

OUR REF: 5738:BC

27 February, 2018

Gold Coast City Council
PO Box 5042
GOLD COAST MC QLD 9729

Dear Sir / Madam.

RE: COMBINED DEVELOPMENT APPLICATION FOR DEVELOPMENT PERMITS – RECONFIGURING A LOT (STAGED SUBDIVISION TO CREATE 38 INDUSTRIAL LOTS, A BALANCE LOT, NEW ROAD AND STORMWATER DETENTION LOT) AND, OPERATIONAL WORKS FOR CHANGE TO GROUND LEVEL AND VEGETATION CLEARING AT NO.31 YELLOWWOOD ROAD, STAPYLTON, NO.60 STAPYLTON JACOBS WELL ROAD, STAPYLTON AND NO.82 CHRISTENSEN ROAD, STAPYLTON (LOT 4 ON RP6843, LOT 1 ON RP6882 AND LOT 240 ON W31320)

Please find enclosed a development application (code assessable) on behalf of our client KS8 Pty Ltd over the abovementioned property.

In order to efficiently assess the application, please find attached to this correspondence the following:

- DA Form 1 and Owners consent declaration;
- GCCC Application Forms and Infrastructure Charges Form;
- Planning Assessment Report dated February, 2018;
- Code Assessment Report;
- Site Analysis Plan;
- Plans and Drawings;
- Earthworks Plans;
- Engineering Services report;
- Water Network Analysis report;
- Stormwater Management Plans;
- Traffic Impact Assessment Report;
- Vegetation Management Plan; and
- Statement of Landscape Intent.

As the application has been lodged electronically, the required fee of **\$33,215.00** will be paid following receipt of the electronic fee invoice.

We look forward to Councils timely and favourable consideration of this application.

Should you require any clarification on any of the contained within please do not hesitate to contact the undersigned.

Yours faithfully,

GASSMAN DEVELOPMENT PERSPECTIVES PTY LTD



Barry Craddock

DA Form 1 – Development application details

Approved form (version 1.0 effective 3 July 2017) 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**, 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.

Note: All terms used in this form have the meaning given under the Planning Act 2016, the Planning Regulation 2017, or the Development Assessment Rules (DA Rules).

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) <i>(individual or company full name)</i>	KS8 Pty Ltd
Contact name <i>(only applicable for companies)</i>	C/ Gassman Development Perspectives
Postal address <i>(P.O. Box or street address)</i>	PO Box 392
Suburb	Beenleigh
State	Queensland
Postcode	4207
Country	Australia
Contact number	(07) 3807 3333
Email address <i>(non-mandatory)</i>	bcraddock@gasman.com.au
Mobile number <i>(non-mandatory)</i>	-
Fax number <i>(non-mandatory)</i>	-
Applicant's reference number(s) <i>(if applicable)</i>	5738

2) Owner's consent
2.1) Is written consent of the owner required for this development application?
☒ Yes – the written consent of the owner(s) is attached to this development application ☐ No – proceed to 3)

PART 2 – LOCATION DETAILS

3) Location of the premises (complete 3.1) or 3.2), and 3.3) as applicable)

Note: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see [DA Forms Guide: Relevant plans](#).

3.1) Street address and lot on plan

- ☒ Street address **AND** lot on plan (all lots must be listed), **or**
☐ Street address **AND** lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon; all lots must be listed).

a)	Unit No.	Street No.	Street Name and Type	Suburb
		60	Stapylton Jacobs Well Road	Stapylton
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4207	1	RP6882	Gold Coast
b)	Unit No.	Street No.	Street Name and Type	Suburb
		82	Christensen Road	Stapylton
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4207	240	W31320	Gold Coast

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 <i>Transport Infrastructure Act 1994</i>	
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 <i>Airport Assets (Restructuring and Disposal) Act 2008</i>	
Name of airport:	
☒ Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>	
EMR site identification:	3579

☐ 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):*

Staged subdivision to create 38 industrial lots, balance lot and new road reserve

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)*

Operational Works for Change to Ground Level (bulk earthworks)

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 DA Form 2 – Building work details

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?

Two (2)

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			38	

10.2) Will the subdivision be staged?

- ☒ Yes – provide additional details below
☐ No

How many stages will the works include?	Four (4) Stages
What stage(s) will this development application apply to?	Stage One

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: <input type="text"/> | | |

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)

\$2.3 million

PART 4 – ASSESSMENT MANAGER DETAILS**15) Identify the assessment manager(s) who will be assessing this development application**

Gold Coast City Council

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) <i>(only if the ERA have not been devolved to a local government)</i> ☐ Fisheries – aquaculture ☐ Fisheries – declared fish habitat area ☐ Fisheries – marine plants ☒ Fisheries – waterway barrier works ☐ Hazardous chemical facilities ☐ Queensland heritage place <i>(on or near a Queensland heritage place)</i> ☐ 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 – state-controlled roads ☐ Land within Port of Brisbane's port limits ☐ SEQ development area ☐ 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 – residential development ☐ SEQ regional landscape and rural production area or SEQ Rural living area – urban activity ☒ Tidal works or works in a coastal management district ☐ Urban design ☐ Water-related development – taking or interfering with water ☐ Water-related development – removing quarry material <i>(from a watercourse or lake)</i> ☐ Water-related development – referable dams ☐ Water-related development – construction of new levees or modification of existing levees <i>(category 2 or 3 levees only)</i> ☐ Wetland protection area
Matters requiring referral to the local government : ☐ Airport land ☐ Environmentally relevant activities (ERA) <i>(only if the ERA have been devolved to local government)</i> ☐ Local heritage places
Matters requiring referral to the chief executive of the distribution entity or transmission entity : ☐ Electricity infrastructure
Matters requiring referral to: - The chief executive of the holder of the licence, if not an individual - The holder of the licence, if the holder of the licence is an individual ☐ Oil and gas infrastructure
Matters requiring referral to the Brisbane City Council : ☐ Brisbane core port land
Matters requiring referral to the Minister under the Transport Infrastructure Act 1994 : ☐ Brisbane core port land ☐ Strategic port land
Matters requiring referral to the relevant port operator : ☐ Brisbane core port land (below high-water mark and within port limits)
Matters requiring referral to the chief executive of the relevant port authority : ☐ Land within limits of another port
Matters requiring referral to the Gold Coast Waterways Authority : ☐ Tidal works, or development in a coastal management district in Gold Coast waters
Matters requiring referral to the Queensland Fire and Emergency Service : ☐ Tidal works, or development in a coastal management district

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 (if applicable).

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	MCU201100650	6 May 2013	Gold Coast
☒ Approval ☐ Development application	MCU201701550	23 November 2017	Gold Coast

21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)

- ☐ Yes – the yellow local government/private certifier's 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

Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
\$		

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 EM941) 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 “EM941” 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.justice.qld.gov.au for further information.

Clearing native vegetation

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation 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 is accompanied by written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)

☒ No

Note: See www.qld.gov.au for further information.

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.ehp.qld.gov.au for further information.

Water resources

23.6) Does this development application involve **taking or interfering with artesian or sub artesian water, taking or interfering with water in a watercourse, lake or spring, taking overland flow water or waterway barrier works**?

☒ Yes – the relevant template is completed and attached to this development application

☐ No

Note: DA templates are available from www.dilqp.qld.gov.au.

23.7) Does this application involve **taking or interfering with artesian or sub artesian water, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water** under the *Water Act 2000*?

☐ Yes – I acknowledge that a relevant water authorisation under the *Water Act 2000* may be required prior to

commencing development

☒ No

Note: Contact the Department of Natural Resources and Mines at www.dnrm.qld.gov.au for further information.

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 and Mines at www.dnrm.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 Heritage Protection at www.ehp.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.dews.qld.gov.au for further information.

Tidal work or development within a coastal management district

23.12) Does this development application involve **tidal work or development in a coastal management district?**

☐ Yes – the following is included with this development application:

☐ Evidence the proposal meets the code for assessable development that is prescribed tidal work (*only required if application involves prescribed tidal work*)

☐ A certificate of title

☒ No

Note: See guidance materials at www.ehp.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.ehp.qld.gov.au for information requirements regarding development of Queensland heritage places.

Name of the heritage place:		Place ID:	
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Brothels

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

☐ Yes – this development application demonstrates how the proposal meets the code for a development application for a brothel under Schedule 3 of the *Prostitution Regulation 2014*

☒ No

Decision under section 62 of the *Transport Infrastructure Act 1994*

23.15) Does this development application involve new or changed access to a state-controlled road?

- ☐ Yes - this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)
- ☒ No

PART 8 – CHECKLIST AND APPLICANT DECLARATION**24) Development application checklist**

I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17

☒ Yes*Note: See the Planning Regulation 2017 for referral requirements*If building work is associated with the proposed development, Parts 4 to 6 of *Form 2 – Building work details* 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 (see 21))

☒ 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 ONLYDate 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	

The *Planning Act 2016*, the *Planning Regulation 2017* and the *DA Rules* are administered by the Department of Infrastructure, Local Government and Planning. This form and all other required development application materials should be sent to the assessment manager.

SCHEDULE**5738 – DA FORM 1 – DEVELOPMENT APPLICATION DETAILS****PART 2 – LOCATION DETAILS****3.3) Additional premises**

☒ Street address AND lot on plan (<i>all lots must be listed</i>), or ☐ Street address AND lot on plan for an adjoining or adjacent property of the premises <i>(appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon; all lots must be listed).</i>			
Unit No.	Street No.	Street Name and Type	Suburb
	31	Yellowwood Road	Stapylton
Postcode	Lot No.	Plan Type and Number (<i>e.g. RP, SP</i>)	Local Government Area(s)
4207	4	RP6843	Gold Coast

PART 3 – DEVELOPMENT DETAILS**Section 1 – Aspects of development****6.3) Provide details about the 'third' development aspect**

a) What is the type of development? (<i>tick only one box</i>) ☐ Material change of use ☐ Reconfiguring a lot ☒ Operational work ☐ Building work
b) What is the approval type? (<i>tick only one box</i>) ☒ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval
c) What is the level of assessment? ☒ Code assessment ☐ Impact assessment (<i>requires public notification</i>)
d) Provide a brief description of the proposal (e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots): Operational Work for Vegetation Clearing
e) Relevant plans Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see <u>DA Forms Guide: Relevant plans</u>. ☒ Relevant plans of the proposed development are attached to the development application

Individual owner's consent for making a development application under the *Planning Act 2016*

I, William Arthur Hester

and

I, Patricia Ann Hester

as owner of the premises identified as follows:

31 Yellowwood Road, Stapylton (Lot 4 on RP6843), 60 Stapylton Jacobs Well Road, Stapylton (Lot 1 on RP6882), and 82 Christensen Road, Stapylton (Lot 240 on W31320)

consent to the making of a development application under the *Planning Act 2016* by:

KS8 Pty Ltd C/ Gassman Development Perspectives

on the premises described above for:

Planning Act 2016, development applications (including Material Change of Use, Reconfiguring a Lot, Operational works, Change Application)

William Hester

W.A. Hester

Date: *21-2-18*

Patricia Hester

P.A. Hester

Date: *21-2-18*

Application for a material change of use (MCU) and/or reconfiguring of lots (ROL)

Planning and Environment
Planning 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

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Request type (Please select)					
Material Change of use					
Proposed use					
Reconfiguration of Lot					
Proposed use					
Access easement (AE)			Boundary realignment (BR)		
Freehold subdivision (FRE)		X	Management lot subdivision (MAG)		
Subdivision by lease (LE)			Volumetric subdivision (VOL)		
Community title (CT)					
Miscellaneous (MIS)					
Category of assessment (Please tick one)					
Preliminary		Code	X	Impact	
Pre Lodgement meeting held (Please tick one)					
Yes (Please attach minutes)				Yes	X No
Property information					
What is the funding source for the proposed development?			X	Domestic	International
Note: The funding source will be determined by the location of the proposed development owner's main head office. In certain cases funding may come from multiple sources and from multiple locations. In this circumstance, the location of the majority owner(s) head office location will determine the destination of the funding source.					
What is the cost (\$AUD) of the proposed development?			AUD \$2.3 million		
Mandatory requirements for a 'Properly Made' application					
Note: Combined material change of use, reconfiguration of lot and operational works applications should address all requirements where relevant.					
Correct versions of these forms must be provided to be considered a properly made application (Refer to the Planning Act 2016)					
The property owner(s) provide written consent to the making of the application (owner's consent)					X
Required application fee					X
All parts of relevant application forms completed					X
Application forms					
State Government Form 1					X
Fees					

These fees are in accordance with the Councils regulatory fees and non-regulatory charges. A copy of the Councils regulatory fees and non-regulatory charges can be found on the website cityofgoldcoast.com.au

Payment options

- Business partner account (BP) – please complete details below
- Cash, cheque or credit card at any of Councils branch offices. For branch office locations and operating hours, please refer to the City'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)

Application for material change of use and/or reconfiguration of a lot

- Cheque or money order by post to Council of the City of Gold Coast PO Box 5042 Gold Coast MC QLD 9729. Please ensure that you provide adequate reference details or attachments to allow the cheque to be appropriately receipted.

Please be advised that payments by credit card will incur a surcharge.

Lodgement requirements	
Please refer to cityofgoldcoast.com.au for full lodgement requirements.	
1. Please submit in one or both of the following formats: - digital copy (PDF format) - hard copy of all documentation	X
2. Application lodgement information is to be provided in four (4) sections and PDF's - application forms (mandatory) - supporting documents (Planning report, Code templates) - plans and drawings - specialist reports in accordance with the City Plan requirements	X
Is there a requirement for this proposal to be referred to the State Assessment and Referral Agency (SARA)?	☒ Yes ☐ No
Is there any development infrastructure (refer to Chapter 4 of the <i>Planning Act 2016</i>)	☐ Yes ☒ No
Is the subject site inside the Priority Infrastructure Area refer to Council's Local Government Infrastructure Plan (LGIP) cityofgoldcoast.com.au	☐ Yes ☒ No
Is the proposed trunk infrastructure identified as trunk infrastructure in the LGIP?	☐ Yes ☒ No
If the proposed infrastructure is in the LGIP identify the development infrastructure type and relevant LGIP infrastructure map:	
Is the new and/or upgraded development infrastructure not identified within the LGIP but proposed as trunk infrastructure?	☐ Yes ☒ No
Identify which type/s of new and/or upgraded trunk infrastructure is proposed:	☐ Water ☐ Sewerage ☐ Transport ☐ Stormwater ☐ Recreation / Park Facilities
Provide a description of the proposed trunk infrastructure (and provide any available plans):	
Is there an existing Infrastructure Agreement/or similar agreement related to the land subject to this application? If yes, provide comments:	☐ Yes ☒ No
Do you intend to apply for an Infrastructure Agreement relating to the delivery of trunk infrastructure?	☐ Yes ☒ No
Section 1 - Forms	
State Government forms (mandatory requirements)	
Form 1	X
Council of the City of Gold Coast forms	
Form application for a material change of use or reconfiguring of lot	X
Infrastructure charge proposal summary If the infrastructure charge proposal summary is not applicable, provide reasoning below: <i>(Please provide reasoning)</i>	X

Section 2 – Supporting documents

Application for material change of use and/or reconfiguration of a lot**Note - Have you prepared any of the following in accordance with the City Plan and the State Governments forms guide.**

	Is this applicable?			
Planning assessment report Proposal details including covering letter, site analysis plan, planning assessment report, any alternate outcomes proposed and conclusion (if impact assessable address the Strategic framework).	X	Yes		No
Economic needs analysis (material change of use only)		Yes	X	No
Visual impact analysis (material change of use only) Provide a photo montage or perspective of the proposed development.		Yes	X	No
Assessment benchmarks Code templates are available from - http://www.goldcoast.qld.gov.au/planning-and-building/city-plan-code-templates-30440.html The relevance of these codes can be identified by using the City plan interactive mapping tool on Councils website.	X	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.*

Material Change of Use - Floor plans and elevations - Site plan - Site analysis plan				
Reconfiguration of Lots - Subdivisional proposal plan (site plan) - Slope analysis plan - Building envelope plan - Proposed earthworks plan - Site Analysis plan	X	Yes		No
Other drawings/photographs relevant to the development				
<i>(Please provide details)</i>				

Section 4 – Specialist reports*Note: Have you prepared any of the following in accordance with the City Plan and the State Governments forms guide.*

As required to support the development application in accordance with the City Plan. i.e. - Statement of landscape intent - Bushfire management plan - Waste management - Acoustic report - Traffic impact assessment - Stormwater management plan - Effluent disposal areas - Ecological assessment - Acid Sulphate soils investigation and management plan	X	Yes		No
<i>(Please provide details)</i>				

Application for material change of use and/or reconfiguration of a lot

Information notes*Information notes to assist applicants in completing material change of use and reconfiguring a lot forms***Development infrastructure**

Where relevant to the provision of new or the upgrading of trunk or proposed trunk infrastructure, a report must ensure the following is clearly identified;

- the type of infrastructure proposed (that is necessary trunk, additional trunk, and/or non-trunk proposed to become trunk infrastructure) and whether it is included in *Gold Coast City Council's Local Government Infrastructure Plan*
- an estimate of the establishment costs to deliver the infrastructure calculated in accordance with Statutory Guideline Ministers Guidelines and Rules 03/14 *Local Government Infrastructure Plan* and *Gold Coast City Council's Local Government Infrastructure Plan*

Guide to owners consent requirements

Refer to the *Planning Act 2016* for full requirements. Listed below are other requirements. An application is properly made if the mandatory requirements part of the approved form is correctly completed.

Property ownership

Owner's consent is a mandatory requirement of the *Planning Act 2016*. The terms of "owner" of land and "land" are defined in Schedule 2 of the *Planning Act 2016*.

If the application is over a number of lots, the owner/s of all lots of the subject of the application must consent to making of the application.

If there are multiple owners of a single lot, the consent of each owner of the lot is required (for example, four persons owning one lot requires a signature from each of the four owners).

Corporation/company - where the owner is identified as a corporation, the following is required:

- the ACN number accompanied with one of the three below:
- the names, titles and signatures of two (2) directors of the company
- the name, title and signature of a director and the company secretary
- where the company has only one (1) director, the name and signature of that director in conjunction with written indication that the company has only one (1) director (that is, sole director)

Body Corporate - where the owner is identified as a body corporate, the following is required:

- Body corporate seal and.
- Body corporate resolution consenting to the proposal (that is, minutes of meeting where proposal was adopted) and,
- two (2) signatures, one of which must be the chairperson

Or

- Body corporate seal and.
- a letter of consent signed by the chairperson and secretary

Or

- signed letter of consent from each lot owner covered by the body corporate

Other ownership arrangements - if the land is:

- leased – the lessors of the land must give owner's consent
- dedicated parkland – the owner or the trustee, within the terms of the trust or reserve, must give owner's consent

Declaration

I declare that:

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

Signature



Date

27 February 2018

Application for operational works

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.au

W: cityofgoldcoast.com.au

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

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Operational works application type (*pre-assessment unavailable*)

Associated building works		Change to ground level (single lots only) including. car parking	X
Civil engineering – Works for infrastructure (<i>subdivisions only</i>)		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	
---------------	--	------------------	--

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 *Planning Act 2016*.)

Required application fee	X
All parts of relevant State Government Forms (current version only) are completed.	X

Application forms

State Government Form 1	X
-------------------------	---

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

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 to be
made prior to
approval

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

No

Application form for operational works

Yes

Appendix A – Engineering drawings – Application checklist – City Plan Schedule 6 - City Plan policies - SC6.9 City Plan policy – Land development guidelines

Yes

Appendix B – Application for Approval of Engineering drawings – City Plan Schedule 6 – City Plan policies - SC6.9 City Plan policy – Land development guidelines

Yes

Appendix E – Street lighting application – City Plan Schedule 6 – City Plan policies - SC6.9 City Plan policy – Land development guidelines

Not applicable

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

X	Yes		No
---	-----	--	----

Copy of previous planning approval (if applicable)

X	Yes		No
---	-----	--	----

Assessment benchmarks

X	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)	X	Yes		No
----------------------	---	-----	--	----

Section 4 – Specialist reports (as applicable)**Types of specialist reports for Hydraulic, water quality and geotechnical engineering matters**

Flood search report	Yes
Hydraulics report	N/A
Stormwater management plan	Yes
Geotechnical report	Yes
Dewatering management plan	N/A
Lake management study	N/A
Waterway study	N/A
Water quality management plan	Yes

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	Yes
Bushfire management plan	N/A
Ecological assessment	Yes
Open space management plan	N/A
Arborist report/tree assessment plan/tree management plan	Yes
Effluent disposal plan	N/A
Acid sulphate soils investigation and management plan	No

Types of specialist reports for Transport and traffic matters (Civil engineering only)

Road traffic assessment report	Yes
Check vehicle crossing requirements	N/A

Declaration

I declare that:

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

Signature		Date	7/2/2018
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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.	74648	Minimum bond \$17,164.00	
Refundable. The bond will be determined by the Chief Executive Officer or his delegate.		Minimum bond \$150,000.00	
Temporary ground anchor bond agreement must be signed and submitted with Bank Guarantee or Bank Cheque.			
Lodgement and processing of temporary ground anchor bond		\$981.00	
This bond is refundable subject to removal of ground anchors and no damage to infrastructure.			
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	

Appendix A engineering drawings application checklist

**Planning and Environment
Engineering & Environmental Assessment
City Development**

PO Box 5042 GOLD COAST MC QLD 9729

P 07 5582 8866 F 07 5596 3653

E mail@goldcoast.qld.gov.au

W cityofgoldcoast.com.au

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Application details

Estate name and stage	M38 Industrial Park (Yatala)
Councils reference file number	PN163781/01/DA1
Developer's name	KS8 Pty Ltd

Consulting engineer details

Company name	Gassman Development Perspectives		
Contact person	Mitchell Gassman		
Postal address	PO Box 392, Beenleigh QLD 4207		
Phone number	(07) 3807 3333	Fax number	-
Mobile number	0437 073 333	Email	mitchell@gassman.com.au

Property details

Lot number	4,1 and 240	Registered plan number	RP6843, RP6882 and W31320
Property address	31 Yellowwood Road, 60 Stapylton Jacobs Well Road and 82 Christensen Road, Stapylton QLD		
Existing approval number	MCU201100650		

Checklist items submitted

General	Items	Yes	or	N/A
Earthworks and roadworks	Items	Yes	or	N/A
Stormwater drainage	Items	N/A	or	N/A
Miscellaneous	Items	N/A	or	N/A

Office use only

Fees

There is no fee associated with this form.

Not approved

Approved subject to minor alterations as shown

Approved

Date received

Received by

Appendix A engineering drawings application checklist

A. General	Yes	N/A
1. Administration		
Application form fully completed		
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:	\$2,300,000	
If work is \$150,000.00 or more provide one of the following.		
Payment of levy.	X	
Payment of the first instalment of levy.		X
An exemption from payment levy.		X
An exemption from immediate payment of levy.		X
2. Compliance with Councils approvals		
Rezoning, consent or other Council approval	X	
Provisions for adjoining development requirements	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

Appendix A engineering drawings application checklist

B. Earthworks and roadworks	Yes	N/A
1. Earthworks		
a) Drafting – drawings included		
Legend	X	
Existing and proposed contours	X	
Cut and fill areas clearly shown	X	
Road and allotment layout (indicate numbers)	X	
Approved road names		X
Location(s) and level(s) of permanent survey mark(s), reference stations etc used as datum for the works	X	
b) Design – complies with Councils guidelines		
Maximum cut or fill at boundary of subject land > 500 mm	X	
No ponding or nuisance created at boundary of subject land	X	
Batter slopes	X	
Location and level of retaining walls (if required)		X
Defined flood level (if appropriate)	X	
Flood fill level (if appropriate)	X	
2. Roadworks drawings		
a) Drafting – drawings included		
Approved road names and road reserve boundaries		X
Allotment boundaries, numbers, easements		X
Centreline or construction line showing:		
• chainages		X
• bearings		X
• offsets if construction line is not the centreline of road		X
• all intersection points.		X
Information for each curve including:		
• tangent point chainages and offsets		X
• curve radii		X
• arc length		X
• tangent length		X
• superelevation (if applicable)		X
• curve widening (if applicable).		X
Kerb lines including:		
• kerb radii (where not parallel to centreline)		X
• tangent point chainages (where not parallel to centreline).		X
Edge of pavement where no kerb is constructed		X
Position and extent of channelisation		X
Location and details of all traffic signs, guideposts, guardrail, and other road furniture, etc		X
Pavement markings		X
Catchpit, manhole and pipeline locations		X
Drainage details (if applicable)		X
Drainage details (if applicable)		X
Concrete footpaths and bikeways showing DDA compliance		X
Location and details for access points, invert crossings, access ramps		X
North point on each plan view		X
Changes in surfacing material		X
b) Design – complies with Councils design guidelines		
Maximum design speed		X
Sight distances		X
Horizontal and vertical alignment		X
Transit lanes and road tapers		X
Parking		X

Appendix A engineering drawings application checklist

B. Earthworks and roadworks cont	Yes	N/A
3. Intersection cul-de-sac and speed control devices		
a) Drafting – drawings included		
Kerb levels		X
Access ramp locations		X
Finished design contours		X
Channelisation details including setout details, radii, etc		X
Location of traffic signs, guideposts		X
Visibility benching (if applicable)		X
Ducting for future signals (if applicable)		X
Linemarking (linemarking and signage may be shown on a separate plan)		X
Speed control device details (if necessary)		X
Details of construction methods for surfacing other than asphalt or sprayed bitumen		X
Design vehicle paths shown for all speed control devices and turnaround areas		X
b) Design – complies with Councils design guidelines		
Layout/configuration		X
Contours/crossfall		X
Minimum kerb and channel fall		X
Design vehicle paths and clearances		X
Councils garbage truck manoeuvring		X
Parking requirements		X
Sight distances		X
Roundabouts		X
Access ramps at all turnouts at intersections where barrier kerb and channel is required		X
4. Road longitudinal sections		
a) Drafting – drawings included		
Approved road names		X
Chainages on centreline (and construction line if used)		X
Existing surface peg levels		X
Design road centreline levels		X
Design grades		X
Length and radii of vertical curves		X
Chainage and levels at grade intersection points		X
Chainage and levels at vertical curve tangent points		X
Cut and/or fill depths		X
Horizontal radii and tangent point chainage		X
Kerb levels		X
Approved road names, centrelines and IP chainage of intersecting (side) roads		X
b) Design – complies with Councils design guidelines		
Maximum grades		X
Sight distance		X
Minimum grade		X
Change in grades without VC		X
Crest and sag curves		X

Appendix A engineering drawings application checklist

B. Earthworks and roadworks cont	Yes	N/A
5. Road cross section		
a) Drafting – drawings included		
Approved road names		X
Road reserve boundaries		X
Road centreline or construction line		X
Original natural surface line profile		X
Constructed cross section profile		X
Chainage on centreline or construction line together with natural surface level or peg level		X
Offset to road centreline from peg line or construction line		X
Cross fall batter slopes and dimensions where these differ to that shown on the type cross section		X
Pavement depths wherever these differ from typical cross section		X
b) Typical cross section shown for each road containing		
Road reserve width		X
Road width between nominal kerb line, or pavement width where no kerb is constructed		X
Verge, footpath width		X
Location and width of concrete footpath or bikeway, where required		X
Kerb and channel type		X
Crossfalls and/or grades of pavement, footpaths and batters, etc with offsets to change of grade point		X
Type and thickness of wearing surfacing		X
Total depth of pavement courses with CBR values of material used (if available)		X
c) Design – complies with Councils design guidelines		
Typical cross sections and includes:		X
• Width for transit lands and bikeways		X
• Typical footpath verge widths		X
Access grades/limits to lots		X
Road crossfalls		X
Formation batter slope stability and scour protection	X	

C. Stormwater drainage	Yes	N/A
1. Stormwater drainage catchment plan		
Northpoint		X
Approved road names		X
Existing and proposed property and road boundaries		X
All catchments/sub catchments designated as per drainage calculation sheet		X
Catchment/sub catchment boundaries indicated by a bold line		X
Existing and proposed contours at a suitable interval (in different line types)		X
Direction of watershed along the flow path giving the longest time of concentration		X
Stormwater reticulation schematic layout shown including manhole, inlet and outlet numbers (for urban catchments)		X
All internal and external catchments shown to scale		X
2. Stormwater drainage detail plan		
Details of pipe junctions in manholes, where pipe centrelines are offset from centre point of manhole		X
Full details including reinforcing of non-standard manholes		X
Catchpit and filed inlet locations (chainage, offset levels, etc)		X
Manhole locations (chainage, offset levels, etc)		X
Invert levels and diameters of pipe connections from catchpits to manholes		X
Approved road names		X
Class of pipe checked		X

Appendix A engineering drawings application checklist

C. Stormwater drainage cont	Yes	N/A
3. Roof water/inter-allotment drainage		
a) Drafting – layout plan contains		
Legend		X
All allotments and allotment numbers		X
Existing and finished surface contours		X
Location and size of inter-allotment drainage areas		X
Location and size of stormwater drainage to which system is connected		X
Label inter-allotment pits and receiving stormwater structures		X
Pit or inlet locations, surface levels and inlet/outlet invert levels		X
Required easements		X
Details of connections to kerb and channel (if appropriate)		X
b) Design – complies with Councils guidelines		
Pipe sizes and pipe materials		X
Cover		X
Grades		X
4. Drainage longitudinal sections		
a) Catchpit connection details (may be in table form)		X
b) Longitudinal section for each line containing		
Chainages		X
Existing natural surface levels and design finished surface levels		X
Manhole and endwall chainages together with surface levels and inlet and outlet invert levels		X
Distances between manholes/catchpits/endwalls		X
Grade of each pipe section		X
Diameter and class and material of each pipe section (eg. marine class)		X
Hydraulic grade line and levels, design storm frequency		X
Drainline and manhole number		X
Manhole diameters and/or reference to separate detail drawing		X
Road names where applicable		X
Open drain details		X
c) Open drains		
Cross sections at each peg chainage (usually 20 m intervals)		X
Details of drop structures, energy dissipators, etc (including top view, section views etc.)		X
d) Design – complies with Councils design guidelines		
Batter slope/stability	X	
Scour velocities	X	
Maintenance criteria	X	
5. Stormwater drainage calculations		
a) Calculation table		
Stormwater calculations must be submitted for the design storms on an A1 spread sheet, preferably Councils standard stormwater drainage calculation sheet.		X
b) Design – complies with Councils design manual		
Legal point of discharge identified		X
Downstream drainage approvals		X
Unflooded widths		X
Calculations provided for major and minor systems		X
Blockage factors to catchpits for major systems		X

Appendix A engineering drawings application checklist

C. Stormwater drainage cont		
6. Detention basin details	Yes	N/A
a) Drawings contain		
Plan view		X
Sectional views		X
Details of basin wall construction		X
Details of outlet structures (low and high level outlets)		X
Extent of any permanent storage		X
Maximum storage level		X
Extent and nature of any landscaping		X
b) Design – Complies with Councils guidelines and QUDM		
Affect on runoff hydrograph for catchment checked		X
Batter slopes		X
Minor flood levels		X
Maximum flooded depth		X
Inlets and outlets		X
Scour protection		X
Base slopes/crossfall for active recreation use		X
High level outlet		X
Earthworks		X
7. Water quality site management/runoff control works		
Plan layout/extent	X	
Site's existing topography	X	
How and when it will be altered	X	
Typical device details/materials for erosion and sediment control measures proposed	X	
Temporary and permanent works indicated	X	
Catchment boundaries and direction on flow for different drainage areas before and after development	X	
Design complies with QUDM Section 9.03.5	X	
8. Gross pollutant traps		
Plan layout		X
Long section and cross sections		X
Structural elements detailed		X
All materials specified/indicated		X

Planning and 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

Appendix B 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	M38 Industrial Park (Yatala)
Councils reference file number	PN163781/01/DA1
Developer's name	KS8 Pty Ltd

Consulting engineer details

Company name	Gassman Development Perspectives		
Contact person	Mitchell Gassman		
Postal address	PO Box 392, Beenleigh QLD 4207		
Phone number	(07) 3807 3333	Fax number	-
Mobile number	0437 073 333	Email	mitchell@gassman.com.au
Engineering design	Yes	X	No
Contract administration	Yes	X	No
Existing approval number (if applicable)	Yes	N/A	No
App no:			

Property details

Lot number	Registered plan number	Existing approval number (if applicable)
4,1 and 240	RP6843, RP6882 and W31320	MCU201100650
Address	31 Yellowwood Road, 60 Stapylton Jacobs Well Road and 82 Christensen Road, 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
	16939	7 February 2018

Consulting engineer for and on behalf of (company) Mitchell Harlin Gassman - Gassman Development Perspectives

Fees

There is no fee associated with this form.

Supporting documents

- Councils engineering drawings – Appendix A 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).

Office use only

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

- 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).

Infrastructure charge proposal summary

Planning & Environment Contributed Assets City Development

PO Box 5042 GOLD COAST MC QLD 9729

P 07 5582 9030 F 07 5582 8241

E dcg@goldcoast.qld.gov.au

W cityofgoldcoast.com.au

Please use BLOCK LETTERS and complete all details in full

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Reconfiguration of lot application	Type	Proposed No of lots	Existing No of lots	Rate per lot
Enter the appropriate number of lots	• Residential lots			\$28,335.90
	• Non residential lots	38	3	
	• Management lots	1		

Residential land use (material change of use and building application only)	Type		Proposed qty	Lawfully established existing qty	Rate per dwelling
	City Plan use definitions (for information only)				
Enter the appropriate number of dwellings	Dwelling house	1 bdrm			\$20,239.95
		2 bdrms			\$20,239.95
		3 bdrms			\$28,335.90
Note Credits will be granted for lawfully established uses in accordance with section 3 of Council's Charges Resolution	Multiple dwellings	1 bdrm			\$20,239.95
		2 bdrms			\$20,239.95
		3 bdrms			\$28,335.90
	Dual occupancy	1 bdrm			\$20,239.95
		2 bdrms			\$20,239.95
		3 bdrms			\$28,335.90
	Caretakers accommodation	1 bdrm			\$20,239.95
		2 bdrms			\$20,239.95
		3 bdrms			\$28,335.90
	Dwelling unit	1 bdrm			\$20,239.95
		2 bdrms			\$20,239.95
		3 bdrms			\$28,335.90

Residential land use (material change of use and building application only)	Type		Proposed qty	Lawfully established existing qty	Rate per dwelling
	2003 Scheme use definitions (for information only)				
Enter the appropriate number of dwellings	Detached dwelling	1 bdrm			\$20,239.95
		2 bdrms			\$20,239.95
		3 bdrms			\$28,335.90
Note Credits will be granted for lawfully established uses in accordance with section 3 of Council's Charges Resolution	Attached dwellings and medium density detached dwellings	1 bdrm			\$20,239.95
		2 bdrms			\$20,239.95
		3 bdrms			\$28,335.90
	Apartment	1 bdrm			\$20,239.95
		2 bdrms			\$20,239.95
		3 bdrms			\$28,335.90
	Caretakers residence	1 bdrm			\$20,239.95
		2 bdrms			\$20,239.95
		3 bdrms			\$28,335.90

Residential land use (material change of use and building application only)	Family accommodation dwellings (2003 Scheme only)			
	Type	Proposed qty	Lawfully established existing qty	Rate per dwelling
	1 bedroom			\$20,239.95
	2 bedrooms			\$20,239.95
Enter the appropriate number of dwellings	3+ bedrooms			\$28,335.90

Non residential land use (material change of use and building application only)	Charging category	Type	Proposed qty	Lawfully established existing qty	Rate per dwelling	City Plan use definitions (for information only)	2003 Scheme use definitions (for information only)
	Long term accommodation	1 bedroom			\$20,239.95	- Community residence - Relocatable home park - Retirement facility - Rooming accommodation	- Aged persons accommodation - Relocatable home park - Special accommodation - Hostel accommodation
		2 bedrooms			\$20,239.95		
		3+ bedrooms			\$28,335.90		
	Short term accommodation	1 bedroom			\$10,119.95	- Hotel (residential component only – see Entertainment charging category for associated non-residential charges) - Short-term accommodation - Tourist park - Resort complex See further details in the Charges Resolution	- Camping ground - Caravan park - Motel - Resort hotel - Tourist cabins - Hostel accommodation (backpacker) See further details in the Charges Resolution
		2 bedrooms			\$10,119.95		
		3+ bedrooms			\$14,167.95		

Previous quarterly charge rates can be found on Council's website cityofgoldcoast.com.au

Non residential land use (material change of use and building application only) Enter the gross floor area (GFA) Note Credits will be granted for lawfully established uses in accordance with section 3 of Council's Charges Resolution	Charging category	Proposed GFA	Lawfully established existing GFA	Rate per m ² GFA	City Plan use definitions (for information only)	2003 Scheme use definitions (for information only)
	Place of assembly			\$70.85	• Club • Community use • Function facility • Funeral parlour • Place of worship	• Community purpose (art gallery, community hall, library, museum, scout hall and other community organised uses) • Funeral parlour • Place of worship • Reception room • Restricted club • Surf life saving club
	Common area					
	Commercial (bulk goods)			\$141.65	• Agricultural supplies store • Bulk landscape supplies • Garden centre • Hardware and trade supplies • Outdoor sales • Showroom	• Bulk garden supplies • Retail plant nursery • Showroom • Vehicle hire premises • Vehicle sales premises
	Common area					
	Commercial (office)			\$141.65	• Office • Sales office	• Commercial services • Display home • Estate sales office • Funeral business • Office • Vehicle hire office
	Common area					
	Commercial (retail)			\$182.15	• Adult store • Food and drink outlet • Service industry • Service station • Shop	• Cafe • Convenience shop • Department store • Fast food remises • Laundromat • Manufacturer's shop • Restaurant • Service industry • Service station • Shop • Shopping centre development • Take away food premises • Tourist shop
	Common area					
	Education			\$141.65	• Child care centre • Community care centre • Educational establishment	• Child care centre • Community purposes (child day care) • Educational establishment
	Common area					

Non residential land use (material change of use and building application only)	Charging category	Proposed GFA	Lawfully established existing GFA	Rate per m2 GFA	City Plan use definitions (for information only)	2003 Scheme use definitions (for information only)
	Entertainment			\$202.40	- Hotel (non-residential component only – see Short Term Accommodation charging category for associated residential charges) - Nightclub entertainment facility - Theatre - Bar - Brothel	- Adult entertainment - Amusement parlour - Brothel - Cinema - Hotel (non-residential component) - Night club - Tavern
	Common area					
	Indoor sport and recreational facility			\$202.40	Indoor sport and recreation (excluding courts)	Indoor sport and recreation facility (excluding courts)
				\$20.20	Indoor sport and recreation (courts)	Indoor sport and recreation facility (courts)
	Common area					
	Essential services			\$141.65	- Emergency services - Health care services - Hospital - Residential care facility - Veterinary services	- Community care centre - Community purposes (day respite care) - Community purposes (emergency services) - Community purposes (health services) - Corrective institution - Hospital - Medical centre - Veterinary clinic - Veterinary hospital
		Common area				
	High impact industry			\$70.85	High impact industry	
	Common area					
	Industry			\$50.60	- Low impact industry - Marine industry - Medium impact industry - Research and technology industry - Rural industry - Transport depot - Warehouse	- Fuel depot - Industry - Milk depot - Motor vehicle repairs - Outdoor storage area - Rural industry - Salvage yard - Storage - Warehouse - Waterfront (or marine) industry
		Common area				
	High impact rural			\$20.20	- Aquaculture - Intensive animal industries - Intensive horticulture - Wholesale nursery - Winery	- Aquaculture - Minor aquaculture
	Common area					
	Low impact rural			\$0	- Animal husbandry - Cropping - Permanent plantations	- Agriculture - Animal husbandry - Farm forestry
		Common area				

Enter the gross floor area (GFA)

Note
Credits will be granted for lawfully established uses in accordance with section 3 of Council's Charges Resolution

Non residential land use (material change of use and building only)	Charging category	Proposed GFA	Lawfully established existing GFA	Rate per m ² GFA	City Plan use definitions (for information only)	2003 Scheme use definitions (for information only)
Enter the gross floor area (GFA)	Minor use			\$0	- Cemetery - Home based business - Landing - Market - Park - Roadside stalls - Telecommunications facility	- Advertising device - Bed and breakfast - Cemetery - Family day care home - Farm stay - High impact telecommunications facility - Home occupation - Home office - Kiosk - Low impact telecommunications facility - Market - Stall - Substantial structure - Temporary use
	Common area					
Note Credits will be granted for lawfully established uses in accordance with section 3 of Council's Charges Resolution				\$0 (note: impervious area charges continue to apply)	Parking station	Car park
	Specialist uses			Rates determined at time of assessment	Air services	Caretakers residence
			Animal keeping		Commercial groundwater extraction	
			Car wash			
			Crematorium		Community purposes (government use)	
			Environmental facility		Ecotourism facility	
			Extractive industry		Extractive industry	
			Major electricity infrastructure		- Helipad - Kennel	
			Major sport, recreation and entertainment facility		- Marina - Minor tourist facility	
			Motor sport facility		Outdoor sport and recreation	
			Nature based tourism		Private recreation	
			Outdoor sport and recreation		Public utility	
			Outstation		Railway activities	
			Port services		Refuse disposal	
			Renewable energy facility		- Refuse transfer station - Telecommunications facility	
			Substation		Tourist facilities	
			Tourist attraction		Transit centre	
			Utility installation		Transport terminal	
Common area						

☐ Confirmation that GFA is as per Queensland Planning Provisions definition (see notes for filling out this form)

☐ Lawful use operating at date of lodgement

If not, date of use ceasing ___/___/___

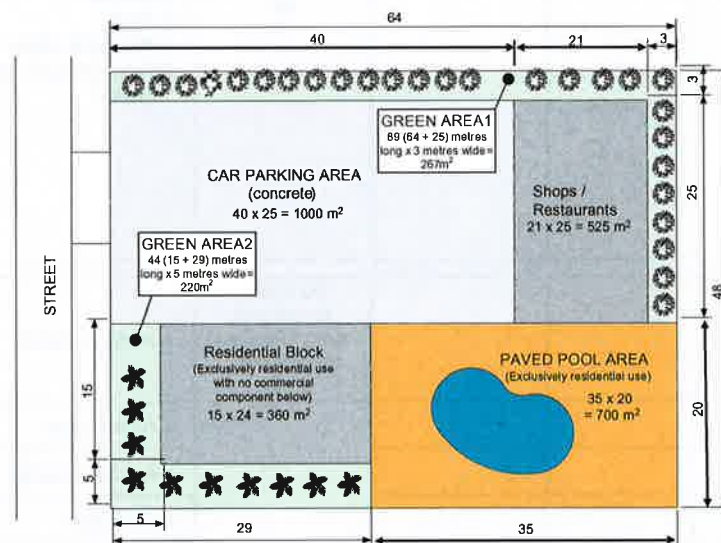
IMPERVIOUS AREA CALCULATION (applicable only to non residential and mixed use developments)

Impervious area	Advise the total impervious area for this development below. Note: Mixed use developments will be charged at the non-residential stormwater rate for all proposed impervious areas unless it can be shown by the applicant that specific impervious areas are for exclusive residential use only.			
	Total impervious area (A)	Total exclusive residential impervious area (B)	Net total impervious area (A – B = C)	Rate per impervious m ²
Proposed	m ²	m ²	m ²	\$10.10
Existing	m ²	m ²	m ²	

Calculation example

Note

Mixed use developments will be charged at the non-residential stormwater rate for all proposed impervious areas unless it can be shown by the applicant that specific impervious areas are for exclusive residential use only



Impervious area = Area of roof + car parking area + pool area + paved area

Total roofed area	Total vehicle surfaces (road, parking, driveway, etc)		Total other impervious areas (including (pool, pool surrounds, pavers etc)	
360 + 525 = 885m ² (A)	+	1000m ² (A)	+	700m ² (A)
Total exclusive residential impervious areas	Net total impervious area (Sum of A) - B = C		Rate per impervious m ²	
360 + 700 = 1,060m ²	=	1,525m ² (C)	\$10.10	

Notes for filling out this form

Use of this form	Use this form to provide Council with details of a development application to assist Council in the calculation of infrastructure charges.
Rate adjustments in areas not fully serviced by Gold Coast Water	All charge rates are based on areas fully serviced by Gold Coast Water. In areas not planned to be fully serviced by Gold Coast Water, rate adjustments will apply. Areas in the City's local government area which are not planned to be serviced by water supply or wastewater are identified in clause 8.3 (water supply service area) and clause 9.3 (wastewater service area) of the Council's Local Government Infrastructure Plan (LGIP). In these areas, the assessable demand rate will be reduced by Gold Coast Water's water supply or wastewater component of the charge depending on which service is not planned to be provided. If the development is in an area: - not planned to be serviced by water supply, the assessable demand rate will be reduced by 10.9% - not planned to be serviced by wastewater, the assessable demand rate will be reduced by 33.6%.
Charging categories	Use the column "City Plan use definitions" or "2003 Scheme use definitions" (as applicable) on the right of each page to determine the appropriate charging category.
Common areas	At Council's absolute discretion, if it can be clearly demonstrated that specific common areas apply to only one charging category then charges for that common area will be determined on the charge rates for that charging category. If a development includes an area which is common to two or more charging categories and no clear breakdown of these common areas attributable to a particular charging category is provided, the assessable demand for the common area will be based on the charging category with the highest charge rate.
Credits for existing lawfully established use	Credits will be provided in accordance with section 3 (credits) of the City's charges resolution. Enter the number of existing dwellings/units or the gross floor area of any existing use against the appropriate charging category. Use the "included land use" column on the right as a guide to determine the appropriate charging category to use. Evidence of the prior lawfully established use must be provided.
Gross floor area (GFA)	Means the total floor area of all storeys of a building (measured from the outside of the external walls or the centre of a common wall), other than areas used for the following: - building services, plant and equipment - access between levels - ground floor public lobby - a mall - the parking, loading and manoeuvring of motor vehicles - unenclosed private balconies whether roofed or not.
Not-for-profit organisations	If you are a not-for-profit community group, you may be entitled to a rebate on the charges you must pay. You will need to fill out the "Application for infrastructure offset agreement, infrastructure payment deferral or not-for-profit rebate request" form contained in your application kit. Please note that assessment of "not-for-profit" applications will not be conducted by the City when assessing infrastructure charges.
Exemption under section 5 of the charges resolution	Section 5 of the charges resolution details exemptions that may be available. If an exemption is sought, please attach relevant evidence.