

4th December 2023

Our Ref: B22-314-EMERI-OPW-Coversheet-231204

City of Gold Coast
PO Box 5042
GOLD COAST QLD 9726

**RE: Operational Works Lodgement associated with MCU/2022/152
20 Eastridge Street, STAPYLTON QLD 4207**

On behalf of Agrobest Australia Pty Ltd, please find enclosed in this operational works application, civil engineering drawings and supporting forms as listed below.

- DA Form 1
- City Of Gold Coast Form – Application for operational work
- City Of Gold Coast Form – Application for approval of engineering drawings
- City Of Gold Coast Form – Engineering drawings application checklist
- Development approval conditions – MCU/2022/152

Operational works approval is requested for the following,

- Driveways and vehicular crossings
 - o DA Condition 20 of MCU/2022/152
- Water Connection
 - o DA Condition 24 of MCU/2022/152

This concludes the request for operational works approval. Please feel free to contact our office via email (civil@altoeng.com.au) or phone (07) 3839 3366 if any further clarification is required.

Signature:



Name: Eli Houghton
Date: 04/12/2023

Application for operational works

Planning & Environment Engineering and Environmental Assessment City Development

PO Box 5042 GOLD COAST MC QLD 9726

P 07 5582 8866 F 07 5596 3653

W cityofgoldcoast.com.au**Please use BLOCK LETTERS and complete all details in full****Privacy statement**

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

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

* Indicates the field is mandatory

Operational works application type (pre-assessment unavailable)*

Associated building works	☐	Change to ground level	☐
Civil engineering	☒	Landscaping – public	☐
Minor civil works	☐	Landscaping – private	☐
Tree works - private	☐	Electrical reticulation and street lighting	☐
Tree works – development	☐		

Prescribed Tidal Works

Boat ramps	☐	Jetty	☐
Mooring piles	☐	Pontoon	☐
Revetment walls	☐	Boulder Sea Wall	☐
Boardwalks	☐	Marina (Greater than six berths)	☐
Artificial waterways and other works	☐		

Coastal Management District

Artificial Waterways and other works	☐	
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Details of original application

Original application no.	MCU/2022/152
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Fees*

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

Payment options

Business partner account (BP)	
Business partner name	Business partner number
Cheque or credit card at any of Council's branch offices. For branch office locations and operating hours, please refer to Council's website cityofgoldcoast.com.au	
Please be advised that payments by credit card will incur a surcharge.	
Cheque or money order may be posted to Council's post office box address as above. Please ensure that you provide adequate reference details or attachments to allow the cheque to be appropriately receipted.	

Office use only

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

Operational works application requirements*		
(Building and Construction Industry – portable long service leave Act 1991)		
Does the total cost of construction exceed \$150,000?	Yes ☒	No ☐
If yes, select evidence of one of the following as part of the application lodgement		
payment of levy, or		☒
payment of the first instalment of levy, or		☐
an exemption from payment of levy, or		☐
an exemption from immediate payment of levy		☐
Section 1 – Forms*		
State Government Forms		
Form 1		☒
Council's Forms		
Pre-assessment certificate		☐
Application form for operational works		☒
Engineering drawings – Application checklist – City Plan Schedule 6 - City Plan policies - SC6.11 City Plan policy – Land development guidelines		☒
Application for Approval of Engineering drawings – City Plan Schedule 6 – City Plan policies - SC6.11 City Plan policy – Land development guidelines		☒
Street lighting application – City Plan Schedule 6 – City Plan policies - SC6.11 City Plan policy – Land development guidelines		☐
Section 2 – Supporting documents		
Cover letter outlining proposal		☒
Copy of previous planning approval (<i>if applicable</i>)		☒
Assessment benchmarks		☐
Section 3 – Plans and drawings		
Plans (scaled to A3)		☒
Section 4 – Specialist reports (as applicable)		
Flood search report		☐
Hydraulics report		☐
Stormwater management plan		☐
Geotechnical report		☐
Dewatering management plan		☐
Lake management study		☐
Waterway study		☐
Water quality management plan		☐
Types of specialist reports for Environmental, open space, landscaping and tree works matters		
Detailed landscape plan		☐
Bushfire management plan		☐
Ecological assessment		☐
Open space management plan		☐
Arborist report/tree assessment plan/tree management plan		☐
Effluent disposal plan		☐
Acid sulphate soils investigation and management plan		☐
Types of specialist reports for Transport and traffic matters (<i>Civil engineering only</i>)		
Road traffic assessment report		☐
Check vehicle crossing requirements		☐

Declaration*

I understand and acknowledge that:

- by making this application/request, I the applicant, declare that the owner has given written consent to the making of this application
- the information provided in this application is true and complete to the best of my knowledge
- Council may refuse this application if it becomes evident that any information or supporting documents provided is incomplete or false
- I approve of the information that has been provided in this application
- I acknowledge Queensland State Laws will accept this communication as containing my signature within the meaning of the Electronic Transactions (Queensland) Act 2001

Signature		Date	04/12/2023
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Application for approval of engineering drawings

**Planning & Environment
Engineering & Environmental Assessment
City Development**
PO Box 5042 GCMC Qld 9726
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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Application details

Estate name and stage	
Councils reference file number	PN
Developer's name	Agrobest Australia Pty Ltd

Consulting engineer details

Company name	Alto Consulting Engineers Pty Ltd		
Contact person	Eli Houghton		
Postal address	Level 9 / 316 Adelaide Street, Brisbane QLD 4000		
Phone number	07 3839 3366	Fax number	
Mobile number	0401 745 977	Email	civil@altoeng.com.au
Engineering design	Yes	☒	No
Contract administration	Yes	☐	No
Existing approval number (if applicable)	Yes	☒	No
App no: MCU/2022/152			

Property details

Lot number	Registered plan number	Existing approval number (if applicable)
115	SP316137	MCU/2022/152
Address	20 Eastridge Street, Stapylton QLD 4207	

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
	2331	04/12/2023
Consulting engineer for and on behalf of (company)		Alto Consulting Engineers Pty Ltd

Fees

There is no fee associated with this form.

Supporting documents

- Councils engineering drawings – Engineering drawings application checklist with relevant sections completed.
- Two complete sets of A1 size engineering drawings (incomplete drawings and partial sets will not be accepted).
- One set of the job specification.
- Any information requested in the development approval conditions.
- Any relevant supporting documents.
- Details of a non-conforming design and reasons for its use (subject to Councils approval).

Office use only

Date received	Received by
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Engineering drawings application checklist

Planning & Environment
Engineering & Environmental Assessment
City Development
PO Box 5042 GOLD COAST MC QLD 9726
P 07 5582 8866 F 07 5596 3653
E mail@goldcoast.qld.gov.au
W cityofgoldcoast.com.au

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Postal address	Level 9 / 316 Adelaide Street, BRISBANE QLD		
Phone number	07 3839 3366	Fax number	
Mobile number	0401 745 977	Email	civil@altoeng.com.au

Property details

Lot number	115	Registered plan number	SP316137
Property address	20 Eastridge Street, STAPYLTON QLD		
Existing approval number	MCU/2022/152		

Checklist items submitted

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

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Fees

There is no fee associated with this form.

Not approved	
Approved subject to minor alterations as shown	
Approved	
Date received	Received by

Engineering drawings application checklist

A. General	Yes	N/A
1. Administration		
Application form fully completed	☒	☐
Approvals and clearances		
Department of Transport and Main Roads	☐	☒
Department of Environment and Heritage Protection	☐	☒
Downstream drainage discharge rights	☐	☒
Clearance for works through other properties	☐	☒
Energex/Telstra	☐	☒
Others	☐	☒
Relevant standard drawings included in application	☒	☐
Schedule of drawings (submitted) attached	☒	☐
Any building and construction work costing \$150,000.00 or more, the applicant is required under the <i>Building and Construction Industry (Portable Long Service Leave) Act 1991</i> to supply evidence of the following.		
Estimated cost of works:	\$ 7,500,000	
If work is \$150,000.00 or more provide one of the following.		
Payment of levy.	☒	☐
Payment of the first instalment of levy.	☐	☐
An exemption from payment levy.	☐	☐
An exemption from immediate payment of levy.	☐	☐
2. Compliance with Councils approvals		
Rezoning, consent or other Council approval	☐	☒
Provisions for adjoining development requirements	☐	☒
3. RPEQ certification		
All engineering drawings and specifications prepared and signed by a Registered Professional Engineer of Qld	☒	☐
4. Title block on engineering drawings		
Estate name (if any)	☐	☒
Stage number (if any)	☐	☒
Developers name	☒	☐
Consultants name and address	☒	☐
Drawing number and sheet number	☒	☐
Scale with scale bar	☒	☐
Locality description	☒	☐
Origin of levels and location of permanent survey marks	☐	☒
Schedule showing date and nature of amendments	☒	☐
Drawing title	☒	☐
Signed design certification by an experienced designer	☒	☐
5. Locality plan		
North point	☒	☐
Major roads project	☐	☒
Adjacent localities	☐	☒
Development area outlines and shaded or crosshatched	☒	☐
Scale noted	☒	☐
6. Layout of stage plan		
Layout of roads	☒	☐
Approved road names (road number not acceptable)	☒	☐
Allotment layout	☒	☐
Lot numbers	☒	☐
North point	☒	☐
Access restriction strips	☐	☒
Stage boundaries clearly shown	☐	☒
Existing easements	☐	☒

Engineering drawings application checklist

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

Engineering drawings application checklist

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

Engineering drawings application checklist

B. Earthworks and roadworks cont	Yes	N/A
5. Road cross section		
a) Drafting – drawings included		
Approved road names	☐	☒
Road reserve boundaries	☐	☒
Road centreline or construction line	☐	☒
Original natural surface line profile	☐	☒
Constructed cross section profile	☐	☒
Chainage on centreline or construction line together with natural surface level or peg level	☐	☒
Offset to road centreline from peg line or construction line	☐	☒
Cross fall batter slopes and dimensions where these differ to that shown on the type cross section	☐	☒
Pavement depths wherever these differ from typical cross section	☐	☒
b) Typical cross section shown for each road containing		
Road reserve width	☐	☒
Road width between nominal kerb line, or pavement width where no kerb is constructed	☐	☒
Verge, footpath width	☐	☒
Location and width of concrete footpath or bikeway, where required	☐	☒
Kerb and channel type	☐	☒
Crossfalls and/or grades of pavement, footpaths and batters, etc with offsets to change of grade point	☐	☒
Type and thickness of wearing surfacing	☐	☒
Total depth of pavement courses with CBR values of material used (if available)	☐	☒
c) Design – complies with Councils design guidelines		
Typical cross sections and includes:	☐	☒
• Width for transit lands and bikeways	☐	☒
• Typical footpath verge widths	☐	☒
Access grades/limits to lots	☐	☒
Road crossfalls	☐	☒
Formation batter slope stability and scour protection	☐	☒
C. Stormwater drainage	Yes	N/A
1. Stormwater drainage catchment plan		
Northpoint	☐	☒
Approved road names	☐	☒
Existing and proposed property and road boundaries	☐	☒
All catchments/sub catchments designated as per drainage calculation sheet	☐	☒
Catchment/sub catchment boundaries indicated by a bold line	☐	☒
Existing and proposed contours at a suitable interval (in different line types)	☐	☒
Direction of watershed along the flow path giving the longest time of concentration	☐	☒
Stormwater reticulation schematic layout shown including manhole, inlet and outlet numbers (for urban catchments)	☐	☒
All internal and external catchments shown to scale	☐	☒
2. Stormwater drainage detail plan		
Details of pipe junctions in manholes, where pipe centrelines are offset from centre point of manhole	☐	☒
Full details including reinforcing of non-standard manholes	☐	☒
Catchpit and filed inlet locations (chainage, offset levels, etc)	☐	☒
Manhole locations (chainage, offset levels, etc)	☐	☒
Invert levels and diameters of pipe connections from catchpits to manholes	☐	☒
Approved road names	☐	☒
Class of pipe checked	☐	☒

Engineering drawings application checklist

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

Engineering drawings application checklist

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



**PORTABLE
LONG SERVICE
LEAVE**

notification and payment CONFIRMATION

This form is issued in accordance with the *Building and Construction Industry (Portable Long Service Leave) Act 1991* s77(2). Form BCI 14v1.

Confirmation date: 14/12/2023

BUILDING AND CONSTRUCTION WORK DETAILS

QLeave levy number: S361664 Date notified: 12/12/2023

Building and construction work description: FACTORY

Lot no.: LOT 115 Plan no.: SP295994

Building and construction work address: 20 EASTRIDGE ST

Suburb: STAPYLTON Postcode: 4207

Internal job reference number (if applicable): _____

Notified cost of work (GST exclusive): \$ 7,500,000

Total levy paid: \$ 43125.00

Exempted cost of work (GST exclusive): \$ _____

Start date: 02/01/2024 Finish date: 07/10/2024

Council: GOLD

Certifier: TRACEY MCLEAN

Owner: AGROBEST PROPERTIES PTY LTD

Principal contractor: STOKES WHEELER PTY LTD

QLeave has issued this form to confirm that notification and payment has been received. Under s.77 of the *Building and Construction Industry (Portable Long Service Leave) Act 1991*, all obligations have been met.

BUILDING AND CONSTRUCTION WORK COMPLETED

When your building and construction work reaches practical completion, you are invited to submit your final costs and completion date to QLeave. To provide QLeave with these details, please complete the **Finalisation form** available at www.qleave.qld.gov.au.

CONTACT QLEAVE

Unit 1, 62 Crockford Street, Northgate Qld 4013 | PO Box 348, Archerfield BC Qld 4108
Freecall 1300 QLEAVE | **Email** levies@qleave.qld.gov.au | **Web** www.qleave.qld.gov.au

