

OUR REF: 5941-EXTSEW2
YOUR REF: COM/2020/262

22 March 2022

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

Attn: Development Assessment

To whom it may concern,

RE: OPERATIONAL WORKS APPLICATION – MAJOR CIVIL WORKS AND TREE WORKS TO FACILITATE THE EXTERNAL TRUNK GRAVITY SEWER MAIN FOR STAGE 2 OF VANTAGE YATALA

**Property: Lot 501 on SP295994, 60 Stapylton Jacobs Well Road, Stapylton, QLD 4207
Lot 334 on SP193431, 84 Christensen Road, Stapylton, QLD 4207
Lot 37 on SP222486, Christensen Road, Stapylton, QLD 4207
Lot 6 on SP274108, Christensen Road South, Stapylton, QLD 4207**

On behalf of FPI Queensland Pty Ltd, we hereby lodge an Operational Works application over the abovementioned property. This application is being lodged in order to gain approval undertake the required vegetation clearing and construct the external trunk gravity sewer main associated with Stage 2 of the Vantage Yatala industrial estate in accordance with Condition 4 of Council's Decision Notice dated 27 April 2021 for COM/2020/262.

Application Details:

Local Authority:	City of Gold Coast
Application Type:	Operational Works – Major Civil Works Operational Works – Tree Works (16 to 500 trees)
Applicant:	FPI Queensland Pty Ltd c/- Gassman Development Perspectives

Owner: Frasers Property (Australia) Pty Ltd (Lot 501)
City of Gold Coast Council (Lots 6 & 37)
Yellowstone Investments Pty Ltd & Burnside
Developments Pty Ltd (Lot 334)

In support of this Application, we provide the following:

- Duly completed and executed Planning Act 2016 DA Form 1; (Version 1.3 effective 28 September 2020)
- Duly completed City of Gold Coast's Operational Works Application Form;
- Duly completed City of Gold Coast's Engineering Drawings Application Checklist;
- Duly completed City of Gold Coast's Application for Approval of Engineering Drawings;
- City of Gold Coast's Development Code – Works for Infrastructure;
- Copy of COM/2020/262 Decision Notice dated 27 April 2021;
- Vegetation Management Plan prepared by Gassman development Perspectives;
- Rehabilitation Management Plan prepared by Gassman Development Perspectives;
- Geotechnical Investigation and Preliminary Acid Sulfate Soils Assessment prepared by Douglas Partners dated February 2022;
- Engineering Services Assessment Report prepared by Gassman Development Perspectives and
- Engineering Plans 5941 ENG SNA2 001 to 700 and associated drawing transmittal.

The application fee has been calculated as \$2,952.00.00 which is based on Council's classification of the works as Operational Works (Major works - \$2,952.00) and Operational Works – Environmental – Tree Works (16 to 500 trees - \$1,060.00) as per City of Gold Coast's Register of Fees and Charges 2022-22.

The civil works proposed as part of this Operational Works Application are consistent with City of Gold Coast's City Plan Version 8 Land Development Guidelines and the SEQ Design and Construction Code. It is noted that the applicant has entered into an Access and Works Deed with the property owners of Lot 334 on SP193431 to facilitate these trunk works being undertaken which includes the property owners' consent for the registration of easement etc associated with the works.

Should you have any queries regarding the submitted documentation please contact the undersigned on phone: (07) 3807 3333.

Yours faithfully,

GASSMAN DEVELOPMENT PERSPECTIVES



MITCHELL GASSMAN
CIVIL PROJECT ENGINEER
R.P.E.Q 16939