

Application for operational works84 Christensen Road South
STAYPLTON**Planning and Environment
Engineering and Environmental Assessment
City Development**

PO Box 5042 GOLD COAST MC QLD 9729

P: 07 5582 8866 F: 07 5596 3653

E: mail@goldcoast.qld.gov.auW: cityofgoldcoast.com.auPlease use **BLOCK LETTERS** and complete all details in full**Privacy statement**

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

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

Operational works application type (pre-assessment unavailable)

Associated building works		Change to ground level (single lots only) including. car parking	
Civil engineering – Works for infrastructure (subdivisions only)		Electrical drawings	
Tree works – development		Landscaping – private	
Landscaping – public			

Vehicular crossing (VXO)

VXO Heavy Vehicle (VHD)		VXO Residential (VRE)	
VXO Crossing (VXO)		VXO Rural (VRL)	

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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Mandatory requirements for an application to be deemed to have been 'properly made'

Correct versions of these forms must be provided to be considered a properly made application (Refer to the <i>Planning Act 2016</i> .)			
Required application fee			✓
All parts of relevant State Government Forms (current version only) are completed.			✓

Application forms

State Government Form 1		✓
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Fees

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

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

Office use only

Date received		Fee paid	
Received by		Receipt number	
Business partner name		Account number	
Business partner number		AMS code	(if applicable)

Payment options

Business partner account (BP)

Business partner name	Business partner number
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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.

Lodgement requirements(Please refer to Council's website: cityofgoldcoast.com.au for full lodgement requirements.)**E-lodgement**

Please visit Council's 'Lodge a development application' webpage to lodge on-line via Council's SmartForm.

The attachments associated with your application, that is forms and plans can be uploaded using the SmartForm. If you choose to pay 'off-line', there are a number of different payment methods available to you.

Lodging at Customer Service

Please submit your application in one of the following formats:

- digital copy (PDF format)
- hard copy of all documentation

If submitting in PDF format, please section the PDF's as follows:

- application forms or E-lodgement is available
- supporting documents (planning report, code templates, site analysis and photographs)
- plans
- specialist reports (i.e. arborist report, engineering report, hydraulic report, stormwater management plans, etc)

Operational works application requirements

(Building and Construction Industry – portable long service leave Act 1991)

Provide evidence of one of the following:

payment of levy, or	
payment of the first instalment of levy, or	
an exemption from payment of levy, or	
an exemption from immediate payment of levy	

Section 1 – Forms**State Government Forms**

Form 1	✓
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Council's Forms

Pre-assessment certificate	✓
Application form for operational works	✓
Appendix A – Engineering drawings – Application checklist – City Plan Schedule 6 - City Plan policies - SC6.9 City Plan policy – Land development guidelines	
Appendix B – Application for Approval of Engineering drawings – City Plan Schedule 6 – City Plan policies - SC6.9 City Plan policy – Land development guidelines	
Appendix E – Street lighting application – City Plan Schedule 6 – City Plan policies - SC6.9 City Plan policy – Land development guidelines	

Section 2 – Supporting documents**Note:** Have you prepared any of the following in accordance with the City Plan and the State Governments forms guide?

	Is this applicable?		
Cover letter outlining proposal	✓	Yes	No
Copy of previous planning approval (if applicable)		Yes	No
Assessment benchmarks		Yes	No

Section 3 – Plans and drawings**Note:** Have you prepared any of the following in accordance with the City Plan and the State Governments forms guide?

Plans (scaled to A3)	✓	Yes	No
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Section 4 – Specialist reports (as applicable)

Types of specialist reports for Hydraulic, water quality and geotechnical engineering matters

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

Refer to the City Plan: Landscape Work Code and City Plan policy— Landscape work

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 declare that:

- The information provided in this form is complete and correct
- I have read the privacy notice

Signature



Date

18.12.17

Fee calculation worksheet	Citipac number (office use only)	Fee
Associated building works		
Rerouting existing sewerage and stormwater infrastructure within a single development site	RC 99098	\$855.00
Connection to Council stormwater drainage system		\$733.00
Connection to Council water reticulation system for a service 100mm and above		\$733.00
Connection to Council sewerage reticulation system		\$733.00
Applications for 2 or more connections from a single development site to Council services where associated with building works		\$1466.00
Operational Works minor change		20% of current fee (up to a maximum of \$886.00)
Request to extend currency period	RC 98468	20% of current fee (up to a maximum of \$886.00)
Confirm categories of development and assessment or Generally In Accordance	RC 98304	\$623.00
Change to ground level		
All earthworks, including cut/fill, dam and car park (Note: No fee for the submission of amended plans.)		
All earthworks, including cut/fill, dam and car park. Minor works: 1000m ² or less	RC 98468	\$981.00
All earthworks, including cut/fill, dam and car park. Medium works: 1001m ² to 5000m ²		\$1888.00
All earthworks, including cut/fill, dam and car park. Major works: 5001m ² or more		\$3216.00
Request to extend currency period		20% of current fee (up to a maximum of \$886.00)
Operational Works minor change	RC 99098	20% of current fee (up to a maximum of \$886.00)
Level of assessment or Generally In Accordance	RC 98304	\$623.00
Ground anchor (Non State Government)		
Interference with a road for the installation of a temporary ground anchor	98734	\$1262.00
Civil engineering / Works for infrastructure		
The per lot fee is inclusive of sediment and erosion control but does not cover Tree Clearing or Management Plans		
Operational Works engineering drawings (civil) urban, park living and rural – per lot	RC 99099	\$423.00
Operational Works - engineering drawings (civil) commercial / industrial – per lot		\$550.00
Operational Works – engineering drawings (minor civil works) reduced fees – per application. Works external to a single development site		\$970.00
Request to extend currency period	RC 98468	20% of current fee (up to a maximum of \$886.00)
Operational Works minor change	RC 99098	20% of current fee (up to a maximum of \$886.00)
Confirm category of assessment or Generally In Accordance	RC 98304	\$623.00

Prescribed tidal works		
Minor works – pontoons, jetties, revetment walls, boat ramps, mooring pile and other structures in, on or over water – includes one inspection – tidal	RC 96655	\$951.00
Major works – marina (greater than six berths) boardwalks, artificial waterways, foreshore infrastructure and other works - includes two inspections – tidal		\$4808.00
Request to change approved operational works - prescribed tidal works		20% of current fee (up to a maximum of \$844.00)
Ocean front dunes – boulder sea wall – includes one inspection		\$951.00
Bonds		
Bond - Boulder sea wall applications. Refundable. The bond will be determined by the Chief Executive Officer or his delegate.	74648	Minimum bond \$17,164.00
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.		\$981.00
Landscaping works		
Assessment of landscaping plans, includes landscaping final inspections – maximum two (2). Additional inspections as required (must be prepaid).		
Streetscape plans with 50 lots or less	RC 99101	\$515.00
Streetscape plans with 51 lots or more		\$1234.00
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		\$1643.00
Assessment of landscaping plans, includes landscaping final inspections (maximum 2). Commercial nature – per application		\$924.00
Assessment of landscaping plans, includes landscaping final inspections (maximum 2). Industrial nature – per application		\$924.00
Assessment of landscaping plans, includes landscaping final inspections (maximum 2). Residential nature (detached dwelling, attached dwelling) – per dwelling		\$308.00
Community Title Scheme (CTS) 10 or more dwellings (dwelling house, dual occupancy and multiple dwellings) with streetscape and park / open space – per application		\$3271.00
High rise / low rise apartments – per application. Multi-unit nature, includes landscaping final inspections (maximum 2). Additional inspections as required (must be prepaid).		\$1234.00
Community purposes.- per application		\$924.00
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)	RC 141500	\$218.00
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	RC 99102	\$970.00
Tree works associated with a building approval and approved secondary dwelling only		\$315.00
Tree works not associated with a development application		\$58.00
Per each additional inspection (inspections for, but not limited to, operational works, building searches)		\$218.00
Vehicular crossings (VXO) and driveways		
Development application for operational works (code assessable) vehicular crossing or driveway: includes 2 x inspections, 1 x pre-pour, 1 x post pour.	RC 98117	\$432.00
Vehicular crossing or driveway additional or re-inspection fee		\$171.00
Minor change – vehicular crossing or driveway application		\$159.00
Request to extend currency period – vehicular crossing or driveway application.		\$159.00

IDAS form 1—Application details

(Sustainable Planning Act 2009 version 4.3 effective 5 December 2016)

This form must be used for **ALL** development applications.

You **MUST** complete **ALL** questions that are stated to be a mandatory requirement unless otherwise identified on this form.

For all development applications, you must:

- complete this form (*IDAS form 1—Application details*)
- complete any other forms relevant to your application
- provide any mandatory supporting information identified on the forms as being required to accompany your application.

Attach extra pages if there is insufficient space on this form.

All terms used on this form have the meaning given in the *Sustainable Planning Act 2009* (SPA) or the Sustainable Planning Regulation 2009.

This form and any other IDAS form relevant to your application must be used for development applications 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*. Whenever a planning scheme is mentioned, take it to mean land use plan for the strategic port land, Brisbane core port land or airport land.

PLEASE NOTE: This form is not required to accompany requests for compliance assessment.

Mandatory requirements

Applicant details (Note: the applicant is the person responsible for making the application and need not be the owner of the land. The applicant is responsible for ensuring the information provided on all IDAS application forms is correct. Any development permit or preliminary approval that may be issued as a consequence of this application will be issued to the applicant.)

Name/s (individual or company name in full)	Spaceframe Buildings Pty Ltd			
For companies, contact name	C/- HCE Engineers			
Postal address	Po Box 7214			
	Suburb	Redland Bay		
	State	QLD	Postcode	4165
	Country			
Contact phone number	(07) 3829 1399			
Mobile number (non-mandatory requirement)				
Fax number (non-mandatory requirement)				

Email address (non-mandatory requirement)

vbennett

@ hce-engineers.com.au

Applicant's reference number (non-mandatory requirement)

8046

1. What is the nature of the development proposed and what type of approval is being sought?**Table A**—Aspect 1 of the application (If there are additional aspects to the application please list in Table B—Aspect 2.)

- a) What is the nature of the development? (Please only tick one box.)
- ☐ Material change of use ☐ Reconfiguring a lot ☐ Building work ☒ Operational work
- b) What is the approval type? (Please only tick one box.)
- ☐ Preliminary approval under s241 of SPA ☐ Preliminary approval under s241 and s242 of SPA ☒ Development permit
- c) Provide a brief description of the proposal, including use definition and number of buildings or structures where applicable (e.g. six unit apartment building defined as a *multi-unit dwelling*, 30 lot residential subdivision etc.)
- Industrial building
- d) What is the level of assessment? (Please only tick one box.)
- ☐ Impact assessment ☒ Code assessment

Table B—Aspect 2 of the application (If there are additional aspects to the application please list in Table C—Additional aspects of the application.)

- a) What is the nature of development? (Please only tick one box.)
- ☐ Material change of use ☐ Reconfiguring a lot ☐ Building work ☐ Operational work
- b) What is the approval type? (Please only tick one box.)
- ☐ Preliminary approval under s241 of SPA ☐ Preliminary approval under s241 and s242 of SPA ☐ Development permit
- c) Provide a brief description of the proposal, including use definition and number of buildings or structures where applicable (e.g. six unit apartment building defined as a *multi-unit dwelling*, 30 lot residential subdivision etc.)
-
- d) What is the level of assessment?
- ☐ Impact assessment ☐ Code assessment

Table C—Additional aspects of the application (If there are additional aspects to the application please list in a separate table on an extra page and attach to this form.)

- ☐ Refer attached schedule ☐ Not required

2. Location of the premises (Complete Table D and/or Table E as applicable. Identify each lot in a separate row.)

Table D—Street address and lot on plan for the premises or street address and lot on plan for the land adjoining or adjacent to the premises (Note: this table is to be used for applications involving taking or interfering with water.) (Attach a separate schedule if there is insufficient space in this table.)

- ☒ Street address **and** lot on plan (All lots must be listed.)
- ☐ Street address **and** lot on plan for the land adjoining or adjacent to the premises (Appropriate for development in water but adjoining or adjacent to land, e.g. jetty, pontoon. All lots must be listed.)

Street address					Lot on plan description		Local government area (e.g. Logan, Cairns)
Lot	Unit no.	Street no.	Street name and official suburb/ locality name	Post-code	Lot no.	Plan type and plan no.	
i)		84	Christensen Road South	4207	334	SP 193431	Gold Coast
ii)							
iii)							

Planning scheme details (If the premises involves multiple zones, clearly identify the relevant zone/s for each lot in a separate row in the below table. Non-mandatory)

Lot	Applicable zone / precinct	Applicable local plan / precinct	Applicable overlay/s
i)			
ii)			
iii)			

Table E—Premises coordinates (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.) (Attach a separate schedule if there is insufficient space in this table.)

Coordinates (Note: place each set of coordinates in a separate row)				Zone reference	Datum	Local government area (if applicable)
Easting	Northing	Latitude	Longitude			
					☐ GDA94 ☐ WGS84 ☐ other	

3. Total area of land on which the development is proposed (indicate square metres)251820m²**4. Current use/s of the premises** (e.g. vacant land, house, apartment building, cane farm etc.)

industrial / vacant lot where new building is proposed

5. Are there any current approvals (e.g. a preliminary approval) associated with this application? (Non-mandatory requirement)

☒ No ☐ Yes—provide details below

List of approval reference/s	Date approved (dd/mm/yy)	Date approval lapses (dd/mm/yy)

6. Is owner's consent required for this application? (Refer to notes at the end of this form for more information.)

☒ No
☐ Yes—complete either Table F, Table G or Table H as applicable

Table F

Name of owner/s of the land	
I/We, the above-mentioned owner/s of the land, consent to the making of this application.	
Signature of owner/s of the land	
Date	

Table G

Name of owner/s of the land	
☐ The owner's written consent is attached or will be provided separately to the assessment manager.	

Table H

Name of owner/s of the land	
☐ By making this application, I, the applicant, declare that the owner has given written consent to the making of the application.	

7. Identify if any of the following apply to the premises (Tick applicable box/es.)

- ☐ Adjacent to a water body, watercourse or aquifer (e.g. creek, river, lake, canal)—complete Table I
- ☐ On strategic port land under the *Transport Infrastructure Act 1994*—complete Table J
- ☐ In a tidal water area—complete Table K
- ☐ On Brisbane core port land under the *Transport Infrastructure Act 1994* (No table requires completion.)
- ☐ On airport land under the *Airport Assets (Restructuring and Disposal) Act 2008* (no table requires completion)
- ☐ Listed on either the Contaminated Land Register (CLR) or the Environmental Management Register (EMR) under the *Environmental Protection Act 1994* (no table requires completion)

Table I

Name of water body, watercourse or aquifer

Table J	
Lot on plan description for strategic port land	Port authority for the lot

Table K	
Name of local government for the tidal area (if applicable)	Port authority for the tidal area (if applicable)

8. Are there any existing easements on the premises? (e.g. for vehicular access, electricity, overland flow, water etc)

☒ No ☐ Yes—ensure the type, location and dimension of each easement is included in the plans submitted

9. Does the proposal include new building work or operational work on the premises? (Including any services)

☐ No ☒ Yes—ensure the nature, location and dimension of proposed works are included in plans submitted

10. Is the payment of a portable long service leave levy applicable to this application? (Refer to notes at the end of this form for more information.)

☒ No—go to question 11 ☒ Yes

10a. Has the portable long service leave levy been paid? (Refer to notes at the end of this form for more information.)

☐ No
☐ Yes—complete Table L and submit, with this application, the local government/private certifier's copy of the accepted QLeave form

Table L		
Amount paid	Date paid (dd/mm/yy)	QLeave project number (6 digit number starting with A, B, E, L, P or S)

11. Has the local government agreed to apply a superseded planning scheme to this application under section 96 of the Sustainable Planning Act 2009?

☒ No
☐ Yes—please provide details below

Name of local government	Date of written notice given by local government (dd/mm/yy)	Reference number of written notice given by local government (if applicable)

12. List below all of the forms and supporting information that accompany this application (Include all IDAS forms, checklists, mandatory supporting information etc. that will be submitted as part of this application)

Description of attachment or title of attachment	Method of lodgement to assessment manager

13. Applicant's declaration

☒ By making this application, I declare that all information in this application is true and correct (Note: it is unlawful to provide false or misleading information)

Notes for completing this form

- Section 261 of the *Sustainable Planning Act 2009* prescribes when an application is a properly-made application. Note, the assessment manager has discretion to accept an application as properly made despite any non-compliance with the requirement to provide mandatory supporting information under section 260(1)(c) of the *Sustainable Planning Act 2009*

Applicant details

- Where the applicant is not a natural person, ensure the applicant entity is a real legal entity.

Question 1

- Schedule 3 of the Sustainable Planning Regulation 2009 identifies assessable development and the type of assessment. Where schedule 3 identifies assessable development as "various aspects of development" the applicant must identify each aspect of the development on Tables A, B and C respectively and as required.

Question 6

- Section 263 of the *Sustainable Planning Act 2009* sets out when the consent of the owner of the land is required for an application. Section 260(1)(e) of the *Sustainable Planning Act 2009* provides that if the owner's consent is required under section 263, then an application must contain, or be accompanied by, the written consent of the owner, or include a declaration by the applicant that the owner has given written consent to the making of the application. If a development application relates to a state resource, the application is not required to be supported by evidence of an allocation or entitlement to a state resource. However, where the state is the owner of the subject land, the written consent of the state, as landowner, may be required. Allocation or entitlement to the state resource is a separate process and will need to be obtained before development commences.

Question 7

- If the premises is listed on either the Contaminated Land Register (CLR) or the Environmental Management Register (EMR) under the *Environmental Protection Act 1994* it may be necessary to seek compliance assessment. Schedule 18 of the Sustainable Planning Regulation 2009 identifies where compliance assessment is required.

Question 10

- The *Building and Construction Industry (Portable Long Service Leave) Act 1991* prescribes when the portable long service leave levy is payable.
- The portable long service leave levy amount and other prescribed percentages and rates for calculating the levy are prescribed in the Building and Construction Industry (Portable Long Service Leave) Regulation 2013.

Question 10a

- The portable long service leave levy need not be paid when the application is made, but the *Building and Construction Industry (Portable Long Service Leave) Act 1991* requires the levy to be paid before a development permit is issued.
- Building and construction industry notification and payment forms can be completed on the QLeave website at www.qleave.qld.gov.au. For further information contact QLeave on 1800 803 481.

Privacy—The information collected in this form will be used by the Department of Infrastructure, Local Government and Planning (DILGP), assessment manager, referral agency and/or building certifier in accordance with the processing and assessment of your application. Your personal details should not be disclosed for a purpose outside of the IDAS process or the provisions about public access to planning and development information in the *Sustainable Planning Act 2009*, except where required by legislation (including the *Right to Information Act 2009*) or as required by Parliament. This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

OFFICE USE ONLY

Date received

Reference numbers

NOTIFICATION OF ENGAGEMENT OF A PRIVATE CERTIFIER

To

Council. I have been engaged as the private certifier for the building work referred to in this application

Date of engagement	Name	BSA Certification license number	Building classification/s

QLEAVE NOTIFICATION AND PAYMENT (For completion by assessment manager or private certifier 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

The *Sustainable Planning Act 2009* is administered by the Department of Infrastructure, Local Government and Planning. This form and all other required application materials should be sent to your assessment manager and any referral agency.