, jetties, revetment walls, boat ramps, mooring pile and other structures in, on or over water – includes one inspection – tidal	\$975.00
Major works – marina (greater than six berths) boardwalks, artificial waterways, foreshore infrastructure and other works - includes two inspections – tidal	\$4928.00
Request to change approved operational works - prescribed tidal works	20% of current fee (up to a maximum of \$865.00)
Ocean front dunes – boulder sea wall – includes one inspection	\$975.00
Bond - Boulder sea wall applications. Refundable. The bond will be determined by the Chief Executive Officer or his delegate.	Minimum bond \$17,593.00
Temporary ground anchor bond agreement must be signed and submitted with Bank Guarantee or Bank Cheque.	Minimum bond \$150,000.00
Lodgement and processing of temporary ground anchor bond This bond is refundable subject to removal of ground anchors and no damage to infrastructure.	\$1006.00
Streetscape plans with 50 lots or less	\$528.00
Streetscape plans with 51 lots or more	\$1265.00
Assessment of landscaping plans, includes landscaping final inspections (maximum 2). Additional inspections as required (must be prepaid). Park / Open space component with or without streetscape includes the assessment of maintenance management plans when the MCU/ROL requires these plans to be submitted in conjunction with the landscaping application	\$1684.00
Assessment of landscaping plans, includes landscaping final inspections (maximum 2). Commercial nature – per application	\$947.00
Assessment of landscaping plans, includes landscaping final inspections (maximum 2). Industrial nature – per application	\$947.00

Assessment of landscaping plans, includes landscaping final inspections (maximum 2). Residential nature (detached dwelling, attached dwelling) – per dwelling	\$316.00
Community Title Scheme (CTS) 10 or more dwellings (dwelling house, dual occupancy and multiple dwellings) with streetscape and park / open space – per application	\$3353.00
High rise / low rise apartments – per application. Multi-unit nature, includes landscaping final inspections (maximum 2). Additional inspections as required (must be prepaid).	\$1265.00
Community purposes.- per application	\$947.00
Amendment to approved landscaping plan – Includes: • Request to change development approval • Request to change / cancel conditions • Request to extend currency period • Request for negotiated decision notice	20% of current landscaping application fee
Re-inspection fee (miscellaneous)	\$223.00
Tree works (DA) – tree works linked to a development application, includes vegetation management plan and fauna management plan when the MCU/ROL requires these plans to be submitted in conjunction with tree works application	\$994.00
Tree works associated with a building approval and approved secondary dwelling only	\$323.00
Tree works not associated with a development application (1 to 30 trees)	\$240.00
Tree works not associated with a development application (31 and above trees)	\$315.00
Per each additional inspection (inspections for, but not limited to, operational works, building searches)	\$223.00
Development application for operational works (code assessable) vehicular crossing or driveway: includes 2 x inspections, 1 x pre-pour, 1 x post pour.	\$443.00
Vehicular crossing or driveway additional or re-inspection fee	\$175.00
Minor change – vehicular crossing or driveway application	\$163.00
Request to extend currency period – vehicular crossing or driveway application.	\$163.00

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

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

Privacy statement

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Application details

Estate name and stage	Christensen Road South, Stapylton
Councils reference file number	PN307555/02/DA11
Developer's name	Burnside Developments P/L & Yellowstone Investments P/L

Consulting engineer details

Company name	Icubed consulting pty ltd		
Contact person	Katherine Leggett		
Postal address	PO Box 878, Toowong Q 4066		
Phone number	07 3870 8888	Fax number	
Mobile number		Email	katherine.leggett@icubed.com.au
Engineering design	Yes	X	No
Contract administration	Yes		No
Existing approval number (if applicable)	Yes	X	No
App no: ROL201800026			

Property details

Lot number	Registered plan number	Existing approval number (if applicable)
334	SP	193431
Address	84-160 Christensen Road South, Stapylton	

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
	16400	06.02.2019
Consulting engineer for and on behalf of (company)	Icubed consulting pty ltd	

Fees

There is no fee associated with this form.

Supporting documents

- Councils engineering drawings – Engineering drawings application checklist with relevant sections completed.
- Two complete sets of A1 size engineering drawings (incomplete drawings and partial sets will not be accepted).
- One set of the job specification.
- Any information requested in the development approval conditions.
- Any relevant supporting documents.
- Details of a non-conforming design and reasons for its use (subject to Councils approval).

Office use only

Date received	Received by
---------------	-------------

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

W cityofgoldcoast.com.au

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Application details

Estate name and stage	Christensen Road South, Stapylton
Councils reference file number	PN307555/02/DA11 (ROL Approval)
Developer's name	Burnside Developments P/L & Yellowstone Investments P/L

Consulting engineer details

Company name	Icubed consulting pty ltd		
Contact person	Katherine Leggett		
Postal address	PO Box 878, Toowong Q 4066		
Phone number	07 3870 8888	Fax number	
Mobile number		Email	katherine.leggett@icubed.com.au

Property details

Lot number	334	Registered plan number	SP193431
Property address	84-160 Christensen Road South, Stapylton		
Existing approval number	PN307555/02/DA11 (ROL Approval)		

Checklist items submitted

General	Items	1, 2, 3, 4, 5, 6	or	N/A
Earthworks and roadworks	Items	1	or	N/A
Stormwater drainage	Items	N/A	or	N/A
Miscellaneous	Items	N/A	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

Engineering drawings application checklist

A. General	Yes	N/A
1. Administration		
Application form fully completed	X	
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 <i>Building and Construction Industry (Portable Long Service Leave) Act 1991</i> to supply evidence of the following.		
Estimated cost of works:	\$	Earthworks and SEC component \$302,000
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.	X	
2. Compliance with Councils approvals		
Rezoning, consent or other Council approval	X	
Provisions for adjoining development requirements		
3. RPEQ certification		
All engineering drawings and specifications prepared and signed by a Registered Professional Engineer of Qld	X	
4. Title block on engineering drawings		
Estate name (if any)	X	
Stage number (if any)	X	
Developers name	X	
Consultants name and address	X	
Drawing number and sheet number	X	
Scale with scale bar	X	
Locality description	X	
Origin of levels and location of permanent survey marks		X
Schedule showing date and nature of amendments	X	
Drawing title	X	
Signed design certification by an experienced designer	X	
5. Locality plan		
North point	X	
Major roads project	X	
Adjacent localities	X	
Development area outlines and shaded or crosshatched	X	
Scale noted	X	
6. Layout of stage plan		
Layout of roads	X	
Approved road names (road number not acceptable)	X	
Allotment layout	X	
Lot numbers	X	
North point	X	
Access restriction strips		X
Stage boundaries clearly shown		X
Existing easements		X

Engineering drawings application checklist

B. Earthworks and roadworks	Yes	N/A
1. Earthworks		
a) Drafting – drawings included		
Legend	X	
Existing and proposed contours	X	
Cut and fill areas clearly shown	X	
Road and allotment layout (indicate numbers)	X	
Approved road names	X	
Location(s) and level(s) of permanent survey mark(s), reference stations etc used as datum for the works		X
b) Design – complies with Councils guidelines		
Maximum cut or fill at boundary of subject land > 500 mm		X
No ponding or nuisance created at boundary of subject land	X	
Batter slopes	X	
Location and level of retaining walls (if required)	X	
Defined flood level (if appropriate)		X
Flood fill level (if appropriate)		X
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		

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

E mail@goldcoast.qld.gov.au

W cityofgoldcoast.com.au

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

Privacy statement

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

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

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 / car parking	☒
Civil engineering	☐	Landscaping – public	☐
Tree works - private	☐	Landscaping – private	☐
Tree works – development	☐		

Vehicular crossing

VXO Heavy Vehicle	☐	VXO Residential	☐
VXO Rural	☐		

Tidal minor works

Boat ramps		Jetty	
Mooring piles		Pontoon	
Revetment walls			

Tidal major works

Boardwalks		Marina	
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Tidal other

Coastal other		Boulder sea wall	
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Details of original application

Original application no.	PN307555/02/DA11 (ROL Approval)
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Fees*

The fees for this application can be found on the last page of this form.

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	
Cash, cheque or credit card at any of Council's branch offices. For branch office locations and operating hours, please refer to Council's website 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 <i>(if applicable)</i>	☒
Assessment benchmarks	☒

Section 3 – Plans and drawingsPlans (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

06.02.2019

Fee calculation worksheet	Fee
Rerouting existing sewerage and stormwater infrastructure within a single development site	\$876.00
Connection to Council stormwater drainage system	\$751.00
Connection to Council water reticulation system for a service 100mm and above	\$751.00
Connection to Council sewerage reticulation system	\$751.00
Applications for 2 or more connections from a single development site to Council services where associated with building works	\$1503.00
Operational Works minor change	20% of current fee (up to a maximum of \$908.00)
Request to extend currency period	20% of current fee (up to a maximum of \$908.00)
Confirm categories of development and assessment or Generally In Accordance	\$639.00
All earthworks, including cut/fill, dam and car park. Minor works: 1000m ² or less	\$1006.00
All earthworks, including cut/fill, dam and car park. Medium works: 1001m ² to 5000m ²	\$1935.00
All earthworks, including cut/fill, dam and car park. Major works: 5001m ² or more	\$3296.00
Request to extend currency period	20% of current fee (up to a maximum of \$908.00)
Operational Works minor change	20% of current fee (up to a maximum of \$908.00)
Level of assessment or Generally In Accordance	\$63.00
Interference with a road for the installation of a temporary ground anchor	\$1326.00
Operational Works engineering drawings (civil) urban, park living and rural – per lot	\$434.00
Operational Works - engineering drawings (civil) commercial / industrial – per lot	\$564.00
Operational Works – engineering drawings (minor civil works) reduced fees – per application. Works external to a single development site	\$994.00
Request to extend currency period	20% of current fee (up to a maximum of \$908.00)
Operational Works minor change	20% of current fee (up to a maximum of \$908.00)
Confirm category of assessment or Generally In Accordance	\$639.00
Minor works – pontoons, jetties, revetment walls, boat ramps, mooring pile and other structures in, on or over water – includes one inspection – tidal	\$975.00
Major works – marina (greater than six berths) boardwalks, artificial waterways, foreshore infrastructure and other works - includes two inspections – tidal	\$4928.00
Request to change approved operational works - prescribed tidal works	20% of current fee (up to a maximum of \$865.00)
Ocean front dunes – boulder sea wall – includes one inspection	\$975.00
Bond - Boulder sea wall applications. Refundable. The bond will be determined by the Chief Executive Officer or his delegate.	Minimum bond \$17,593.00
Temporary ground anchor bond agreement must be signed and submitted with Bank Guarantee or Bank Cheque.	Minimum bond \$150,000.00
Lodgement and processing of temporary ground anchor bond This bond is refundable subject to removal of ground anchors and no damage to infrastructure.	\$1006.00
Streetscape plans with 50 lots or less	\$528.00
Streetscape plans with 51 lots or more	\$1265.00
Assessment of landscaping plans, includes landscaping final inspections (maximum 2). Additional inspections as required (must be prepaid). Park / Open space component with or without streetscape includes the assessment of maintenance management plans when the MCU/ROL requires these plans to be submitted in conjunction with the landscaping application	\$1684.00
Assessment of landscaping plans, includes landscaping final inspections (maximum 2). Commercial nature – per application	\$947.00
Assessment of landscaping plans, includes landscaping final inspections (maximum 2). Industrial nature – per application	\$947.00

Assessment of landscaping plans, includes landscaping final inspections (maximum 2). Residential nature (detached dwelling, attached dwelling) – per dwelling	\$316.00
Community Title Scheme (CTS) 10 or more dwellings (dwelling house, dual occupancy and multiple dwellings) with streetscape and park / open space – per application	\$3353.00
High rise / low rise apartments – per application. Multi-unit nature, includes landscaping final inspections (maximum 2). Additional inspections as required (must be prepaid).	\$1265.00
Community purposes.- per application	\$947.00
Amendment to approved landscaping plan – Includes: • Request to change development approval • Request to change / cancel conditions • Request to extend currency period • Request for negotiated decision notice	20% of current landscaping application fee
Re-inspection fee (miscellaneous)	\$223.00
Tree works (DA) – tree works linked to a development application, includes vegetation management plan and fauna management plan when the MCU/ROL requires these plans to be submitted in conjunction with tree works application	\$994.00
Tree works associated with a building approval and approved secondary dwelling only	\$323.00
Tree works not associated with a development application (1 to 30 trees)	\$240.00
Tree works not associated with a development application (31 and above trees)	\$315.00
Per each additional inspection (inspections for, but not limited to, operational works, building searches)	\$223.00
Development application for operational works (code assessable) vehicular crossing or driveway: includes 2 x inspections, 1 x pre-pour, 1 x post pour.	\$443.00
Vehicular crossing or driveway additional or re-inspection fee	\$175.00
Minor change – vehicular crossing or driveway application	\$163.00
Request to extend currency period – vehicular crossing or driveway application.	\$163.00