

11 November 2019

**CHIEF EXECUTIVE OFFICER
CITY OF GOLD COAST
DEVELOPMENT ASSESSMENT
PO Box 5042
GOLD COAST MC 9729**

icubed consulting
innovation ingenuity inspiration
ABN 89 106 675 156

Attention: Planning and Development

Dear Sir/Madam,

**RE OPERATIONAL WORKS APPLICATION – WATER AND SEWER INFRASTRUCTURE
LOT 334 SP193431, 81-161 CHRISTENSEN ROAD SOUTH, STAPYLTON**

Enclosed is our application for an Operational Works permit to construct a water property connection and extension to the existing sewer property connection.

The application is made in reference to a self-assessable DA, and is supported by the following material;

- Development Plans
- Assessment Benchmark responses (not including Change to ground level and creation of new waterways code as they are not applicable to these works)
- DA Form 1
- Engineering Drawings Application Checklist
- Application for Approval of Engineering Drawings
- Application for Operational Works
- Q Leave Notification and Payment confirmation

Should you require any further information, please do not hesitate to contact us.

Yours faithfully,

**Katherine Leggett
Civil Engineer
i3 consulting pty ltd**

City Plan code template

This code template supports the preparation of a development application against either the acceptable outcome(s) or performance outcome(s) contained in the code. Development assessment rules are outlined in **Section 5.3.3** of the City Plan.

Please note:

For assessment against the overall outcomes, refer to the appropriate code.

Note: The whole of the planning scheme is identified as the assessment benchmark for impact assessable development. This specifically includes assessment of impact assessable development against this strategic framework. The strategic framework may contain intentions and requirements that are additional to and not necessarily repeated in zone, overlay or other codes. In particular, the performance outcomes in zone codes address only a limited number of aspects, predominantly related to built form. Development that is impact assessable must also be assessed against the overall outcomes of the code as well as the strategic framework.

9.4.4 General development provisions code

9.4.4.1 Application

The code applies to assessing material change of use, building work, reconfiguring a lot or operational work where indicated within **Part 5 Tables of assessment**.

When using this code, reference should be made to **Section 5.3.2** and, where applicable, **Section 5.3.3**, in **Part 5**.

9.4.4.2 Purpose

- (1) The purpose of the General development provisions code is to provide a consistent approach to city wide issues and avoid duplication of regulation throughout the City Plan.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Development is designed to maintain the expected level of amenity for the area.
 - (b) Development promotes a safe environment and reduces the potential for crime.
 - (c) Development is designed to respect the natural values of the land, including vegetation, natural topography and development on steep slopes to minimise impacts on the landscape character of the city's rural, urban and hinterland areas.
 - (d) Development does not result in unsightly retaining walls.
 - (e) Building services and storage areas are designed and located to avoid nuisance to adjoining premises and avoid an unattractive appearance when viewed from the street.
 - (f) Development does not cause adverse stormwater drainage impacts on or off the site.
 - (g) Development is connected to essential services and public utilities in accordance with infrastructure provider requirements.

- (h) Development is designed and located to ensure it does not adversely impact on Council infrastructure.

9.4.4.3 Specific benchmarks for assessment

Table 9.4.4-2: General development provisions code – for assessable development

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
Amenity protection			
PO1 Development mitigates any negative effects to amenity, health and safety from existing surrounding activities having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) signage; (e) visual amenity; (f) wind effects; (g) privacy; (h) vibration; (i) contaminated substances; (j) hazardous chemicals; (k) odour and emissions; and (l) safety.	AO1 No acceptable outcome provided.	PO1 COMPLIES The proposed development mitigates any negative effects to amenity, health and safety from existing surrounding activities having regard to; (a) noise; (b) hours of operation; (c) traffic; (d) signage; (e) visual amenity; (f) wind effects; (g) privacy; (h) vibration; (i) contaminated substances; (j) hazardous chemicals; (k) odour and emissions; and (l) safety. It can further be noted that the subject site is not located within close proximity to a sensitive land use or residential zone, further reducing concerns relating to amenity and noise. All construction work onsite will be compliant with the intent of the industrial locality.	
PO2 The proposed development prevents	AO2 No acceptable outcome provided.	PO2 COMPLIES The proposed development prevents loss of amenity and	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
loss of amenity and threats to health and safety, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) signage; (e) visual amenity; (f) wind effects; (g) privacy; (h) vibration; (i) contaminating substances; (j) hazardous chemicals; (k) odour and emissions; and (l) safety.		threats to health and safety, having regard to; (m) noise; (n) hours of operation; (o) traffic; (p) signage; (q) visual amenity; (r) wind effects; (s) privacy; (t) vibration; (u) contaminating substances; (v) hazardous chemicals; (w) odour and emissions; and (x) safety.	
Development along the Pacific Motorway and heavy railway line			
PO3 Development adjacent to the Pacific Motorway and heavy railway line minimises views of the storage of outdoor plant and equipment, including service areas to provide an attractive outlook for persons using the transport network.	AO3 Where the site is adjacent to the Pacific Motorway or a heavy rail line, areas used for outdoor storage, including service areas are screened from view from users of the motorway or heavy rail line by buildings, solid fencing or vegetation.	AO3 N/A The subject site is not located along the Pacific Motorway and heavy railway line.	
Landscaping			
PO4 The proposal provides landscape work that protects and enhances the character of the local area.	AO4.1 For all development except dwelling houses, dual occupancies, caretaker's accommodation and community residences a Statement of Landscape Intent prepared in accordance with SC6.12 City Plan policy – Landscape work demonstrating that the landscaping will provide amenity for site users and will protect and enhance the	PO4 N/A This application seeks approval for operational works (water and sewer reticulation). Accordingly, no landscaping is proposed as part of this application.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
	character of the local area. AO4.2 An Open Space Management Statement is prepared in accordance with SC6.12 City Plan policy – Landscape work where landscape works are proposed to be undertaken on land that is or is intended to be, public open space.		

Building services

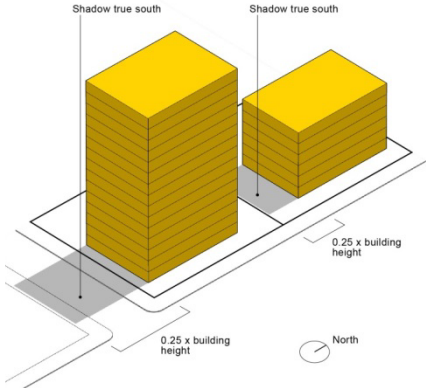
PO5 All mechanical equipment is located and housed so as not to cause disturbance to residents within or adjoining the development.	AO5 For all development except dwelling houses, dual occupancies, caretaker's accommodation and community residences: The mechanical equipment, including air-conditioning plant and swimming pool pumps, is incorporated within the building. OR The mechanical equipment, including air-conditioning plant and swimming pool pumps, is housed external to the principal building and: (a) is contained within a solid structure; and (b) located no closer than 1.5m to any site boundary.	AO5 N/A No mechanical services are proposed as part of this Operational Works application.	
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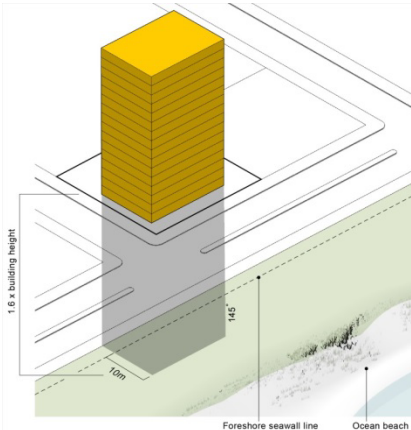
Casual surveillance and lighting

PO6 Development facilitates casual surveillance of public areas and incorporates lighting to reduce opportunities for crime.	AO6 No acceptable outcome provided.	AO6 N/A No casual surveillance and lighting are proposed as part of this Operational Works application.	
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Lighting

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
PO7 Lighting associated with any development does not cause a nuisance.	AO7 Direct or reflected light emissions from the premises must be positioned and shielded to prevent light spillage outside the boundaries of the site.	AO7 N/A No lighting is proposed as part of this Operational Works application.	
Shadow impacts – for all development 3 or more storeys			
PO8 The building is designed and located to ensure that the shadow cast by the building does not detract from a comfortable living and ground level environment and the access of adequate sunlight to private and public spaces having regard to: (a) the degree of containment of the shadow on the subject site at different times of the day on the summer and winter solstice and spring and autumn equinox; (b) the cumulative impact of the shadow and existing shadows; (c) the effect of the shadow on the ocean beach, Broadwater foreshore, or riverside or beachside public open space; (d) the location of the shadow on non-residential areas external to the site; and (e) the effect of the shadow on any other site or other building.	AO8.1 The width of the shadow cast in any direction by each level of the building, excluding balconies and lift wells, does not exceed twice the width of the shadow cast in any other direction. Figure 9.4.4-1 Illustration showing width ratio shadow outcome	AO8.1 N/A This application seeks approval for Operational Works (Water and Sewer Reticulation). Thus, this application does not seek approval for a development comprising of three (3) storeys or greater.	
	AO8.2 The shadow cast by the building in a true south direction has a length 0.25 times the height of the building, as measured from ground level adjacent to the southern side of the subject building to the top of the topmost storey, and does not intrude onto any other site, or does not cast shadow onto any other building on the same site.	AO8.2 N/A This application seeks approval for Operational Works (Water and Sewer Reticulation). Thus, this application does not seek approval for a development comprising of three (3) storeys or greater.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
	 Figure 9.4.4-2 Illustration showing southern shadow outcome		
	AO8.3 Bermuda Point precinct The shadow cast by the building in a true south direction has a length 0.25 times the height of the building, as measured from the top of the podium adjacent to the southern side of the subject building to the top of the topmost storey, and does not intrude onto any other site, or does not cast shadow onto any other building on the same site. Note: The podium is excluded from any southern shadow calculations.	AO8.3 N/A This application seeks approval for Operational Works (Water and Sewer Reticulation). Thus, this application does not seek approval for a development comprising of three (3) storeys or greater.	
	AO8.4 The shadow cast by any building does not cover any part of the ocean beach or Broadwater foreshore when the shadow has a bearing of 145° east of true north and the length of the shadow is 1.6 times the height of the building as	AO8.4 N/A This application seeks approval for Operational Works (Water and Sewer Reticulation). Thus, this application does not seek approval for a development comprising of three (3) storeys or greater.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
	measured from the ground level to the top of the topmost storey. Note: For the purpose of this acceptable outcome, the ocean beach is defined as that area east of a line 10m east of and parallel to the foreshore seawall line and the Broadwater foreshore is defined as that area east of the leading edge of the revetment wall.  Figure 9.4.4-3 Illustration showing ocean beach and Broadwater foreshore shadow outcome		
	AO8.5 The shadow cast by the building in the direction of true south does not intrude more than 10m into a riverside public open space reserve.	AO8.5 N/A This application seeks approval for Operational Works (Water and Sewer Reticulation). Thus, this application does not seek approval for a development comprising of three (3) storeys or greater.	

Earthworks and treatment of retaining walls

PO9 Earthworks and retaining walls associated with the development do not	AO9 Retaining walls and batters comply with the requirements of SC6.11 City Plan	AO9 N/A This application seeks approval for Operational Works (Water and Sewer Reticulation). Thus, this application	
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Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
create a negative visual impact upon neighbouring properties or the streetscape.	policy – Land development guidelines, Section 3 – Change to ground level standards.	does not seek approval for Earthworks and treatment of retaining walls.	
Stormwater drainage			
PO10 Development does not cause adverse stormwater drainage impacts on or off the site.	AO10 All development incorporates stormwater drainage works to comply with the requirements of SC6.11 City Plan policy – Land development guidelines, Section 4 – Stormwater drainage and water sensitive urban design standards.	AO10 N/A This application seeks approval for Operational Works (Water and Sewer Reticulation). Accordingly, no stormwater drainage is proposed as part of this application.	
Infrastructure			
PO11 All development ensures connection to public utilities to meet the needs of the development, including sewer, water, electricity and communications services.	AO11 All development is provided with services, as follows: (f) electricity supply and communication services (g) reticulated water supply, when within the mapped 'water supply service area' identified in the Local government infrastructure plan, and not located in the Conservation, Extractive industry, Major tourism (Island resorts precinct), Open space or Rural zones (h) reticulated sewer network, when within the mapped 'wastewater service area' identified in the Local government infrastructure plan, and not located in the Conservation, Extractive industry, Major tourism (Island resorts precinct), Open space, Rural or Rural residential zones.	AO11 COMPLIES This application seeks approval for Operational Works (Water and Sewer Reticulation). (a) N/A – This application does not seek approval for Electricity supply and communication services; (b) The subject site is situated within the High Impact Industry Zone and is provided with reticulated water supply. Please refer to the Water Connection Plan prepared by icubed consulting for further details. (c) The subject site is situated within the High Impact Industry Zone and will be connected to a reticulated sewer network. Please refer to the Sewer Connection Plan prepared by icubed consulting for further details.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
PO12 Development is undertaken in accordance with the Performance Criteria specified in the <i>Queensland Development Code MP1.4 – Building over or near relevant infrastructure</i> .	AO12 Development is undertaken in accordance with the Acceptable Solutions specified in the <i>Queensland Development Code MP1.4 – Building over or near relevant infrastructure</i> .	AO12 N/A This application seeks approval for Operational Works (Water and Sewer Reticulation).	
Site analysis			
PO13 Development is designed to: (a) complement the character and address any impacts on the amenity and environment of the local area; (b) avoid any risk to life or property arising from natural hazards; and (c) protect significant natural habitat areas, wildlife corridors, wetlands and waterway corridors.	AO13 A site analysis plan is prepared in accordance with SC6.13 City Plan policy – Site analysis .	AO13 N/A This application seeks approval for Operational Works (Water and Sewer Reticulation).	

City Plan code template

This code template supports the preparation of a development application against either the acceptable outcome(s) or performance outcome(s) contained in the code. Development assessment rules are outlined in **Section 5.3.3** of the City Plan.

Please note:

For assessment against the overall outcomes, refer to the appropriate code.

Note: The whole of the planning scheme is identified as the assessment benchmark for impact assessable development. This specifically includes assessment of impact assessable development against this strategic framework. The strategic framework may contain intentions and requirements that are additional to and not necessarily repeated in zone, overlay or other codes. In particular, the performance outcomes in zone codes address only a limited number of aspects, predominantly related to built form. Development that is impact assessable must also be assessed against the overall outcomes of the code as well as the strategic framework.

9.4.15 Works for infrastructure code

9.4.15.1 Application

This code applies to assessing operational work for development where indicated in **Part 5 Tables of assessment – Operational work**.

When using this code, reference should be made to **Section 5.3.2** and, where applicable, **Section 5.3.3**, in **Part 5**.

9.4.15.2 Purpose

- (1) The purpose of the Works for infrastructure code is to ensure that all works for infrastructure is designed and constructed with the City's best land development practices.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) The design, construction, operation and maintenance of infrastructure is cost effective over its lifecycle, whilst providing an appropriate level of service;
 - (b) Environmental and property impacts are avoided along with the potential for stormwater and ground water to enter the city's wastewater system;
 - (c) The integrity of existing infrastructure is not compromised;
 - (d) Movement networks are designed and constructed to be functional, safe and achieve good connectivity; and
 - (e) A high standard of public health and safety is maintained.

9.4.15.3 Specific benchmarks for assessment**Table 9.4.15-1: Works for infrastructure code – for assessable development only**

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
Movement network design and construction			
PO1 The movement network is designed and constructed to be functional, safe and achieve good connectivity.	AO1 The movement network is designed and constructed in accordance with SC6.11 City Plan policy – Land development guidelines, Section 2 – Transport network standards.	AO1 N/A No movement network is designed and/or constructed as part of this application.	
Stormwater drainage design and management			
PO2 Stormwater drainage is designed and constructed to: (a) integrate hydrologic and hydraulic elements; (b) demonstrate a feasible and functional drainage system; and (c) not cause adverse stormwater drainage impacts.	AO2.1 The stormwater drainage system is designed and constructed in accordance with SC6.11 City Plan policy – Land development guidelines, Section 4 – Stormwater drainage and water sensitive urban design.	AO2.1 N/A This application seeks approval for Operational Works (Water and Sewer Reticulation). Accordingly, no stormwater drainage design and management is proposed as part of this application.	
	AO2.2 The stormwater drainage system connects to a lawful point of discharge.	AO2.2 N/A This application seeks approval for Operational Works (Water and Sewer Reticulation). Accordingly, no stormwater drainage design and management is proposed as part of this application.	
Street lighting			
PO3 Street lighting is designed and constructed to enhance pedestrian and traffic safety.	AO3 Street lighting is designed and constructed in accordance with SC6.11 City Plan policy – Land development guidelines, Section 2 – Transport network standards.	AO3 N/A No street lighting is proposed as part of this application.	
Water supply reticulation design			

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
PO4 Water supply reticulation is designed and constructed to convey drinking water to all properties with adequate quality, pressure and volume of flow for household and fire fighting purposes.	AO4 Water supply reticulation is designed and constructed in accordance with the <i>South East Queensland Water Supply and Sewerage Design and Construction Code</i> as applicable to the City of Gold Coast.	AO4 COMPLIES The proposed water supply reticulation has been designed and constructed in accordance with the <i>South East Queensland Water Supply and Sewerage Design and Construction Code</i> as applicable to the City of Gold Coast. For further details please refer to the Water Reticulation Plans prepared by icubed consulting.	
Sewerage reticulation design			
PO5 Sewerage reticulation is designed and constructed to ensure adequate quality and minimise inflow, infiltration, health and environmental risks.	AO5 Sewerage reticulation is designed and constructed in accordance with the <i>South East Queensland Water Supply and Sewerage Design and Construction Code</i> as applicable to the City of Gold Coast.	AO5 COMPLIES Sewerage reticulation is designed and constructed in accordance with the <i>South East Queensland Water Supply and Sewerage Design and Construction Code</i> as applicable to the City of Gold Coast. For further details please refer to the Sewer Connection Plans prepared by icubed consulting.	
Open space and recreational facilities design			
PO6 Open-space areas and recreational facilities are designed and constructed to an appropriate standard, having regard to their intended recreational use and environmental values.	AO6 Open-space areas and recreation facilities are designed and constructed in accordance with SC6.11 City Plan policy – Land development guidelines, Section 5 – Public open space standards.	AO6 N/A No open space and recreational facilities are proposed as part of this application.	
Underground service conduits			
PO7 Underground service conduits are designed and constructed in accordance with State/Federal guidelines to meet service provider's requirements.	AO7 No acceptable outcome provided.	PO7 N/A No underground service conduits are proposed as part of this application.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
Assets – general provisions			
PO8 Asset design, construction and maintenance achieves: (a) delivery of high quality assets that are not a financial or resource burden, beyond reasonable expectations, to the community or the Council as the asset custodian; (b) cost effective ongoing operation and maintenance of assets; (c) no unreasonable financial or economic burden in the ongoing, long-term operation of the asset; (d) maintenance of public health and safety; (e) maintenance of health and safety for person/s maintaining and managing assets; and (f) minimise adverse impacts to the environment (including the amenity of the local area) in the short and long term needs of users.	AO8.1 Design, construction, maintenance and transfer of assets are undertaken in accordance with SC6.11 City Plan policy – Land development guidelines .	AO8.1 N/A Asset design, construction and maintenance is not proposed as part of this application.	
	AO8.2 Life-cycle cost analysis of assets is undertaken in accordance with SC6.11 City Plan policy – Land development guidelines .	AO8.2 N/A Asset design, construction and maintenance is not proposed as part of this application.	
	AO8.3 Expected asset life, maintenance activities (including frequency) and resources are estimated and included in a maintenance and management plan in accordance with SC6.11 City Plan policy – Land development guidelines .	AO8.3 N/A Asset design, construction and maintenance is not proposed as part of this application.	

City Plan code template

This code template supports the preparation of a development application against either the acceptable outcome(s) or performance outcome(s) contained in the code. Development assessment rules are outlined in **Section 5.3.3** of the City Plan.

Please note:

For assessment against the overall outcomes, refer to the appropriate code.

Note: The whole of the planning scheme is identified as the assessment benchmark for impact assessable development. This specifically includes assessment of impact assessable development against this strategic framework. The strategic framework may contain intentions and requirements that are additional to and not necessarily repeated in zone, overlay or other codes. In particular, the performance outcomes in zone codes address only a limited number of aspects, predominantly related to built form. Development that is impact assessable must also be assessed against the overall outcomes of the code as well as the strategic framework.

6.2.11 High impact industry zone code

6.2.11.1 Application

This code applies to assessing all development in the High impact industry zone.

When using this code, reference should be made to **Section 5.3.2** and, where applicable, **Section 5.3.3**, in **Part 5**.

Where development is identified in the **Future high impact industry precinct**, additional outcomes will apply to assessment.

Note: To the extent there is any inconsistency with the outcomes applying to the whole of the zone, the precinct outcomes will prevail.

6.2.11.2 Purpose

- (1) The purpose of the High impact industry zone is to provide for high impact industry uses.

It may include non-industrial and business uses that support the industrial activities where they do not compromise the long-term use of the land for industrial purposes.

Activities considered appropriate in this zone are defined as high impact industry in the schedule of definitions.

- (2) The purpose of the code will be achieved through the following overall outcomes:

(a) Land uses –

- (i) include a wide range of industrial activities which are appropriately located away from sensitive land uses, such as high impact industry, medium impact industry, marine industry, low impact industry, warehouses, research and technology and bulk garden supplies;

- (ii) which are industry based and have the potential for significant amenity impacts may be considered, these include aquaculture and renewable energy facilities;
 - (iii) include a limited range of complementary uses that support the immediate industrial area such as service stations, food and drink outlets and hardware and trade supplies;
 - (iv) that may not be appropriate in other areas due to their scale and nature will be considered providing they do not compromise the short or long-term use of the zone for industrial activities. These include crematoriums, intensive horticulture, wholesale nurseries, animal keeping, intensive animal industries, rural industries, parking stations and transport depots;
 - (v) include brothels;
 - (vi) that are incompatible and have the potential to compromise the industrial operation of the zone such as sensitive land uses are not supported; and
 - (vii) include special industry uses in very limited circumstances.
- (b) Character consists of –
- (i) land with the largest separation from sensitive land uses, occupied by functional industrial buildings;
 - (ii) legible and attractive streetscapes with wide streets that provide easy site access; and
 - (iii) extensive landscaping where adjoining non-industrial uses and transport corridors.
- (c) Built form –
- (i) is of a height that is consistent with the surrounding industrial development and allows for a flexible range of large scale industrial activities.
- (d) Lot design –
- (i) allows for the efficient operation of high impact industrial activities.
- (e) Variations in the zone are –
- (i) **Future high impact industry precinct.**

Future high impact industry precinct

- (3) The purpose of the **Future high impact industry precinct** will be achieved through the following additional overall outcomes:
- (a) To identify and protect land reserves for High impact industry that currently lacks the adequate infrastructure.
 - (b) Industrial development is staged and designed to provide for appropriate infrastructure to meet Council's desired standard of service for industrial uses.
 - (c) Development out-of sequence with water/sewer infrastructure secures agreements from downstream land holders and bares the full cost of providing the necessary infrastructure to Council's standards.
 - (d) Interim land uses and subdivisions do not compromise the capacity of the precinct to develop intensively for high impact industry activities.

- (e) Interim land uses and subdivisions do not compromise the intention for buffering or transition areas close to sensitive uses or values in the surrounding area.

6.2.11.3 Specific benchmarks for assessment

Table 6.2.11-2: High impact industry zone code – for assessable development

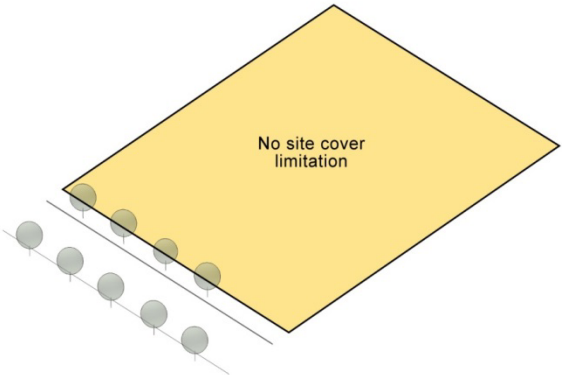
Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
Site cover			
			
Height			
PO1 Development is of a height that: (a) is consistent with the surrounding industrial built form; and (b) allows for the effective operation of the use.	AO1 Building height does not exceed 15m. AND Structures do not exceed a height of 15m.	AO1 NOT APPLICABLE This application seeks approval for Operational Works (Water and Sewer Reticulation). Accordingly, no building works is proposed as part of this application.	

Figure 6.2.11-1

Illustration showing High impact industry zone site cover outcomes

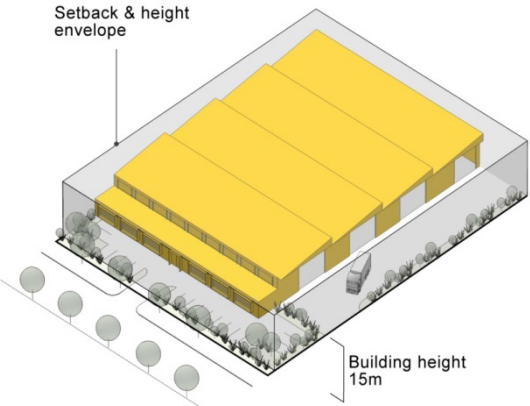
Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
			

Figure 6.2.11-2
Illustration showing High impact industry zone setbacks and height outcomes

Lot design (for subdivision only)

PO2 Lots are of a size that support high impact industrial activity and configured to operate efficiently and effectively.	AO2.1 Minimum lot size is 4,000m ² or that shown on the Minimum lot size overlay map , whichever is greater, exclusive of any access strip or access easement for rear lots. OR When access is proposed from an industrial collector road the minimum lot size is 6,000m ² or that shown on the Minimum lot size overlay map , whichever is greater.	AO2.1 N/A This application does not seek approval for a reconfiguring a lot (subdivision). It can be noted that this Operational Works Application has been prepared in accordance with Development Approval – ROL201800026 for a reconfiguring a lot – one (1) into seventeen (17) community title scheme lots (subdivision), which was approved by Gold Coast City Council on the 2 nd November, 2018.	
	AO2.2 Minimum road frontage and average lot width is 25m. OR For rear lots the average lot width is 25m.	AO2.2 N/A This application does not seek approval for a reconfiguring a lot (subdivision). It can be noted that this Operational Works Application has been prepared in accordance with Development Approval – ROL201800026 for a reconfiguring a lot – one (1) into seventeen (17) community title scheme lots	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
		(subdivision), which was approved by Gold Coast City Council on the 2 nd November, 2018.	
PO3 Future high impact industry precinct Lots are of a size that do not compromise the capacity of the precinct to develop intensively for high impact industry activities.	AO3 Future high impact industry precinct Minimum lot size is 20ha.	AO2.1 N/A This application does not seek approval for a reconfiguring a lot (subdivision). It can be noted that this Operational Works Application has been prepared in accordance with Development Approval – ROL201800026 for a reconfiguring a lot – one (1) into seventeen (17) community title scheme lots (subdivision), which was approved by Gold Coast City Council on the 2nd November, 2018.	
Out of sequence development			
PO4 Future high impact industry precinct Where development does not have an immediate connection to adequate infrastructure the proposal must demonstrate that: (a) the development is staged and designed to provide for appropriate infrastructure to meet Council's standard of service; (b) downstream property owner agreements are secured for the provision of the necessary infrastructure through their land; (c) interim land uses do not compromise the capacity of the precinct to develop intensively for high impact industry activities or to accommodate buffer or transition areas to nearby sensitive uses and other values; and (d) the necessary infrastructure is provided to Council's standards, at no cost to Council.	AO4 Future high impact industry precinct No acceptable outcome provided.	AO4 NOT APPLICABLE The subject site is not located within the Future High Impact Industry Precinct.	

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) (individual or company full name)	Multi Span Australia c/- icubed consulting
Contact name (only applicable for companies)	Katherine Leggett
Postal address (P.O. Box or street address)	PO Box 878
Suburb	Toowong
State	Qld
Postcode	4066
Country	Australia
Contact number	07 3870 8888
Email address (non-mandatory)	katherine.leggett@icubed.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	19-130

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)



**Queensland
Government**

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
		81-161	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 *Environmental Protection Act 1994*

EMR site identification:

☐ Listed on the Contaminated Land Register (CLR) under the *Environmental Protection Act 1994*

CLR site identification:

5) Are there any existing easements over the premises?

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

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

☒ No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

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

☐ Material change of use

☐ Reconfiguring a lot

☒ Operational work

☐ Building work

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

☒ Development permit

☐ Preliminary approval

☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

☒ Code assessment

☐ Impact assessment *(requires public notification)*

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

Water Connection

Sewer connection stub extension

e) Relevant plans

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

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

6.2) Provide details about the second development aspect

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

☐ Material change of use

☐ Reconfiguring a lot

☐ Operational work

☐ Building work

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

☐ Development permit

☐ Preliminary approval

☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

☐ Code assessment

☐ Impact assessment *(requires public notification)*

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

e) Relevant plans

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

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

6.3) Additional aspects of development

☐ Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application

☒ Not required

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?

--

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				

10.2) Will the subdivision be staged?

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

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?

Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

12) Boundary realignment

12.1) What are the current and proposed areas for each lot comprising the premises?

Current lot		Proposed lot	
Lot on plan description	Area (m ²)	Lot on plan description	Area (m ²)

12.2) What is the reason for the boundary realignment?

--

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? (attach schedule if there are more than two easements)

Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? (e.g. pedestrian access)	Identify the land/lot(s) benefitted by the easement

Division 3 – Operational work

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

14.1) What is the nature of the operational work?

- | | | |
|--|-------------------------------------|---|
| ☐ Road work | ☐ Stormwater | ☒ Water infrastructure |
| ☐ Drainage work | ☐ Earthworks | ☒ Sewage infrastructure |
| ☐ Landscaping | ☐ Signage | ☐ Clearing vegetation |
| ☐ Other – please specify: | | |

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

☐ Yes – specify number of new lots:

☒ No

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

\$ 33,400

PART 4 – ASSESSMENT MANAGER DETAILS

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

Gold Coast Water and 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 <i>Transport Infrastructure Act 1994</i> : ☐ 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 DA Forms Guide .

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)			
☐ Yes – provide details below or include details in a schedule to this development application ☒ No			
List of approval/development application references	Reference number	Date	Assessment manager
☐ Approval ☐ Development application			
☐ 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
\$ 12,728.00	27 September 2019	S203923

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 (<i>only required if application involves prescribed tidal work</i>) ☐ 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:
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 <i>Prostitution Regulation 2014</i> ☒ No	
Decision under section 62 of the <i>Transport Infrastructure Act 1994</i>	
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 <i>Transport Infrastructure Act 1994</i> (subject to the conditions in section 75 of the <i>Transport Infrastructure Act 1994</i> 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 Note: See the <i>Planning Regulation 2017</i> for referral requirements	☒ 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 Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see DA Forms Guide: Planning Report Template .	☒ Yes
Relevant plans of the development are attached to this development application Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans .	☒ Yes
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (<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 *Electronic Transactions Act 2001*

Note: It is unlawful to intentionally provide false or misleading information.

Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.

Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, Planning Regulation 2017 and the DA Rules except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the Planning Regulation 2017, and the access rules made under the *Planning Act 2016* and Planning Regulation 2017; or
- required by other legislation (including the *Right to Information Act 2009*); or
- otherwise required by law.

This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

PART 9 – FOR OFFICE USE ONLY

Date received:

Reference number(s):

Notification of engagement of alternative assessment manager

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

QLeave notification and payment

Note: For completion by assessment manager if applicable

Description of the work	
QLeave project number	
Amount paid (\$)	
Date paid	
Date receipted form sighted by assessment manager	
Name of officer who sighted the form	

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

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	81-161 Christensen Road South, Stapylton, QLD
Councils reference file number	N/A – self assessable DA
Developer's name	Multi Span Australia

Consulting engineer details

Company name	Icubed Consulting		
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	81-161 CHRISTENSEN ROA SOUTH, STAPYLTON		
Existing approval number			

Checklist items submitted

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

Office use only

Fees

There is no fee associated with this form.

Not approved

Approved subject to minor alterations as shown

Approved

Date received

Received by

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		x
Department of Environment and Heritage Protection		x
Downstream drainage discharge rights		x
Clearance for works through other properties		x
Energex/Telstra		x
Others		x
Relevant standard drawings included in application	x	
Schedule of drawings (submitted) attached	x	
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:	\$ 33,400 (water connection only)	
If work is \$150,000.00 or more provide one of the following.		
Payment of levy.	x	
Payment of the first instalment of levy.		
An exemption from payment levy.		
An exemption from immediate payment of levy.		
2. Compliance with Councils approvals		
Rezoning, consent or other Council approval		x
Provisions for adjoining development requirements		x
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

**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

Application for approval of engineering drawings

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	81-161 Christensen Road South, Stapylton, QLD
Councils reference file number	N/A – self assessable DA
Developer's name	Multi Span Australia

Consulting engineer details

Company name	Icubed Consulting				
Contact person	Travis Smith				
Postal address	Po Box 878, Toowong Q 4066				
Phone number	07 3870 8888	Fax number			
Mobile number		Email	travis.smith@icubed.com.au		
Engineering design			Yes	x	No
Contract administration			Yes		No
Existing approval number (if applicable)			Yes		No
			App no: N/A		

Property details

Lot number	Registered plan number	Existing approval number (if applicable)
334	SP193431	N/A – self assessable DA
Address	81-161 Christensen Road South, Stapylton, QLD	

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	11.11.2019
Consulting engineer for and on behalf of (company)		Icubed Consulting

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	
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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

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For more information to assist with your application and to submit online, please visit cityofgoldcoast.com.au/lodgeda

* Indicates the field is mandatory

Operational works application type (pre-assessment unavailable)*

Associated building works	☐	Change to ground level	☐
Civil engineering	☒	Landscaping – public	☐
Tree works - private	☐	Landscaping – private	☐
Tree works – development	☐		

Vehicular crossing

VXO Heavy Vehicle	☐	VXO Residential	☐
VXO Rural	☐		

Prescribed Tidal Works

Boat ramps		Jetty	
Mooring piles		Pontoon	
Revetment walls		Boulder Sea Wall	
Boardwalks		Marina (Greater than six berths)	
Other structures in, on or over tidal water			

Coastal Management District

Artificial Waterways and other works		
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Details of original application

Original application no.	N/A – self assessable DA
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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	11.11.2019
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Fee calculation worksheet	Fee
Associated building works	
Rerouting existing sewerage and stormwater infrastructure within a single development site	\$898.00
Connection to Council stormwater drainage system	\$770.00
Connection to Council water reticulation system for a service 100mm and above	\$770.00
Connection to Council sewerage reticulation system	\$770.00
Applications for 2 or more connections from a single development site to Council services where associated with building works	\$1541.00
Operational Works minor change	20% of current fee (up to a maximum of \$931.00)
Request to extend currency period	20% of current fee (up to a maximum of \$931.00)
Level of Assessment or Generally In Accordance	\$655.00
Change to ground level	
All earthworks, including cut/fill, dam and car park. Minor works: 1000m ² or less	\$1031.00
All earthworks, including cut/fill, dam and car park. Medium works: 1001m ² to 5000m ²	\$1983.00
All earthworks, including cut/fill, dam and car park. Major works: 5001m ² or more	\$3378.00
Request to extend currency period	20% of current fee (up to a maximum of \$931.00)
Operational Works minor change	20% of current fee (up to a maximum of \$931.00)
Level of Assessment or Generally In Accordance	\$655.00
Works for infrastructure civil engineering (subdivisions)	
Operational Works engineering drawings (civil) urban, park living and rural – per lot	\$445.00
Operational Works - engineering drawings (civil) commercial / industrial – per lot	\$578.00
Operational Works – engineering drawings (minor civil works) reduced fees – per application. Works external to a single development site	\$1019.00
Request to change approved operational works civil engineering drawings	20% of current fee (up to a maximum of \$931.00)
Request to extend currency period	20% of Current Operational Works Application Fee (up to a maximum of \$931.00)
Operational Works minor change	20% of current fee (up to a maximum of \$931.00)
Level of Assessment or Generally In Accordance	\$655.00
Re-inspection Fee on Failed Result of initial inspection	\$413.00
Landscaping on public land	
Streetscape plans with 50 lots or less	\$541.00
Streetscape plans with 51 lots or more	\$1297.00
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	\$1726.00
Landscaping on private land	
Assessment of landscaping plans, includes landscaping final inspections (maximum 2). Commercial nature – per application	\$971.00
Assessment of landscaping plans, includes landscaping final inspections (maximum 2). Industrial nature – per application	\$971.00
Assessment of landscaping plans, includes landscaping final inspections (maximum 2). Residential nature (detached dwelling, attached dwelling) – per dwelling	\$324.00
Assessment of landscaping plans, includes landscaping final inspections (maximum 2). Additional inspections as required (must be prepaid). Multiple Dwellings, 10 or more dwellings (includes Townhouses and Row Housing only)	\$3437.00
Multi-unit nature, includes landscaping final inspections (maximum 2). Additional inspections as	\$1297.00

required (must be prepaid). Multiple Dwellings, (includes apartments and flats only)	
Community Purposes, includes landscaping final inspections (Maximum 2). Additional inspections as required (must be prepaid).	\$971.00
Assessment of landscaping plans, includes landscaping final inspections (Maximum 2). Additional inspections as required (must be prepaid). Multiple Dwellings, 10 or more dwellings (includes Townhouses and Row Housing only)	\$3437.00
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)	\$229.00
Environmental	
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	\$1019.00
Tree works not associated with a development application (1 to 2 trees)	\$160.00
Tree works not associated with a development application (3 to 30 trees)	\$246.00
Tree works not associated with a development application (31 and above trees)	\$400.00
Tree works (Private Works) associated with a building approval and approved Dual Occupancy secondary dwellings only	\$331.00
OPW Tree Works Application Fee for Vehicular Crossing (VXO)	\$314.00
Per each additional inspection - (inspections for, but not limited to, operational works, building searches)	\$229.00
Prescribed tidal works and/or works in a coast management district	
Prescribed Tidal Works - Pontoons, Jetties, Revetment Walls, Boat Ramps, Mooring Pile, Marina (Greater than six berths), Boardwalks, Boulder Sea Wall and other structures in, on or over tidal water. Includes one (1) inspection.	\$999.00
Coastal Management District – Artificial Waterways and other works Includes two (2) inspections.	\$1950.00
Request to change approved operational works - Includes Prescribed Tidal Works and Works in a Coastal Management District	20% of current fee (up to a maximum of \$887.00)
Level of Assessment or Generally In Accordance	\$655.00
Bond - Boulder sea wall applications. Refundable. The bond will be determined by the Chief Executive Officer or his delegate.	Minimum bond \$18,033.00
Non tidal works	
Minor Works - Pontoons, Jetties, Revetment Walls, Boat Ramps, Mooring Pile and other structures in, on or over non-tidal water. Includes one (1) inspection.	\$999.00
Major Works - Boardwalks, Artificial Waterways and other works. Includes two (2) inspections.	\$1950.00
Request to change approved operational works Non Tidal Works	20% of current fee (up to a maximum of \$887.00)
Level of Assessment or Generally In Accordance	\$655.00
Vehicular crossing (VXO) and driveways	
Development application for operational works (code assessable) vehicular crossing or driveway: includes 2 x inspections, 1 x pre-pour and 1 x post pour.	\$454.00
Vehicular crossing or driveway additional or re-inspection fee	\$179.00
Minor change - Vehicular Crossing or Driveway Application	\$167.00
Request to extend currency period – vehicular crossing or driveway application.	\$167.00
Ground anchor	
Interference with a road for the installation of a temporary ground anchor	\$1359.00
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.	\$1031.00