

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
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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>.

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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).

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Date received	Received by
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Engineering drawings application checklist

Economy, Planning & Environment Engineering & Environmental Assessment City Development

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Property details

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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**

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* 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