

# patrick hefferan

A.B. N. 353 9089 3924

## town planning and property development

po box 591, pacific fair, queensland, 4218

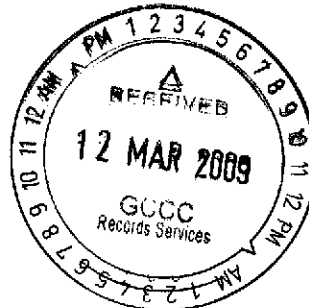
0409 591 857 / 5534 6786 phone

5534 6786 fax

pmhplanning@optusnet.com.au

10 March 2009

ATT: The Processing Officer  
Gold Coast City Council  
PO Box 5042 GCMC  
NERANG QLD 9729



Dear Sir / Madam:

**REFERENCE: GOLD COAST CITY COUNCIL DEVELOPMENT APPLICATION (IMPACT ASSESSABLE) FOR DEVELOPMENT PERMIT FOR MATERIAL CHANGE IN USE FOR RESTAURANT AT 1/101 OLD BURLEIGH ROAD, BROADBEACH - REAL PROPERTY DESCRIPTION BEING LOT 70 ON B8383.**

Reference is made to the above Development Application and pursuant to the provisions of the Integrated Planning Act 1997 and Council Checklist, please find enclosed:

1. 5 copies of the Town Planning Report, Site Analysis Plans, Proposal Plans, Landscaping Intent Plans and Statement, and relevant Code Assessments in the prescribed GCCC format;
2. IDAS Form Part A, Part D, and Referral Checklist;
3. Gold Coast City Council MCU Development Application Checklist;
4. Gold Coast City Council Development Application PIP Infrastructure Charges Work Sheets;
5. Applicable Fee of \$3,350.00 (paid upon Application Lodgement) calculated as follows: Restaurant under 200m2 GFA (Impact Assessable) = \$3,350.00;

This Application has been lodged as Impact Assessable due to its location within the Residential Choice Domain and the provisions of the Table of Development. It is noted however that the subject site is included within the Draft Broadbeach Local Area Plan. Within the provisions of the Draft LAP, The subject site is included in the Residential Precinct, though the proposed use is prescribed as Code Assessable.

Accordingly, it is requested that this Application be assessed via the Code Assessment Process.

Specifically, the provisions of the Draft Plan include that the use of a Restaurant is included as Code Assessable within the Residential Precinct where adjacent to areas of Public Open Space Domain, which appears to be a specific consideration of the existing development on this site, as well as an encouragement of alfresco dining and coffee shop facilities such as this for the users of the public parklands. Further, pursuant to the provisions of s3.5.6 of the IPA, the Assessment Manager may apply later codes and



instruments as part of the assessment, further providing the mechanism grounds for the Application to be assessed via the Code Assessable process.

Please issue the relevant Acknowledgement Notice at your earliest convenience within applicable IDAS timeframes, or if Code Assessable please provide this advice.

Please do not hesitate to contact me on the above phone numbers or email address should you have any further queries.

Yours faithfully



**PATRICK HEFFERAN**



Gold Coast City Council

## Planning, Environment and Transport



**Note to File - Customer Service Use Only**

**PET F17**

File Number: DA 2900366 MCU 2900126

### Customer Service Comments:

No Letter of Exemption included with application. However customer quoted Jan Higley as saying that it was not necessary to lodge a Letter of Exemption with every application.

Signed:  Print Name: Berrie Date: 1/03/09

### Assessing Officer Comments:

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**DEVELOPMENT APPLICATION FOR  
DEVELOPMENT PERMIT FOR MATERIAL  
CHANGE IN USE**

**RESTAURANT**

Tenancy 1,  
101 Old Burleigh Road,  
Broadbeach

**Lot 70 on B 8383**

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**patrick hefferan**

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po box 591, pacific fair, queensland, 4218

**0409 591 857**

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**[pmhplanning@optusnet.com.au](mailto:pmhplanning@optusnet.com.au)**

## **SECTION 1 – IDAS AND GCCC APPLICATION FORMS**

**Form 1 Development Application Part A Common Details**

**Form 1 Development Application Part D Material Change of Use**

**Form 1 Development Application IDAS Assessment Checklist**

**Pre Assessment Certificate**

**Application for a Material Change of Use and/or Reconfiguring a  
Lot**

**Infrastructure Charges Impervious Area Work Sheet**

**Infrastructure Charges Form Requirements**

**Infrastructure Charge Material Change of Use (MCU)**

### **COMMENT:**

**All required forms, listed above, are enclosed**

**DEVELOPMENT APPLICATION FOR  
MATERIAL CHANGE IN USE FOR  
RESTAURANT**

**patrick hefferan**

**town planning and property development**

## Form 1 Development Application

idas

# Part A

## Common details

NOTE: Answer all questions unless directed to go to a particular question. Refer to the end of the form for advice on how to complete this form.

**Applicant details** (The Applicant is the person responsible for making the application and need not be the owner of the land. The Applicant is responsible for ensuring the information provided on the iDAS Application Form is correct. This information is relied upon by the Assessment Manager and any referral agencies when assessing and deciding this application. By lodging this application, the Applicant incurs the obligations and responsibilities prescribed by the IPA. Any development permit or preliminary approval that may be issued as a consequence of this application will be issued to the Applicant.)

Company/organisation name (if applicable) Chris Nott, Lola's Restaurant c/- Patrick Hefferan Town Planning

Individual applicant/Contact person (If there is more than one applicant, provide additional applicant details on an attachment to this form)

|                          |                                  |            |                     |                             |          |
|--------------------------|----------------------------------|------------|---------------------|-----------------------------|----------|
| Title                    | Mr                               | First name | Patrick             | Last name                   | Hefferan |
| Postal address           | PO Box 591 Pacific Fair Qld 4218 |            |                     |                             |          |
| Contact telephone number | 07 05534 6786                    |            | Mobile phone number | 0409591857                  |          |
| Facsimile number         |                                  |            | e-mail address      | pmhplanning@optusnet.com.au |          |

**Details of the premises** (i.e. the land on which the development is proposed - refer to the advice at the end of the form)

1. Identify the premises by completing Table A, or Table B and/or Table C (ensure adequate information is given to identify the premises)

Table A If the application is for a **mobile and temporary Environmentally Relevant Activity (ERA)**, complete Table A only. Then go to Q2.

|  | Name of each local government area in which the mobile and temporary ERA is proposed to operate |
|--|-------------------------------------------------------------------------------------------------|
|  | n/a                                                                                             |

OR

Table B Street address for the premises (tick applicable box/es below and insert property description in the table. Identify each lot in a separate row.)

- (i) ☒ Street address / lot on plan for the **premises** (Appropriate for most applications including building applications); OR
- (ii) ☐ Street address /lot on plan for the **land adjoining or adjacent to the premises** (Appropriate for development in water e.g. jetty, pontoon etc) (Note: Lot on plan details may be obtained from title documents, a 'Rate' notice, or from the local government.)

| Street Address |            |                                               |           | Lot on plan description |                           | Local government area (e.g. Logan, Cairns) |
|----------------|------------|-----------------------------------------------|-----------|-------------------------|---------------------------|--------------------------------------------|
| Unit No.       | Street No. | Street Name and official suburb/locality name | Post Code | Lot No.                 | Plan type and Plan Number |                                            |
| 1              | 101        | Old Burleigh Rd, Broadbeach                   | 4218      | 70                      | B8383                     | Gold Coast City Council                    |

AND / OR

Table C Coordinates and/or a map of the premises (Appropriate for development in remote areas, over part of a lot, in water (e.g. channel dredging in Moreton Bay) etc.)

|  | Coordinates<br>(Note: place each set of coordinates in a separate row) |          |          |           | Zone Reference | Datum                                                                                                 | Local government area (if applicable) |
|--|------------------------------------------------------------------------|----------|----------|-----------|----------------|-------------------------------------------------------------------------------------------------------|---------------------------------------|
|  | Easting                                                                | Northing | Latitude | Longitude |                |                                                                                                       |                                       |
|  | n/a                                                                    |          |          |           |                | <input type="checkbox"/> DGDA94<br><input type="checkbox"/> WGS84<br><input type="checkbox"/> Other - |                                       |

2. Identify if any of the following apply to the premises by completing Tables D, E, or F. (Note: In most instances, the premises will not involve any of the following characteristics, however some applications may involve one or more of these characteristics - complete only if applicable)

Table D Complete if the premises are adjacent to or associated with a water body, watercourse or aquifer (e.g. river, creek, lake, canal)

|  | Name of water body, watercourse or aquifer (if known) |
|--|-------------------------------------------------------|
|  | n/a                                                   |

Table E Complete if the premises are on Strategic Port Land under the *Transport Infrastructure Act 1994*

|  | Lot on plan description for strategic port land | Port Authority for the lot |
|--|-------------------------------------------------|----------------------------|
|  | n/a                                             |                            |

Table F Complete if the premises are in tidal water

|  | Name of local government for the tidal area (if applicable) | Name of port authority for the tidal area (if applicable) |
|--|-------------------------------------------------------------|-----------------------------------------------------------|
|  | n/a                                                         |                                                           |

3. Indicate the total area of the premises on which the development is proposed: (Note: The total area may include land both above and below water)

| Total area of premises |                                                                                                             |
|------------------------|-------------------------------------------------------------------------------------------------------------|
| 630                    | <input checked="" type="checkbox"/> m <sup>2</sup> <input type="checkbox"/> hectares (Tick applicable unit) |

#### Existing use of the premises

4. Current use/s of the premises: (e.g. vacant land, house, townhouses, apartment building, shop, service station, school, sugar cane farming etc.)

|                                                                                                  |
|--------------------------------------------------------------------------------------------------|
| Commercial Development including Shops and Restaurant as per attached Planning Assessment Report |
|--------------------------------------------------------------------------------------------------|

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

☒ No ☐ Yes - Ensure the type, location and dimensions of each easement are included in plans, submitted with the application

#### Proposal details

6. Brief description of the proposal (e.g. 6 unit apartment building, 30 lot residential subdivision, a bore, aquaculture)

|                                                                                            |
|--------------------------------------------------------------------------------------------|
| Re-establishment of Restaurant within tenancy 1 as per attached Planning Assessment Report |
|--------------------------------------------------------------------------------------------|

7. Does the proposal include new buildings or operational work (including any services) on the premises?

☒ No ☐ Yes - Ensure the nature, location and dimensions of the proposed works are included in plans, submitted with the application

#### Resource entitlement (if applicable) - further information is provided in the advice section at the end of the form

8. Does the application involve taking or interfering with a State resource and therefore require a resource entitlement? (e.g. the application involves State land (leased and freehold), declared Fish Habitat areas, taking quarry material, taking or interfering with water under the Water Act 2000, etc.)

☒ No - Go to Q9 ☐ Yes - Complete Table G - provide details for each evidence required on a separate row, if applicable. Evidence of resource allocation or entitlement must be submitted with the application. You do not need to answer Q9 - go to the next section.

#### Owner's consent (if applicable) - further information is provided in the advice section at the end of the form

9. Complete Table H for applications involving a material change of use; reconfiguration of a lot; work on land below high-water mark and not within a canal as defined under the *Coastal Protection and Management Act 1995*; or work on rail corridor land defined under the *Transport Infrastructure Act 1994* - provide details for each owner on a separate row, or on an attachment to this form if applicable.

| Table H | Premises Owner's name/s and postal address | Details of the premises owned (street address or lot on plan description) | Owner's signature* | Date consent was obtained |
|---------|--------------------------------------------|---------------------------------------------------------------------------|--------------------|---------------------------|
|         | as attached                                | 101 Old Burleigh Road, Broadbeach                                         |                    | as attached               |

\* Owner's signature cannot be provided on the form if you intend to submit the application electronically. Owner's consent must be provided to the assessment manager on an attachment containing appropriate written documentation of the owner's consent. If the owner is a company, s127 of the *Corporations Act 2001* (Cwealth) details how a company may sign as owner. Templates for the provision of owner's consent are available on the [IPA website](#).

**Attachments and supporting information** (Complete Table I - Use a separate row for each type of attachment or information, including information required under this Part) Please ensure all documentation submitted with this form, including other Parts of Form 1, or owner's consent, etc, are securely attached to this Part of the Form.

| Table I | Description of attachment or information (e.g. Part C of Form 1, owner's consent, evidence of resource allocation/entitlement, plans, drawings, reports) | Title (if applicable) (e.g. General Authority, James Street Traffic Report) | Date        | Method of delivery to assessment manager |
|---------|----------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|-------------|------------------------------------------|
|         | Part d, Referral Checklist                                                                                                                               | Material Change in Use                                                      | as attached | over the counter                         |

**Portable Long Service Leave (PLSL) levy** (Applicable for certain building and construction work valued over \$80,000 only)10. The Portable Long Service Leave Levy (PLSL) is not applicable to this application if any of the following apply: (Tick box if applicable)

- ☐ the application seeks a preliminary approval only;
- ☒ the application is not for building and construction work under the *Building and Construction Industry (Portable Long Service Leave) Act 1991*, section 3AA (e.g. the application is only for a change of use, or for the following types of work **carried out solely for farming purposes**: land clearing, site preparation, earthworks, fences, fodder harvesting, clearing of encroaching vegetation, clearing of regrowth, thinning vegetation or controlling weeds or pests);
- ☐ all costs, that relate to the work both directly and indirectly, are less than \$80,000, inclusive of GST; or
- ☐ the work is being carried out under an owner-builder permit issued under the *Queensland Building Services Authority Act 1991* - Complete and submit a QLeave Notification and Payment Form (no payment required if owner-builder permit number stated). The receipted form must be sighted by the assessment manager before a development permit can be given.

11. Is payment of a PLSL levy applicable to this application? (Refer to Q10 and the Advice below for more information)?

- ☒ No - End of Part A
- ☐ Yes - Answer Q12 below

**OFFICE USE ONLY** (For use by the Assessment Manager / Private Certifier) (Optional)

|          |         |               |          |                          |        |                   |                          |
|----------|---------|---------------|----------|--------------------------|--------|-------------------|--------------------------|
| Fee (\$) | 3360.00 | Date received | 11/03/09 | Receiving officer's name | Perrie | Reference numbers | DA 2900366<br>MW 2900126 |
|----------|---------|---------------|----------|--------------------------|--------|-------------------|--------------------------|

**NOTIFICATION OF ENGAGEMENT OF PRIVATE CERTIFIER**To:  Council. I have been engaged as the private certifier for the building work referred to in this application.

| Date of engagement | Name | BSA Certification number | Building classification/s |
|--------------------|------|--------------------------|---------------------------|
|                    |      |                          |                           |

**QLEAVE NOTIFICATION AND PAYMENT** (for completion by assessment manager or private certifier if applicable)

| Description of the work | QLeave Project Number | Amount paid (\$) | Date paid | Date receipted form sighted by assessment manager | Name of officer who sighted the form |
|-------------------------|-----------------------|------------------|-----------|---------------------------------------------------|--------------------------------------|
|                         |                       |                  |           |                                                   |                                      |

**Privacy Statement**

The information collected on Form 1 will be used by the Department of Infrastructure and Planning (DIP) in accordance with the processing and assessment of your Application. Your personal details will not be disclosed for a purpose outside of the IDAS process, except where required by legislation (including the Freedom of Information Act 1992) or as required by Parliament. This information may be stored in a DIP database. The information collected will be retained as required by the Public Records Act 2002.

**Advice for completing Part A****General advice**

- Part A of IDAS Development Application Form 1 must be completed and accompany all development applications. The applicant is responsible for answering **all** questions fully and correctly, unless following a response there is a statement to go directly to another question. The Assessment Manager may refuse to receive an application that is not properly made.
- The IDAS Assessment Checklist must also be completed for all development applications, other than those requiring assessment against the *Building Act 1975* only, i.e. those applications requiring the completion of Parts A and B only.

**Applicant details**

- If the applicant is a company or organisation, a contact person must be nominated. The applicant's signature is not required to be provided under the IPA.

**Details of the premises**

- The term 'premises' is defined by the IPA, schedule 10 to mean a building or other structure, and land (whether or not a building or other structure is situated on the land). The term 'land' is also defined to include the estate in, on, over or under the land.
- Details of the land are not required if the application involves a mobile and temporary Environmentally Relevant Activity only. Instead complete Table A.
- The premises may be identified in a number of ways --
  - Street address and lot on plan are most common and will apply to most applications.
  - Coordinates may provide the best means of accurately identifying the location of development proposed in waters, or on a relatively small development site distant from property boundaries on a large lot. Sufficient coordinates need to be provided to identify the boundary of the premises the subject of the application. Eastings and northings using GDA94 datum is preferred, but longitude and latitude and other (specified) datum such as Zone Reference or GS84 may be provided.
- The definition of 'water body' and 'watercourse' can vary from Act to Act.
- StrategicPortLand is within a local government area but a local government's planning scheme does not apply on StrategicPortLand. StrategicPortLand is declared under the *Transport Infrastructure Act 1994*. For further information go to [IDAS Guide 11](#) (Development on strategic port land) and the Queensland Transport (Ports) website.
- 'Tidal water' is defined in the *Coastal Protection and Management Act 1995* (Schedule) and 'tidal area' for a local government and for strategic port land is defined in the IPA (schedule 10). Generally, the area below 'high-water mark' (*defined by the Coastal Act in relation to high water mark at spring tides*) establishes the boundary of a tidal area. Land below high water mark is not within a local government's area unless provided for under the *Local Government Act 1993*. Unless otherwise provided for by legislation, a local government has no jurisdiction below high water mark. A tidal area for strategic port land is within the jurisdiction of the relevant port authority, while the Environmental Protection Agency generally has jurisdiction for a local government tidal area. However, the IPA gives local governments jurisdiction for assessing and deciding applications for prescribed tidal works within the local government tidal area, and the planning scheme may be applied to that assessment (to the extent provided for in the code for prescribed tidal work).

**Resource entitlement**

- Section 3.2.1(5) of the IPA requires evidence of resource entitlement be given for applications if they involve taking or interfering with a prescribed State resource. Schedule 10 of the *Integrated Planning Regulation 1998* (IPR) prescribes the State resources, including State-owned land, where evidence is required to be given, and the evidence required to support the application. Link to [Integrated Planning Regulation](#). Section 3.2.1(10)(a)(ii) states an application **cannot** be taken to be properly made without the required evidence.
- For applications involving the **taking or interfering with water under the Water Act**, the development application may be made at the same time as the request for resource entitlement, and the Department of Natural Resources and Water will accept the application as properly made.
- For **State-controlled roads**, a resource entitlement is not required for an activity that is exempt ancillary works or encroachment (identified by gazette notice under the *Transport Infrastructure Act 1994*, section 50), or if the activity requires referral to the Department of Main Roads.
- Evidence may be required from more than one Department responsible for a State-owned resource, e.g. from the Environmental Protection Agency for quarry material below high water mark, and the Department of Natural Resources and Water in relation to the State-owned land above high water mark.

**Owner's consent**

- Section 3.2.1(3) of the IPA prescribes that an application must contain, or be supported by, the written consent of the land owner/s, if the application involves: a material change of use; reconfiguration of a lot; work on land below high-water mark and not within a canal as defined under the *Coastal Protection and Management Act 1995*; or work on rail corridor land defined under the *Transport Infrastructure Act 1994*.
- Evidence of this consent may need to be provided before the application will be accepted as properly made by the Assessment Manager, during the processes of the application or in the event of an appeal about the outcome of the application.
- 'Owner' for the purpose of a lodging an IDAS development application means the person at the time of lodging the application, entitled to receive the rent for the land (or would be entitled to receive the rent for it if it were let to a tenant at a rent).
- Templates are available from the [IPA website](#) for the provision of owner's consent as an attachment to this form. However other documentation may be used for providing owner's consent provided it is clear the documentation relates to the development application for the premises.
- Owner's consent, if required, must be provided even if the applicant is the owner. Owner's consent is not required for a mobile and temporary ERA.

**Portable Long Service Leave (PLSL) Levy**

- The Building and Construction Industry Portable Long Service Leave Scheme provides long service leave entitlements to workers in the building and construction industry who would be unlikely to accrue enough service with one employer to qualify for long service leave. To fund the scheme, a Portable Long Service Leave Levy (PLSL levy) is collected on certain building and construction work carried out in Queensland.
- The PLSL levy amount and other prescribed percentages and rates for calculating the levy are stated in the *Building and Construction Industry (Portable Long Service Leave) Regulation 2002*. Included in the amount collected by QLeave is the Workplace Health and Safety Fee and the Building and Construction Industry Training Levy.
- The *Building and Construction Industry (Portable Long Service Leave) Act 1991* (PLSL Act) defines the building and construction work subject to the PLSL levy and includes renovating, relocating, constructing, altering, demolishing, maintaining or repairing buildings, pools, roads, jetties, pipelines, fences or earthworks, and works for subdividing, irrigating or draining land.
- The PLSL levy need not be paid when the application is made, but the PLSL Act requires the levy to be paid before a development permit may be issued.
- The Assessment Manager must sight an approved form issued by QLeave advising of the status of the payment of the PLSL levy. Building and Construction Industry Notification and Payment Forms are available from any Queensland post office or agency, on request from QLeave, or can be completed on the QLeave website at [www.qleave.qld.gov.au](http://www.qleave.qld.gov.au). For further information contact QLeave (Tel: 1800 803 481 Web: [www.qleave.qld.gov.au](http://www.qleave.qld.gov.au) )

# patrick hefferan

A.B. N. 353 9089 3924

**town planning and property development**

po box 591, pacific fair, queensland, 4218

**0409 591 857 / 5534 6786** phone

**5534 6786** fax

**pmhplanning@optusnet.com.au**

6 March 2009

**ATT: THE APPLICATION**

**ASSESSMENT OFFICER**

Gold Coast City Council

PO Box 5042

GOLD COAST MAIL CENTRE

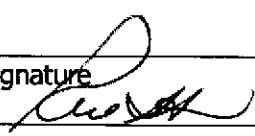
NERANG QLD 9729

Dear Sir / Madam:

**REFERENCE: LAND OWNER'S CONSENT IN APPENDIXURE TO IDAS FORM 1 PART A - APPLICATION FORMS FOR MATERIAL CHANGE IN USE FOR RESTAURANT LOLA'S RESTAURANT - 101 OLD BURLEIGH ROAD, BROADBEACH - LOT 70 B 8383.**

In relation to the proposed Development Application for Material Change in Use for 'Restaurant' at the above site, the following details are relevant:

Pursuant to the provisions of the *Integrated Planning Act 1997*, the following table represents the landowners of the subject site at 101 Old Burleigh Road, Broadbeach, properly described as Lot 70 on B8383, whom wish to provide their consent to the lodgement of a Development Application for Material Change in Use.

| Owners Name and Position | Signature                                                                            | Date   |
|--------------------------|--------------------------------------------------------------------------------------|--------|
| NORTHPOINT HOLDINGS N°3  |  | 9.3.09 |
| ROBERT MICHAEL HALE      |                                                                                      |        |
| (SOLE DIRECTOR)          |                                                                                      |        |
|                          |                                                                                      |        |
|                          |                                                                                      |        |

Should you have any further queries, please do not hesitate to contact our office on the telephone numbers above.

Yours faithfully

**PATRICK HEFFERAN**

## Form 1 Development Application

idas

**Part D****Material change of use assessable against a planning scheme<sup>1</sup>****Planning scheme identification**

1. How is the premises identified / zoned in the applicable planning scheme? (NOTE: if the premises involves multiple zones clearly identify the relevant zone for each lot) – provide details for each lot on a separate row

|    | Lot description<br>(i.e. street address or lot on plan details) | Applicable zone /precinct /area | Applicable overlays |
|----|-----------------------------------------------------------------|---------------------------------|---------------------|
| 1. | LOT 70 38383                                                    | RESIDENTIAL CHOICE              | AS ATTACHED         |

**Nature of the proposed material change of use (MCU)**

2. How is the proposed use/s defined in the applicable planning scheme?

|    | General explanation of the proposed use<br>(i.e. in your own words) | Planning scheme definition (include each definition in a new row or on attached documentation if applicable) | No. of dwelling / tenancy units<br>(if applicable) | Days & hours of operation<br>(if applicable) | No. of employees<br>(if applicable) |
|----|---------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|----------------------------------------------------|----------------------------------------------|-------------------------------------|
| 1. | RE-ESTABLISHMENT OF PREVIOUS RESTAURANT USE                         | RESTAURANT                                                                                                   | 1                                                  | MON-SUN<br>6am-11pm                          | 10/11                               |

3. What type of approval is being sought?

☒ Development Permit ☐ Preliminary Approval ☐ Both (Provide details below)

4. Are there any current approvals associated with this application for the change of use of the premises? (e.g. a Preliminary Approval for the use)

☒ No ☐ Yes – Provide details below – if more than one associated approval provide the information on an attachment to this form

|    | List of approval reference/s | Date approved | Date approval lapses (if known) |
|----|------------------------------|---------------|---------------------------------|
| 1. |                              |               |                                 |

5. Does the proposed use involve:

(i) the reuse of existing buildings on the premises

☐ No

☒ Yes – Complete Table A

(ii) new building work on the premises

☒ No

☐ Yes - Complete Table B

(iii) the reuse of other existing operational works on the premises

☒ No

☐ Yes - Complete Table C

(iv) new operational work on the premises

☒ No

☐ Yes - Complete Table D

Table A

|                                                    |                   |
|----------------------------------------------------|-------------------|
| Existing floor area                                | 44 m <sup>2</sup> |
| Existing site cover                                | ≈ 55%             |
| Existing maximum number of storeys                 | 1                 |
| Existing maximum height above natural ground level | 4 METRES          |

<sup>1</sup> This form is also used for material change of use assessable against the land use plan for Cairns airport land or Mackay airport land. Wherever planning scheme is mentioned, take it to mean the land use plan for the airport land.

Table B

|                                                    |  |
|----------------------------------------------------|--|
| Proposed floor area                                |  |
| Proposed site cover                                |  |
| Proposed maximum number of storeys                 |  |
| Proposed maximum height above natural ground level |  |

Table C

|                                                                             |  |
|-----------------------------------------------------------------------------|--|
| Existing number of on-site car parking bays                                 |  |
| Existing area of landscaping                                                |  |
| Existing type of vehicle cross-over (for non-residential uses)              |  |
| Existing maximum vehicular servicing arrangement (for non-residential uses) |  |

Table D

|                                                                                 |                                                          |
|---------------------------------------------------------------------------------|----------------------------------------------------------|
| Proposed number of new on-site car parking bays                                 |                                                          |
| Proposed area of new landscaping                                                |                                                          |
| Proposed type of new vehicle cross-over (for non-residential uses)              |                                                          |
| Proposed maximum new vehicular servicing arrangement (for non-residential uses) |                                                          |
| Proposed building of a retaining wall (tick applicable box and refer to Advice) | <input type="checkbox"/> No <input type="checkbox"/> Yes |

## Mandatory information

6. Confirm the following mandatory information accompanies this application:

|                                                                                                                                                                                                                                                                        | Confirmation of lodgement                                                  | Method of lodgement |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|---------------------|
| <b>For all applications</b>                                                                                                                                                                                                                                            |                                                                            |                     |
| (i) Plans showing the nature and location of the proposed use on the premises and a statement about the intensity and scale of the proposed use (e.g. number of employees, days and hours of operation, number of visitors, number of seats, capacity of storage area) | <input checked="" type="checkbox"/> Confirmed                              |                     |
| <b>When the application involves reuse of existing buildings</b>                                                                                                                                                                                                       |                                                                            |                     |
| (ii) Plans showing the size and location of the buildings to be reused                                                                                                                                                                                                 | <input checked="" type="checkbox"/> Confirmed <input type="checkbox"/> N/A |                     |
| <b>When the application involves new building work</b>                                                                                                                                                                                                                 |                                                                            |                     |
| (iii) Plans showing the size and location of the proposed new building work                                                                                                                                                                                            | <input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> N/A |                     |
| <b>When the application involves reuse of other existing works</b>                                                                                                                                                                                                     |                                                                            |                     |
| (iv) Plans showing the nature and location of the works to be reused                                                                                                                                                                                                   | <input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> N/A |                     |
| <b>When the application involves new operational work</b>                                                                                                                                                                                                              |                                                                            |                     |
| (v) Plans showing the nature and location of the proposed new operational works                                                                                                                                                                                        | <input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> N/A |                     |

## OFFICE USE ONLY

|               |          |
|---------------|----------|
| Date received | 11/03/09 |
|---------------|----------|

|                   |                        |
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| Reference numbers | DR 2900366 MCW 2900126 |
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## Advice for completing Part D

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>General advice</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                         |
| <ul style="list-style-type: none"> <li>Part A must also be completed for all IDAS development applications.</li> <li>The applicant is responsible for answering all questions fully and correctly, unless following a response there is a statement to go directly to another question.</li> <li>When paying fees to the Environmental Protection Agency by electronic funds transfer (EFT) for coastal development applications, use the process from the information sheet <i>Electronically paying fees to the Environmental Protection Agency (EPA)</i> and securely attach the form <i>Electronic Funds Transfer (EFT) payment notification</i> to this application.</li> </ul> |                                                                                                                                                                                                                                                                                         |
| Q3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | A development permit authorises development to occur. A preliminary approval is a step in the approval process and does not authorise development to occur – a subsequent application for a development permit must be sought.                                                          |
| Table D                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | If the MCU application involves operational work that is the building of a retaining wall on the premises, the application is taken also to be for the operational work if approval for the operational work has not been applied for in this application or in a separate application. |



# Form 1 Development Application

# IDAS

## Assessment Checklist

idas

**IDAS Development Application Form 1 is the approved form for all development applications under the Integrated Planning Act 1997 (IPA). Form 1 is made up of various Parts.**

**Part A (Common details) of Form 1 must be completed for all applications. The relevance of other Parts of Form 1 depends on the nature of the application.**

**Form 1 also includes this IDAS Assessment Checklist, which is used to assist in determining State assessment and referral requirements, and the Parts of Form 1 relevant to the application.**

**Section 1 and all other relevant sections of the IDAS Assessment Checklist, as identified in the Table below, must be completed for all development applications except those proposed on land in an urban development area, or for building work requiring assessment against the *Building Act 1975* only.**

**For more information about development applications on land in an urban development area, refer to [www.dip.qld.gov.au](http://www.dip.qld.gov.au). For more advice about building applications refer to Part B of the IDAS Application Form.**

Answering the following questions will assist you in determining which sections of the checklist must be completed for your application. If unsure, phone or visit your local government or log onto the DIP website [www.dip.qld.gov.au](http://www.dip.qld.gov.au) for help

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                         |                                        |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|----------------------------------------|
| For <b>all</b> IDAS development applications (except those for building work requiring assessment against the <i>Building Act 1975</i> only) - complete <b>Section 1</b> of this checklist                                                                                                                                                                                                                                                                                                  |                                         |                                        |
| Does the application seek approval to make a material change of use of the premises?<br><i>If yes - complete Section 2 of this checklist</i>                                                                                                                                                                                                                                                                                                                                                | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            |
| Does the application seek approval to reconfigure a lot?<br><i>If yes - complete Section 3 of this checklist and Part F of IDAS Application Form 1. If the premises are completely within a single local government area assessment is by the local government.</i>                                                                                                                                                                                                                         | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| Does the application seek approval to carry out operational work?<br><i>If yes - complete Section 4 of this checklist</i>                                                                                                                                                                                                                                                                                                                                                                   | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| Does the application seek approval to carry out building work requiring assessment against the <i>Fisheries Act 1994</i> ?<br><i>If yes - complete Section 5 of this checklist</i>                                                                                                                                                                                                                                                                                                          | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| Have you received a referral agency response under section 3.3.2. of the IPA, in relation to this development application?<br><i>If yes - complete Section 6 of this checklist</i>                                                                                                                                                                                                                                                                                                          | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| Does the application seek approval to carry out building work requiring assessment against a local government planning scheme?<br><i>If yes - complete Form 1 Part E of IDAS Application Form 1. Assessment is by the local government.</i>                                                                                                                                                                                                                                                 | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| Does the application seek approval to carry out building work requiring assessment against the <i>Building Act 1975</i> ?<br><i>If yes - go to Appendix 1 of this checklist for advice on building referrals. Complete Part B of IDAS Application Form 1. Assessment is by a building certifier</i>                                                                                                                                                                                         | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| Do you wish the application to be assessed against a superseded planning scheme?<br><i>If yes - complete Form 1 Attachment 1</i>                                                                                                                                                                                                                                                                                                                                                            | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| Is the application for development completely or partly on Cairns and Mackay airport land under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i> ?<br><i>If yes - Assessment is by the Department of Infrastructure and Planning. Complete Form 1 Part D of IDAS Application Form 1 if the application is for a material change of use, and Part E if for building or operational work. Also, the application must be referred to the local government as Advice Agency.</i> | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |

## SECTION 1 Section 1 must be completed for all applications that require completion of the IDAS Assessment Checklist.

### HERITAGE

1.1A Is any part of the proposal intended to be carried out on a Queensland heritage place under the *Queensland Heritage Act 1992*?

☒ No - Go to 1.1B ☐ Yes

1.1B Does the proposal involve development intended to be carried out on a place entered in a local heritage register under part 11 of the *Queensland Heritage Act 1992*, other than if the place is on Cairns or Mackay airport land?

☒ No - Go to Q1.2 ☐ Yes

### REMOVING QUARRY MATERIAL; WILD RIVER AREA

1.2 Does the proposal involve removing quarry material from a watercourse or lake as defined under the *Water Act 2000*?

☒ No - Go to Q1.3 ☐ Yes

### ENVIRONMENTALLY RELEVANT ACTIVITY; WILD RIVER AREA

1.3 Does the proposal involve an environmentally relevant activity (ERA), other than a mining activity or a petroleum activity?

☒ No - Go to Q1.4 ☐ Yes

### WITHIN THE LIMITS OF A PORT

1.4 Is any part of the premises within the limits of a port under the *Transport Infrastructure Act 1994*?

☒ No - Go to Q1.5  
☐ Yes

### DECLARED FISH HABITAT AREA

1.5 Does any part of the premises adjoin a declared fish habitat area under the *Fisheries Act 1994*?

☒ No - Go to Q1.6  
☐ Yes - If answers to questions in other sections of this checklist indicate that the proposed development is **assessable under IPA, schedule 8**, this application requires assessment by the Department of Primary Industries and Fisheries (DPI&F). If DPI&F is not the Assessment Manager for the application, the agency has jurisdiction as Advice Agency.

### COMMUNITY INFRASTRUCTURE

1.6 Is any part of the premises designated for community infrastructure?

☒ No - Go to Q1.7  
☐ Yes

### WASTE WATER MANAGEMENT

1.7 Does the proposal involve the establishment or expansion of a waste water disposal system?

☒ No - End of Section 1 ☐ Yes

**Disclaimer:**

While the Department of Infrastructure and Planning (DIP) believes that this information contained on this form and provided as part of this process will be of assistance to you, it is provided on the basis that you will not rely on the information without first making your own enquiries regarding the interpretation and application of the applicable legislation to your circumstances.

To the full extent permitted by law DIP expressly disclaims all liability (including but not limited to liability for negligence) for errors or omissions of any kind or for any loss (including direct and indirect losses), damage or other consequence which may arise from your reliance on this process and the information contained on this form.

## SECTION 1 Section 1 must be completed for all applications that require completion of the IDAS Assessment Checklist.

| HERITAGE                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.1A                                      | <p><input checked="" type="checkbox"/> No - Go to Q1.1B <input type="checkbox"/> Yes</p> <p>If yes, has an exemption certificate for the proposal<sup>1.1</sup> been issued under the <i>Queensland Heritage Act 1992</i>?</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If no, is the proposed work liturgical development under <i>Queensland Heritage Act 1992</i>, section 78?</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If no, is the work being carried out by the State?</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No - (Complete Form 1, Part C1) This application requires assessment by the Environmental Protection Agency (EPA). If EPA is not the Assessment Manager for the application, the EPA has jurisdiction as Concurrence Agency.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 1.1B                                      | <p>Does the proposal involve development intended to be carried out on a place entered in a local heritage register under part 11 of the <i>Queensland Heritage Act 1992</i>, other than if place is on Cairns or Mackay airport land?</p> <p><input checked="" type="checkbox"/> No - Go to Q1.2 <input type="checkbox"/> Yes</p> <p>If yes, does the following apply?</p> <p>(i) development for public housing, as defined by the <i>Integrated Planning Act 1997</i> (IPA), chapter 5, part 6 <input type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>(ii) development carried out by the state on land designated for community infrastructure under the IPA, chapter 2, part 6 <input type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>(iii) development that is exempt from assessment against a planning scheme under the IPA, schedule 9 <input type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>If no to all of (i) – (ii) above – (Complete Form 1, Part C2) This application requires assessment by the relevant local government as Concurrence Agency.</p>                                                                                                                                                                                          |
| REMOVING QUARRY MATERIAL; WILD RIVER AREA |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 1.2                                       | <p>Does the proposal involve removing quarry material from a watercourse or lake as defined under the <i>Water Act 2000</i>?</p> <p><input checked="" type="checkbox"/> No - Go to Q1.3 <input type="checkbox"/> Yes</p> <p>If yes, is an allocation notice required under the <i>Water Act 2000</i>?</p> <p><input type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>If yes, is any part of the removal of quarry material intended to be located in a declared wild river area under the <i>Wild Rivers Act 2005</i>?</p> <p><input type="checkbox"/> No – (Complete Form 1, Part K.) This application requires assessment by the Department of Natural Resources and Water (NRW). If NRW is not the Assessment Manager for the application, the agency has jurisdiction as Concurrence Agency.</p> <p><input type="checkbox"/> Yes - Unless the application is consistent with any property development plan applying to the land, the Assessment Manager must refuse to receive it. (Complete Form 1, Part K.). If NRW is not the Assessment Manager for the application, the agency has jurisdiction as Concurrence Agency. Subject to the declaration for the relevant wild river area, assessment is also required for the purposes of the <i>Wild Rivers Act 2005</i>.</p> |

<sup>1.1</sup> In this IDAS Assessment Checklist, the term proposal refers to the proposed use, work or lot reconfiguration the subject of the application.

| ENVIRONMENTALLY RELEVANT ACTIVITY: WILD RIVER AREA                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          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| 1.3                                                                                                                                                                                         | <p>Does the proposal involve an environmentally relevant activity (ERA), other than a mining activity or a petroleum activity?</p> <p><input checked="" type="checkbox"/> No - Go to Q1.4    <input type="checkbox"/> Yes</p> <p>If yes, is any part of any ERA intended to be located in a wild river area declared under the <i>Wild Rivers Act 2005</i>?</p> <p><input type="checkbox"/> No</p> <p>If no, is there a code of environmental compliance under the <i>Environmental Protection Regulation 2008</i> for every aspect of each proposed ERA?</p> <p><input type="checkbox"/> No - (Complete Form 1, Part G) This application requires assessment by the Administering Authority. If the Administering Authority is not the Assessment Manager for the application, the agency has jurisdiction as Concurrence Agency. Go to Q1.4</p> <p><input type="checkbox"/> Yes - Go to Q1.4</p> <p><input type="checkbox"/> Yes</p> <p>If yes, is any extraction ERA intended to be located in waters?</p> <p><input type="checkbox"/> Yes</p> <p>If yes, will the application be accompanied by an <b>allocation notice</b> for that ERA, as defined under the <i>Environmental Protection Act 1994</i>, section 73AA(9)?</p> <p><input type="checkbox"/> Yes - Unless the application is consistent with any property development plan applying to the land, and the application is accompanied by an allocation notice, the Assessment Manager must refuse to receive it. (Complete Form 1, Part G). This application requires assessment by the Administering Authority for the purposes of both the <i>Environmental Protection Act 1994</i> and, subject to the declaration for the relevant wild river area, the <i>Wild Rivers Act 2005</i>. If the Administering Authority is not the Assessment Manager for the application, the agency has jurisdiction as Concurrence Agency.</p> <p><input type="checkbox"/> No - An application for the ERA will be taken to be not properly made and the Assessment Manager must refuse to receive it.</p> <p><input type="checkbox"/> No</p> <p>If no, is any part of any ERA intended to be located in a <b>high preservation area</b>?</p> <p><input type="checkbox"/> Yes</p> <p>If yes, is each proposed ERA one of the following?</p> <table border="0"> <tr> <td>(i) a sewage ERA</td> <td><input type="checkbox"/> No    <input type="checkbox"/> Yes</td> </tr> <tr> <td>(ii) a water treatment ERA</td> <td><input type="checkbox"/> No    <input type="checkbox"/> Yes</td> </tr> <tr> <td>(iii) a dredging ERA</td> <td><input type="checkbox"/> No    <input type="checkbox"/> Yes</td> </tr> <tr> <td>(iv) an extraction ERA carried out <b>outside waters</b> and the activity is a <b>borrow pit of not more than 10,000m<sup>3</sup></b> for -</td> <td><input type="checkbox"/> No    <input type="checkbox"/> Yes</td> </tr> <tr> <td>    • specified works under the <i>Wild Rivers Act 2005</i>; or</td> <td></td> </tr> <tr> <td>    • residential complexes, as defined under the <i>Environmental Protection Act 1994</i></td> <td></td> </tr> <tr> <td>(v) a screening ERA carried out <b>outside waters</b> and the activity is for -</td> <td><input type="checkbox"/> No    <input type="checkbox"/> Yes</td> </tr> <tr> <td>    • specified works under the <i>Wild Rivers Act 2005</i>; or</td> <td></td> </tr> <tr> <td>    • for residential complexes, as defined under the <i>Environmental Protection Act 1994</i></td> <td></td> </tr> <tr> <td>(vi) a crude oil or petroleum product storage ERA and the activity is -</td> <td><input type="checkbox"/> No    <input type="checkbox"/> Yes</td> </tr> <tr> <td>    • for residential complexes, as defined under the <i>Environmental Protection Act 1994</i>; &amp;</td> <td></td> </tr> <tr> <td>    • carried out <b>outside a designated urban area</b>, as defined under the <i>Wild Rivers Act 2005</i></td> <td></td> </tr> <tr> <td>(vii) An exempt environmentally relevant activity, as defined under <i>Environmental Protection Act 1994</i>, in a designated urban area, as defined under the <i>Wild Rivers Act 2005</i></td> <td><input type="checkbox"/> No    <input type="checkbox"/> Yes</td> </tr> </table> <p>If yes to any one of (i) – (vii) above – Unless the application is consistent with any property development plan applying to the land, and the application is accompanied by an allocation notice, the Assessment Manager must refuse to receive it. (Complete Form 1, Part G). This application requires assessment by the Administering Authority for the purposes of the <i>Environmental Protection Act 1994</i>. If the Administering Authority is not the Assessment Manager for the application, the agency has jurisdiction as Concurrence Agency. Subject to any limitations in the declaration for the wild river area and the <i>Wild Rivers</i> code, assessment is also required for the purposes of the <i>Wild Rivers Act 2005</i>. In particular, a sewage ERA, a water treatment ERA and an 'exempt environmentally relevant activity' do not require assessment for the purposes of the <i>Wild Rivers Act 2005</i> if the ERA is proposed in a designated urban area.</p> <p>If no to all of (i) – (vii) above – An application for the ERA/s will be taken to be not properly made and the Assessment Manager must refuse to receive it.</p> <p><input type="checkbox"/> No - Answer the following question on the next page</p> | (i) a sewage ERA | <input type="checkbox"/> No <input type="checkbox"/> Yes | (ii) a water treatment ERA | <input type="checkbox"/> No <input type="checkbox"/> Yes | (iii) a dredging ERA | <input type="checkbox"/> No <input type="checkbox"/> Yes | (iv) an extraction ERA carried out <b>outside waters</b> and the activity is a <b>borrow pit of not more than 10,000m<sup>3</sup></b> for - | <input type="checkbox"/> No <input type="checkbox"/> Yes | • specified works under the <i>Wild Rivers Act 2005</i> ; or |  | • residential complexes, as defined under the <i>Environmental Protection Act 1994</i> |  | (v) a screening ERA carried out <b>outside waters</b> and the activity is for - | <input type="checkbox"/> No <input type="checkbox"/> Yes | • specified works under the <i>Wild Rivers Act 2005</i> ; or |  | • for residential complexes, as defined under the <i>Environmental Protection Act 1994</i> |  | (vi) a crude oil or petroleum product storage ERA and the activity is - | <input type="checkbox"/> No <input type="checkbox"/> Yes | • for residential complexes, as defined under the <i>Environmental Protection Act 1994</i> ; & |  | • carried out <b>outside a designated urban area</b> , as defined under the <i>Wild Rivers Act 2005</i> |  | (vii) An exempt environmentally relevant activity, as defined under <i>Environmental Protection Act 1994</i> , in a designated urban area, as defined under the <i>Wild Rivers Act 2005</i> | <input type="checkbox"/> No <input type="checkbox"/> Yes |
| (i) a sewage ERA                                                                                                                                                                            | <input type="checkbox"/> No <input type="checkbox"/> Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 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|
| (ii) a water treatment ERA                                                                                                                                                                  | <input type="checkbox"/> No <input type="checkbox"/> Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 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|
| (iii) a dredging ERA                                                                                                                                                                        | <input type="checkbox"/> No <input type="checkbox"/> Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 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|
| (iv) an extraction ERA carried out <b>outside waters</b> and the activity is a <b>borrow pit of not more than 10,000m<sup>3</sup></b> for -                                                 | <input type="checkbox"/> No <input type="checkbox"/> Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 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|
| • specified works under the <i>Wild Rivers Act 2005</i> ; or                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          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|
| • residential complexes, as defined under the <i>Environmental Protection Act 1994</i>                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          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|
| (v) a screening ERA carried out <b>outside waters</b> and the activity is for -                                                                                                             | <input type="checkbox"/> No <input type="checkbox"/> Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 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|
| • specified works under the <i>Wild Rivers Act 2005</i> ; or                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          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| • for residential complexes, as defined under the <i>Environmental Protection Act 1994</i>                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          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|
| (vi) a crude oil or petroleum product storage ERA and the activity is -                                                                                                                     | <input type="checkbox"/> No <input type="checkbox"/> Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 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| • for residential complexes, as defined under the <i>Environmental Protection Act 1994</i> ; &                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          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|
| • carried out <b>outside a designated urban area</b> , as defined under the <i>Wild Rivers Act 2005</i>                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          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|
| (vii) An exempt environmentally relevant activity, as defined under <i>Environmental Protection Act 1994</i> , in a designated urban area, as defined under the <i>Wild Rivers Act 2005</i> | <input type="checkbox"/> No <input type="checkbox"/> Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 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|

**ENVIRONMENTALLY RELEVANT ACTIVITY; WILD RIVER AREA** (continued)

If no, is any ERA an extraction ERA intended to be located outside waters?

- ☐ No – Unless the application is consistent with any property development plan applying to the land, and the application is accompanied by an allocation notice, the Assessment Manager must refuse to receive it. (Complete Form 1, Part G). This application requires assessment by the Administering Authority for the purposes of both the Environmental Protection Act 1994 and the Wild Rivers Act 2005. If the Administering Authority is not the Assessment Manager for the application, the agency has jurisdiction as Concurrence Agency.

☐ Yes

If yes, does the ERA meet the following?

- (i) the activity is located **inside** a flood management area and a borrow pit of not more than 10,000m<sup>3</sup> for - ☐ No ☐ Yes
- specified works under the Wild Rivers Act 2005; or
  - residential complexes, as defined under the Environmental Protection Act 1994
- (ii) the activity is located **outside** a flood management area ☐ No ☐ Yes

If yes to either (i) or (ii) above – Unless the application is consistent with any property development plan applying to the land, and the application is accompanied by an allocation notice, the Assessment Manager must refuse to receive it. (Complete Form 1, Part G). This application requires assessment by the Administering Authority for the purposes of both the Environmental Protection Act 1994 and, subject to the declaration for the relevant wild river area, the Wild Rivers Act 2005. If the Administering Authority is not the Assessment Manager for the application, the agency has jurisdiction as Concurrence Agency.

If no to both (i) and (ii) above – An application for the ERA will be taken to be not properly made and the Assessment manager must refuse to receive it.

**WITHIN THE LIMITS OF A PORT**

1.4 Is any part of the premises within the limits of a port under the Transport Infrastructure Act 1994?

- ☒ No - Go to Q1.5 ☐ Yes

If yes, is that part of the premises below high water mark?

☐ No

☐ Yes - If answers to questions in other sections of this checklist indicate that the proposed development is assessable under IPA, schedule 8 – Answer (a) to (c) below. This application requires assessment by the Port Authority for the land. If you answer no to (a), (b) and (c) below, the Port Authority for the Port has jurisdiction as Advice Agency.

- (a) Is any part of the proposal within 200m of a shipping channel or an entry and exit shipping corridor for the Port?  
☐ No ☐ Yes – The Port Authority for the Port has jurisdiction as Concurrence Agency.
- (b) Is any part of the proposal within 1,000m of a swing basin, a commercial fishing wharf, a mooring, anchorage or spoil grounds?  
☐ No ☐ Yes – The Port Authority for the Port has jurisdiction as Concurrence Agency.
- (c) Is any part of the proposal within 1,000m of a planned port facility identified in a land use plan?  
☐ No ☐ Yes – The Port Authority for the Port has jurisdiction as Concurrence Agency.

**DECLARED FISH HABITAT AREA**

1.5 Does any part of the premises adjoin a declared fish habitat area under the Fisheries Act 1994?

- ☒ No - Go to Q1.6

☐ Yes - If answers to questions in other sections of this checklist indicate that the proposed development is assessable under IPA, schedule 8, this application requires assessment by the Department of Primary Industries and Fisheries (DPI&F). If DPI&F is not the Assessment Manager for the application, the agency has jurisdiction as Advice Agency.

| COMMUNITY INFRASTRUCTURE |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.6                      | <p>Is any part of the premises designated for community infrastructure?</p> <p><input checked="" type="checkbox"/> No - Go to Q1.7    <input type="checkbox"/> Yes</p> <p>If yes, is the community infrastructure intended to be provided by a public sector entity?</p> <p><input type="checkbox"/> No    <input type="checkbox"/> Yes</p> <p>If yes, is the land owned by or on behalf of the State?</p> <p><input type="checkbox"/> Yes    <input type="checkbox"/> No</p> <p>If no, is the development for the following?</p> <p>(i) For the designated purpose    <input type="checkbox"/> No    <input type="checkbox"/> Yes</p> <p>(ii) Carried out by, or on behalf of, the designator    <input type="checkbox"/> No    <input type="checkbox"/> Yes</p> <p>If no to either or both (i) or (ii) above, is the proposed development assessable under the planning scheme?</p> <p><input type="checkbox"/> No    <input type="checkbox"/> Yes - This application must be referred to the Queensland Government department administering the Act authorising the development for the designation as Concurrence Agency.</p> |
| WASTE WATER MANAGEMENT   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 1.7                      | <p>Does the proposal involve the establishment or expansion of a waste water disposal system?</p> <p><input checked="" type="checkbox"/> No - End of Section 1    <input type="checkbox"/> Yes</p> <p>If yes, is any part of the disposal system proposed to be located in an area declared to be a catchment area under the <i>Water Act 2000</i>?</p> <p><input type="checkbox"/> No - End of Section 1    <input type="checkbox"/> Yes</p> <p>If yes, is the proposed waste water disposal system an environmentally relevant activity (ERA) under the <i>Environmental Protection Act 1994</i>?</p> <p><input type="checkbox"/> Yes - End of Section 1    <input type="checkbox"/> No</p> <p>If no, is the proposed development involving the waste water disposal system assessable under the planning scheme?</p> <p><input type="checkbox"/> No - End of Section 1    <input type="checkbox"/> Yes - This application requires assessment by the Department of Natural Resources and Water (NRW) as Concurrence Agency. End of Section 1</p>                                                                               |

## SECTION 2 Section 2 must be completed when the application seeks approval to make a material change of use of premises.

### STATE PLANNING REGULATORY PROVISIONS AND PLANNING SCHEME

2.1 Is the proposed use assessable under any State planning regulatory provisions?

☒ No

If no, is the proposed use assessable under the planning scheme?

☐ No - Go to Q2.2 ☒ Yes - Complete Form 1, Part D and answer Q2.1.1 - 2.1.13 below

☐ Yes

If yes, is the proposed use assessable under the planning scheme?

☐ No - Answer Q2.1.1 - 2.1.13 ☐ Yes - Complete Form 1, Part D and answer Q2.1.1 - 2.1.13 below

### STATE-CONTROLLED ROAD

2.1.1 Is any part of the premises located in part of a future State-controlled road, or within 100m of a State-controlled road?

☐ Yes

If yes, is the use proposed in a future State-controlled road not defined by route?

☐ Yes - This application must be referred to the Department of Main Roads (DMR) as Advice Agency.

☐ No - This application must be referred to DMR as Concurrence Agency.

☒ No

If no, is the proposed use listed in schedule 5 of the Integrated Planning Regulation 1998 and does it exceed the specified threshold?

☒ No

☐ Yes - This application must be referred to the Department of Main Roads (DMR) as Concurrence Agency.

### ACID SULFATE SOILS

2.1.2 Is the use proposed in a local government area listed<sup>2.1</sup> in State Planning Policy 2/02: Planning and Managing Development Involving Acid Sulfate Soils?

☒ No - Go to Q2.1.3 ☐ Yes

If yes, is the natural ground level of any part of the premises less than 20m AHD?

☐ No - Go to Q2.1.3 ☐ Yes

If yes, will the proposed use involve the following?

(i) Excavating more than 1,000m<sup>3</sup> of soil or sediment at or below 5m AHD

☐ No ☐ Yes

(ii) Filling the premises with 1,000m<sup>3</sup> or more of material with an average depth of 0.5m on land, soil or sediment at or below 5m AHD

☐ No ☐ Yes

If yes to either or both (i) or (ii) above - This application must be referred to the Department of Natural Resources and Water (NRW) as Advice Agency.

### COASTAL MANAGEMENT DISTRICT

2.1.3 Is any part of the premises located in a coastal management district?

☒ No - Go to Q2.1.4 ☐ Yes

If yes, will the proposed use involve the following?

(i) Carrying out operational work, completely or partly in the coastal management district

☐ No ☐ Yes

(ii) Carrying out building work, completely or partly in the coastal management district, that is the construction of new premises with a gross floor area (GFA) of at least 1,000m<sup>2</sup>

☐ No ☐ Yes

(iii) Carrying out building work, completely or partly in the coastal management district, that is the enlargement of the GFA of existing premises by more than 1,000m<sup>2</sup>

☐ No ☐ Yes

If yes to any one of (i) - (iii) above - This application must be referred to the Environmental Protection Agency (EPA) as Concurrence Agency.

<sup>2.1</sup> Aurukun, Bowen, Brisbane, Broadsound, Bundaberg, Burdekin, Burke, Burnett, Caboolture, Cairns, Calliope, Caloundra, Cardwell, Carpentaria, Cook, Coolool, Douglas, Fitzroy, Gladstone, Gold Coast, Hervey Bay, Hinchinbrook, Isis, Johnstone, Livingstone, Logan, Mackay, Maroochy, Maryborough, Miriam Vale, Mornington, Noosa, Pine Rivers, Redcliffe, Redland, Rockhampton, Sarina, Thuringowa, Tiara, Torres, Townsville, Whitsunday.

|                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
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| <b>VEGETATION CLEARING</b>                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 2.1.4                                          | <p>Do the premises include a lot containing the following?</p> <p>(i) A category 1, 2 or 3 area shown on a Property Map of Assessable Vegetation (PMAV) <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>(ii) If there is no PMAV for a lot, remnant vegetation <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>If yes to either or both (i) or (ii) above, is the size of the premises 2ha or larger?</p> <p><input type="checkbox"/> No - Go to Q2.1.5 <input type="checkbox"/> Yes</p> <p>If yes, is the existing use of the premises rural or environmental?</p> <p><input type="checkbox"/> No <input type="checkbox"/> Yes - (Complete Form 1, Part J) This application must be referred to the Department of Natural Resources and Water (NRW) as Concurrence Agency.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>CONTAMINATED LAND - UNEXPLODED ORDNANCE</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 2.1.5                                          | <p>Is any part of the premises in an area for which an area management advice has been given for unexploded ordnance?</p> <p><input checked="" type="checkbox"/> No - Go to Q2.1.6 <input type="checkbox"/> Yes - (Complete Form 1, Part N) This application must be referred to the Administering Authority as Concurrence Agency.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>PUBLIC PASSENGER TRANSPORT</b>              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 2.1.6                                          | <p>Is the proposed use of premises listed in schedule 13C of the Integrated Planning Regulation 1998 and does it exceed the specified threshold?</p> <p><input checked="" type="checkbox"/> No - Go to Q2.1.7 <input type="checkbox"/> Yes - This application must be referred to Queensland Transport (QT) as Concurrence Agency.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>RAILWAY SAFETY AND EFFICIENCY</b>           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 2.1.7                                          | <p>Is the proposed use of premises listed in schedule 13D of the Integrated Planning Regulation 1998 and does it exceed the specified threshold?</p> <p><input checked="" type="checkbox"/> No - Go to Q2.1.8 <input type="checkbox"/> Yes - This application must be referred to Queensland Transport (QT) as Concurrence Agency.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>KOALA CONSERVATION</b>                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 2.1.8                                          | <p>Is any part of the premises in a koala conservation area or koala sustainability area, other than in an SEQ urban footprint area?</p> <p><input type="checkbox"/> Yes</p> <p>If yes, is the use for a domestic activity, as defined by the Environmental Protection Act 1994?</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If no, will the use result in the following?</p> <p>(i) Clearing of native vegetation over an area greater than 2,500m<sup>2</sup> <input type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>(ii) A new building and any reasonably associated structure with a total footprint greater than 1,000m<sup>2</sup> <input type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>(iii) An extension to an existing building and any reasonably associated structure if the extension has a total footprint greater than 1,000m<sup>2</sup> <input type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>(iv) Extracting gravel, rock or sand from an area greater than 5,000m<sup>2</sup> <input type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>(v) Excavating or filling an area greater than 5,000m<sup>2</sup> <input type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>(vi) Additional traffic in a koala conservation area or koala sustainability area between 6:00pm on a day and 6:00am on the following day <input type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>If yes to any one of (i) - (vi) above - This application must be referred to the Environmental Protection Agency (EPA) as Concurrence Agency.</p> <p><input checked="" type="checkbox"/> No</p> <p>If no, is any part of the premises in an interim koala habitat protection area?</p> <p><input checked="" type="checkbox"/> No - Go to Q2.1.9 <input type="checkbox"/> Yes</p> |

|                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>KOALA CONSERVATION</b> <i>(continued)</i>                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                                                                               | <p>If yes, does the following apply?</p> <p>(i) The use is for a domestic activity, as defined in the <i>draft South East Queensland Koala State planning regulatory provisions</i> (koala regulatory provisions) <input type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>(ii) The use is for a building or structure of less than 500 m<sup>2</sup> gross floor area <input type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>(iii) The use will result in – <input type="checkbox"/> No <input type="checkbox"/> Yes</p> <ul style="list-style-type: none"> <li>the clearing of less than 2,500m<sup>2</sup> of native vegetation, as defined in the koala regulatory provisions; and</li> <li>no loss of mature koala habitat trees, as defined in the koala regulatory provisions.</li> </ul> <p>If <b>no</b> to <b>any one</b> of (i) – (iii) above - This application must be referred to the Department of Infrastructure and Planning (DIP) as Concurrence Agency.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>EASEMENTS AND SUBSTATIONS</b>                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 2.1.9                                                                         | <p>Is the use associated with reconfiguring a lot?</p> <p><input type="checkbox"/> Yes - Go to Q2.1.10 <input checked="" type="checkbox"/> No - Answer both (a) and (b) below</p> <p>(a) Will any part of any structure or work that is the natural and ordinary consequence of the use, be located in an easement?</p> <p><input checked="" type="checkbox"/> No <input type="checkbox"/> Yes - Answer both (i) and (ii) below</p> <p>(i) Is there an easement in favour of a distribution entity or transmission entity under the <i>Electricity Act 1994</i> for a transmission grid or supply network under that Act?</p> <p><input checked="" type="checkbox"/> No <input type="checkbox"/> Yes - This application must be referred to the entity as Advice Agency.</p> <p>(ii) Is there an easement in favour of the holder of pipeline licence number 1 issued under the <i>Petroleum Act 1923</i> for the construction or operation of the Moonie to Brisbane strategic pipeline under that Act?</p> <p><input checked="" type="checkbox"/> No <input type="checkbox"/> Yes - This application must be referred to the licence holder as Advice Agency.</p> <p>(b) Is any part of the premises situated within 100m of a substation site under the <i>Electricity Act 1994</i>?</p> <p><input checked="" type="checkbox"/> No <input type="checkbox"/> Yes - This application must be referred to the entity responsible for the substation as Advice Agency.</p> |
| <b>RESIDENTIAL, COMMERCIAL OR INDUSTRIAL DEVELOPMENT IN A WILD RIVER AREA</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 2.1.10                                                                        | <p>Is any part of the premises in a wild river area declared under the <i>Wild Rivers Act 2005</i>?</p> <p><input checked="" type="checkbox"/> No - Go to Q2.1.11 <input type="checkbox"/> Yes</p> <p>If yes, is the proposed use for residential, commercial or industrial purposes outside a designated urban area, as defined by the <i>Wild Rivers Act 2005</i>?</p> <p><input type="checkbox"/> No <input type="checkbox"/> Yes - Subject to the declaration for the wild river area, assessment by the local government is required for the purposes of the <i>Wild Rivers Act 2005</i>.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>WETLAND</b>                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 2.1.11                                                                        | <p>Is the proposal only for the construction or use of a single residence on a lot and any reasonably associated building or structure?</p> <p><input type="checkbox"/> Yes - Go to Q2.1.12 <input checked="" type="checkbox"/> No</p> <p>If no, do the premises include a lot situated in, or within 100m of, a wetland shown on the 'Map of referable wetlands'?</p> <p><input checked="" type="checkbox"/> No <input type="checkbox"/> Yes - This application must be referred to the Environmental Protection Agency (EPA) as Advice Agency.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>HERITAGE</b>                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 2.1.12                                                                        | <p>Do the premises include a lot sharing a common boundary with a Queensland Heritage place under the <i>Queensland Heritage Act 1992</i>?</p> <p><input checked="" type="checkbox"/> No - Go to Q2.1.13 <input type="checkbox"/> Yes - (Complete Form 1, Part C) This application must be referred to the Environmental Protection Agency (EPA) as Advice Agency.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>CERTAIN PRELIMINARY APPROVALS</b>                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 2.1.13                                                                        | <p>Is preliminary approval sought for the application under the IPA, section 3.1.6?</p> <p><input checked="" type="checkbox"/> No - Go to Q2.2 <input type="checkbox"/> Yes - (Complete Form 1, Attachment 2) This application must be referred to the Department of Infrastructure and Planning (DIP) as Advice Agency.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

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| <b>BROTHEL</b>               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 2.2                          | <p>Is the proposed use a brothel as defined under the <i>Prostitution Act 1999</i>?</p> <p><input checked="" type="checkbox"/> No - Go to Q2.3      <input type="checkbox"/> Yes</p> <p>If yes, does one or more of the following apply?</p> <p>(i) The land is in, or within 200m of the closest point on any boundary of, a primarily residential area or an area approved for residential development or intended to be residential in character (measured according to the shortest route a person may reasonably and lawfully take, by vehicle or on foot, between the land proposed for the brothel and other land) <input type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>(ii) The land is within 200m of the closest point on any boundary of land on which there is a residential building, place of worship, hospital, school, kindergarten, or any other facility or place regularly frequented by children for recreational or cultural activities (measured according to the shortest route a person may reasonably and lawfully take, by vehicle or on foot, between the land proposed for the brothel and other land) <input type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>(iii) The land is within 100m of the closest point of any boundary of land on which there is a residential building, place of worship, hospital, school, kindergarten, or any facility or place regularly frequented by children for recreational or cultural activities (measured in a straight line) <input type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>(iv) More than 5 rooms are proposed to be used for providing prostitution <input type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>(v) The land is in a town where the Minister for Police and the local government have agreed that all applications for brothels in the local government area are to be refused <input type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>If <b>yes</b> to any one of (i) - (v) above - An application for a brothel <b>must be refused</b> by the assessment manager.</p> <p>If <b>no</b> to all (i) - (v) above - (Complete Form 1, Part H) This aspect of the application is assessed by the local government for the purposes of the <i>Prostitution Act 1999</i>.</p> |
| <b>STRATEGIC PORT LAND</b>   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 2.3                          | <p>Is any part of the use proposed on Strategic Port Land under the <i>Transport Infrastructure Act 1994</i>?</p> <p><input checked="" type="checkbox"/> No - Go to Q2.3A      <input type="checkbox"/> Yes</p> <p>If yes, is the proposed use inconsistent with the approved land use plan?</p> <p><input type="checkbox"/> No      <input type="checkbox"/> Yes - (Complete Form 1, Part I) This application must be referred to Queensland Transport (QT) as Concurrence Agency.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>AIRPORT LAND</b>          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 2.3A                         | <p>Is any part of the use proposed on Cairns or Mackay airport land under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i>?</p> <p><input checked="" type="checkbox"/> No - Go to Q2.4      <input type="checkbox"/> Yes</p> <p>If yes, does one or both of the following apply?</p> <p>(i) The proposed use is inconsistent with the approved land use plan for the airport land <input type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>(ii) The proposed use is assessable under the land use plan for the airport land <input type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>If <b>yes</b> to either or both (i) or (ii) above - This application must be referred to Queensland Transport (QT) as Concurrence Agency.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>MAJOR HAZARD FACILITY</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 2.4                          | <p>Is the proposed use a major hazard facility or possible major hazard facility under the <i>Dangerous Goods Safety Management Act 2001</i>?</p> <p><input checked="" type="checkbox"/> No - Go to Q2.5      <input type="checkbox"/> Yes - (Complete Form 1, Part L) This application requires assessment by the Department of Emergency Services (DES). If DES is not the Assessment Manager for the application, the agency has jurisdiction as Concurrence Agency.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

| CONTAMINATED LAND – REGISTERED LAND                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
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| 2.5                                                                                        | <p>Is any part of the land forming the premises on the Environmental Management Register or Contaminated Land Register under the <i>Environmental Protection Act 1994</i>?</p> <p><input checked="" type="checkbox"/> No – Go to Q2.6      <input type="checkbox"/> Yes</p> <p>If yes, does one or more of the following apply?</p> <p>(i) A suitability statement has been given and a site management plan has been approved for the proposed use of the land, and the proposed use involves only the following – <span style="float: right;"><input type="checkbox"/> No    <input type="checkbox"/> Yes</span></p> <ul style="list-style-type: none"> <li>• the fit-out of a building on the land; or</li> <li>• minor site excavation, including for example, post holes for open-sided non-habitable structures</li> </ul> <p>(ii) There is currently a notifiable activity on the land and the activity is continuing <span style="float: right;"><input type="checkbox"/> No    <input type="checkbox"/> Yes</span></p> <p>(iii) The proposed use is industrial and only involves minor site excavation (e.g. post holes for open-sided non-habitable structures) <span style="float: right;"><input type="checkbox"/> No    <input type="checkbox"/> Yes</span></p> <p>(iv) The land is used for a mining activity or petroleum activity <span style="float: right;"><input type="checkbox"/> No    <input type="checkbox"/> Yes</span></p> <p>If no to all (i) – (iv) above – (Complete Form 1, Part N) This application requires assessment by the Environmental Protection Agency (EPA). If EPA is not the Assessment Manager for the application, the agency has jurisdiction as Concurrence Agency.</p>                                                                                                                                                                |
| CONTAMINATED LAND – NOTIFIABLE ACTIVITY                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 2.6                                                                                        | <p>Is any part of the land forming the premises currently used for a notifiable activity, or if there is no existing use was it last used for a notifiable activity?</p> <p><input checked="" type="checkbox"/> No – Go to Q2.7      <input type="checkbox"/> Yes</p> <p>If yes, does one or more of the following apply?</p> <p>(i) A suitability statement, removing the land from the environmental management register, has been given under the <i>Environmental Protection Act 1994</i> for the existing use, or if there is no existing use, the last use, and the following <b>both</b> apply – <span style="float: right;"><input type="checkbox"/> No    <input type="checkbox"/> Yes</span></p> <ul style="list-style-type: none"> <li>• no new notifiable activity has occurred on the land since the suitability statement was issued;</li> <li>• the land is not otherwise contaminated by a hazardous contaminant</li> </ul> <p>(ii) A suitability statement has been given and a site management plan has been approved for the proposed use of the land, and the proposed use involves only the following – <span style="float: right;"><input type="checkbox"/> No    <input type="checkbox"/> Yes</span></p> <ul style="list-style-type: none"> <li>• the fit-out of a building on the land; or</li> <li>• minor site excavation, including for example, post holes for open-sided non-habitable structures</li> </ul> <p>(iii) The land is used for a mining activity or petroleum activity <span style="float: right;"><input type="checkbox"/> No    <input type="checkbox"/> Yes</span></p> <p>If no to all (i) – (iii) above – (Complete Form 1, Part N) This application requires assessment by the Environmental protection Agency (EPA). If EPA is not the Assessment Manager for the application, the agency has jurisdiction as Concurrence Agency.</p> |
| CONTAMINATED LAND – INDUSTRIAL ACTIVITY                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 2.7                                                                                        | <p>Is any part of the premises currently used for an industrial activity (other than for a mining activity or petroleum activity), or if there is no existing use was it last used for an industrial activity (other than for a mining activity or petroleum activity)?</p> <p><input checked="" type="checkbox"/> No – Go to Q2.8      <input type="checkbox"/> Yes</p> <p>If yes, is the proposed use for child care, educational, recreational or residential purposes (including a caretaker residence on industrial land)?</p> <p><input type="checkbox"/> No      <input type="checkbox"/> Yes – (Complete Form 1, Part N) This application requires assessment by the Environmental Protection Agency (EPA). If EPA is not the Assessment Manager for the application, it has jurisdiction as Concurrence Agency.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| CONTAMINATED LAND – AREA MANAGEMENT ADVICE (NATURAL MINERALISATION OR INDUSTRIAL ACTIVITY) |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 2.8                                                                                        | <p>Is any part of the premises in an area for which an area management advice has been given for natural mineralisation or industrial activity (other than for a mining activity or petroleum activity)?</p> <p><input checked="" type="checkbox"/> No – Go to Q2.9      <input type="checkbox"/> Yes</p> <p>If yes, is the proposed use for child care, educational, recreational or residential purposes (including a caretaker residence on industrial land)?</p> <p><input type="checkbox"/> No      <input type="checkbox"/> Yes – (Complete Form 1, Part N) This application requires assessment by the Environmental Protection Agency (EPA). If EPA is not the Assessment Manager for the application, the agency has jurisdiction as Concurrence Agency.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

**AQUACULTURE; WILD RIVER AREA**2.9 Is the proposed use for aquaculture as defined under the *Fisheries Act 1994*?☒ No - Go to Q2.10 ☐ YesIf yes, is any part of the aquaculture intended to be located in a wild river area declared under the *Wild Rivers Act 2005*?☐ No

If no, will the proposed aquaculture cause no discharge of waste into Queensland waters and be -

- (i) of indigenous freshwater fish species listed in the Fisheries (Freshwater) Management Plan 1999, schedule 6; and
- (ii) in a catchment listed in that schedule for that species for aquarium display or human consumption only; and
- (iii) carried out in ponds, or using above-ground tanks, that have a total water surface area of no more than 5ha

☐ Yes - Go to Q2.10 ☐ No

If no, will the proposed aquaculture cause no discharge of waste into Queensland waters, be of indigenous freshwater fish for aquarium display or human consumption only, or nonindigenous freshwater fish for aquarium display only, and carried out using only above-ground tanks that have -

- (i) a floor area, excluding water storage area, of no more than 50m<sup>2</sup>; and
- (ii) a roof impervious to rain water

☐ Yes - Go to Q2.10 ☐ NoIf no, will the proposed aquaculture cause no discharge of waste into Queensland waters, be of indigenous marine fish for aquarium display only and carried out using only above-ground tanks that have a total floor area, excluding water storage areas, of no more than 50m<sup>2</sup>?☐ Yes - Go to Q2.10 ☐ No - (Complete Form 1, Part O.) This application requires assessment by the Department of Primary Industries and Fisheries (DPI&F). If DPI&F is not the Assessment Manager for the application, the agency has jurisdiction as Concurrence Agency.☐ Yes

If yes, is any part of the aquaculture intended to be located in a wild river high preservation area?

☐ No - Unless the application is consistent with any property development plan applying to the land, the Assessment Manager must refuse to receive it. (Complete Form 1, Part O.) This application requires assessment by the Department of Primary Industries and Fisheries (DPI&F). Subject to the declaration for the relevant wild river area, assessment may also be required for the purposes of the *Wild Rivers Act 2005*. If DPI&F is not the Assessment Manager for the application, the agency has jurisdiction as Concurrence Agency.☐ Yes - An application for the aquaculture will be taken to be not properly made and the Assessment Manager must refuse to receive it.**AGRICULTURAL AND ANIMAL HUSBANDRY ACTIVITIES IN A WILD RIVER AREA**2.10 Is any part of the premises in a wild river area declared under the *Wild Rivers Act 2005*?☒ No - Go to Q2.11 ☐ Yes

If yes, is the proposed use for the following?

(i) Agricultural activities as defined under the *Wild Rivers Act 2005*☐ No☐ Yes(ii) Animal husbandry activities as defined under the *Wild Rivers Act 2005*☐ No☐ Yes

If yes to either (i) or (ii) above, is any part of the premises in the high preservation area in the wild river area?

☐ Yes - An application for the use will be taken to be not properly made and the Assessment Manager must refuse to receive it.☐ NoIf no, is the proposed use in relation to the production of a high risk species as defined under the *Wild Rivers Act 2005*?☐ Yes - An application for the use will be taken to be not properly made and the assessment manager must refuse to receive it.☐ No - Unless the application is consistent with any property development plan applying to the land, the Assessment Manager must refuse to receive it. (Complete Form 1, Part Q if agriculture). (Complete Part R if animal husbandry). Subject to the relevant declaration for the wild river area, this application requires assessment by the Department of Natural Resources and Water (NRW). If NRW is not the Assessment Manager for the application, the agency has jurisdiction as Concurrence Agency.

## SOUTH EAST QUEENSLAND REGION

2.11A Is ~~any~~ part of the premises within the South East Queensland (SEQ) designated region?☒ No - Go to Q2.11B ☐ Yes

If yes, do the following apply?

- (i) The application is for a proposed use assessable under the planning scheme ☐ No ☐ Yes
- (ii) The application is for development outside a rural precinct<sup>22</sup>, or if in a rural precinct, it is inconsistent with the rural precinct ☐ No ☐ Yes

If yes to **both** (i) and (ii) - Answer (a) to (c) below(a) Is any part of the premises within a **future growth area or an urban growth area**?☐ No - Go to (b) ☐ Yes - (Answer (i) and (ii) below)

(i) Do the following apply?

- (A) The proposed use is impact assessable under the planning scheme ☐ No ☐ Yes
- (B) The proposed use will have a gross floor area of more than 10,000m<sup>2</sup> ☐ No ☐ Yes
- (C) The land area of the premises is more than 10,000m<sup>2</sup> ☐ No ☐ Yes

If **yes** to **any one** of (A) - (C) above - This application must be referred to the Department of Infrastructure and Planning (DIP) as Concurrence Agency.

(ii) Is the proposed use for residential purposes?

☐ No ☐ Yes - This application must be assessed by the local government for the purposes of the SEQ Regional plan policy 8.2.5.(b) Is the proposed use for an extension of more than 10,000m<sup>2</sup> to an existing retail centre in an activity centre identified in the SEQ Regional Plan?☐ No ☐ Yes - This application must be assessed by the local government for the purposes of the SEQ Regional plan including policy 8.6.2.(c) Is any part of the premises **outside** the urban footprint?☐ No - Go to Q2.11B ☐ Yes

If yes, do the following apply?

- (i) The premises are **outside** the area of a master plan<sup>23</sup> ☐ No ☐ Yes
- (ii) The premises are **outside** an urban area <sup>24</sup> under a planning scheme ☐ No ☐ Yes

If yes to **both** (i) and (ii), does the proposed use involve **one or more** of the following activities, as defined under the *draft SEQ Regional Plan 2009-2031 Regulatory Provisions* (SEQ regulatory provisions), schedule 2.1?

- Tourist activity or sport and recreational activity ☐ No ☐ Yes - (Answer (i) below)
- Community activity ☐ No ☐ Yes - (Answer (ii) below)
- Indoor recreation ☐ No ☐ Yes - (Answer (iii) below)
- Residential development other than rural residential development ☐ No ☐ Yes - (Answer (iv) below)
- Residential development that is rural residential development ☐ No ☐ Yes - (Answer (v) below)
- Another type of urban activity ☐ No ☐ Yes - (Answer (vi) below)

If **no** to **all** - Go to Q2.11B

(i) For the proposed use for a tourist activity or sport and recreation activity (SEQ regulatory provisions, table 2B)

Do the following apply?

- (A) Will have a gross floor area of more than 2,500m<sup>2</sup> (excluding short term accommodation) ☐ No ☐ Yes
- (B) Any incidental commercial or retail activity area will be more than 250m<sup>2</sup> ☐ No ☐ Yes
- (C) Will accommodate more than 100 persons in any short term accommodation ☐ No ☐ Yes

If **yes** to **any one** of (A) - (C) above - This application must be referred to the Department of Infrastructure and Planning (DIP) as Concurrence Agency<sup>22</sup> Rural precinct has the meaning given in the *draft SEQ Regional Plan 2009-2031 Regulatory Provisions*<sup>23</sup> Master plan has the meaning given in the *Integrated Planning Act 1997*, schedule 10

**SOUTH EAST QUEENSLAND REGION** *(continued)***(ii) For the proposed use for community activity** (SEQ regulatory provisions, table 2C)

Do the following apply?

(A) Will have a gross floor area of more than 2,500m<sup>2</sup> (excluding short-term accommodation) ☐ No ☐ Yes(B) Any incidental commercial or retail activity area will be more than 250m<sup>2</sup> ☐ No ☐ Yes(C) Will accommodate more than 100 persons in any short term accommodation ☐ No ☐ YesIf **yes** to any one of (A) – (C) above - *This application must be referred to the Department of Infrastructure and Planning (DIP) as Concurrence Agency.***(iii) For the proposed use for indoor recreation** (SEQ regulatory provisions, table 2D)

Do the following apply?

(A) Will cater for more than 250 persons ☐ No ☐ Yes(B) Will have a gross floor area of more than 3,000m<sup>2</sup> (excluding short-term accommodation) ☐ No ☐ Yes(C) Will accommodate more than 100 persons in any short term accommodation ☐ No ☐ YesIf **yes** to any one of (A) – (C) above - *This application must be referred to the Department of Infrastructure and Planning (DIP) as Concurrence Agency.***(iv) For residential development other than rural residential development** (SEQ regulatory provisions, table 2E)

Is the residential development for a private residence, as defined under the SEQ regulatory provisions, on an existing lot?

☐ Yes - Go to (v) ☐ No - *This application must be referred to the Department of Infrastructure and Planning (DIP) as Concurrence Agency.***(v) For residential development that is rural residential development** (SEQ regulatory provisions, table 2E)

Is any part of the premises in the Regional Landscape and Rural Production Area?

☐ No - Go to (vi) ☐ YesIf **yes**, is the residential development for a private residence, as defined under the SEQ regulatory provisions, on an existing lot?☐ Yes - Go to (vi) ☐ No - *This application must be referred to the Department of Infrastructure and Planning (DIP) as Concurrence Agency.***(vi) For another type of urban activity** (SEQ Regulatory Provisions, table 2F)

Do the following apply?

(A) Will have a gross floor area of more than 250m<sup>2</sup> (excluding residential development) ☐ No ☐ Yes(B) Any associated outdoor area will be more than 750m<sup>2</sup> ☐ No ☐ YesIf **yes** to either one of (A) or (B) above - *This application must be referred to the Department of Infrastructure and Planning (DIP) as Concurrence Agency.*<sup>24</sup> Urban area has the meaning given in the *Integrated Planning Act 1997*, schedule 10

## FAR NORTH QUEENSLAND REGION

2.11B Is any part of the premises within the Far North Queensland (FNQ) designated region?

☒ No - Go to Q2.12 ☐ Yes

If yes, do the following apply?

- (i) The application is for a proposed use assessable under the planning scheme ☐ No ☐ Yes
- (ii) The application is for a proposed use not under a master plan<sup>25</sup> ☐ No ☐ Yes
- (iii) The premises are outside a rural precinct<sup>26</sup>, or if in a rural precinct, the proposed use is inconsistent with the rural precinct ☐ No ☐ Yes
- (iv) The premises are outside a State development area under the *State Development and Public Works Organisation Act 1971*, section 77 ☐ No ☐ Yes
- (v) The application is for a proposed use other than for a significant project under the *State Development and Public Works Organisation Act 1971*, section 26(1)(a) ☐ No ☐ Yes

If yes to all (i) to (v) above - Answer (a) and (b) below

(a) Is any part of the premises within an urban growth area?

☐ No - Go to (b) ☐ Yes

If yes, do the following apply?

- (A) The proposed use is impact assessable under the planning scheme ☐ No ☐ Yes
- (B) The proposed use will have a gross floor area of more than 10,000m<sup>2</sup> ☐ No ☐ Yes
- (C) The land area for the premises is more than 10,000m<sup>2</sup> ☐ No ☐ Yes

If yes to any one of (A) - (C) above - This application must be referred to the Department of Infrastructure and Planning (DIP) as Concurrence Agency.

(b) Is any part of the premises outside the urban footprint?

☐ No - Go to Q2.12 ☐ YesIf yes, are the premises outside an urban area under a planning scheme identified in the *Far North Queensland Regional Plan 2009 State Planning Regulatory Provisions* (FNQ regulatory provisions), schedule 2, table 2?☐ No - Go to Q2.12 ☐ Yes

If yes, does the proposed use involve one or more of the following activities, as defined under the FNQ regulatory provisions, schedule 1?

- Tourist activity or sport and recreational activity ☐ No ☐ Yes - (Answer (i) below)
- Community activity ☐ No ☐ Yes - (Answer (ii) below)
- Indoor recreation ☐ No ☐ Yes - (Answer (iii) below)
- Residential development other than rural residential development ☐ No ☐ Yes - (Answer (iv) below)
- Residential development that is rural residential development ☐ No ☐ Yes - (Answer (v) below)
- Another type of urban activity ☐ No ☐ Yes - (Answer (vi) below)

If no to all - Go to Q2.12

(i) For the proposed use for a tourist activity or sport and recreation activity (FNQ regulatory provisions, table 2B)

Do the following apply?

- (A) Will have a gross floor area of more than 2,000m<sup>2</sup> (excluding short term accommodation) ☐ No ☐ Yes
- (B) Any incidental commercial or retail activity area will be more than 250m<sup>2</sup> ☐ No ☐ Yes
- (C) Will accommodate more than 100 persons in any short term accommodation ☐ No ☐ Yes

If yes to any one of (A) - (C) above - This application must be referred to the Department of Infrastructure and Planning (DIP) as Concurrence Agency.

<sup>25</sup> Master plan has the meaning given in the *Integrated Planning Act 1997*, schedule 10

| FAR NORTH QUEENSLAND REGION (continued) |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                         | <p>(ii) <b>For the proposed use for community activity</b> (FNQ regulatory provisions, table 2C)</p> <p>Do the following apply?</p> <p>(A) Will have a gross floor area of more than 2,500m<sup>2</sup> (excluding short-term accommodation) <input type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>(B) Any incidental commercial or retail activity area will be more than 250m<sup>2</sup> <input type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>(C) Will accommodate more than 100 persons in any short term accommodation <input type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>If <b>yes</b> to <b>any one</b> of (A) – (C) above - <i>This application must be referred to the Department of Infrastructure and Planning (DIP) as Concurrence Agency.</i></p> <p>(iii) <b>For the proposed use for indoor recreation</b> (FNQ regulatory provisions, table 2D)</p> <p>Do the following apply?</p> <p>(A) Will cater for more than 250 persons <input type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>(B) Will have a gross floor area of more than 3,000m<sup>2</sup> (excluding short-term accommodation) <input type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>(C) Will accommodate more than 100 persons in any short term accommodation <input type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>If <b>yes</b> to <b>any one</b> of (A) – (C) above - <i>This application must be referred to the Department of Infrastructure and Planning (DIP) as Concurrence Agency.</i></p> <p>(iv) <b>For residential development other than rural residential development</b> (FNQ regulatory provisions, table 2E)</p> <p>Is the residential development for a private residence, as defined under the FNQ regulatory provisions, on an existing lot?</p> <p><input type="checkbox"/> Yes - Go to (v) <input type="checkbox"/> No - <i>This application must be referred to the Department of Infrastructure and Planning (DIP) as Concurrence Agency.</i></p> <p>(v) <b>For residential development that is rural residential development</b> (FNQ regulatory provisions, table 2E)</p> <p>is any part of the premises in the Regional Landscape and Rural Production Area?</p> <p><input type="checkbox"/> No - Go to (vi) <input type="checkbox"/> Yes</p> <p>If yes, is the residential development for a private residence, as defined under the FNQ regulatory provisions, on an existing lot?</p> <p><input type="checkbox"/> Yes - Go to (vi) <input type="checkbox"/> No - <i>This application must be referred to the Department of Infrastructure and Planning (DIP) as Concurrence Agency.</i></p> <p>(vi) <b>For another type of urban activity</b> (FNQ Regulatory Provisions, table 2F)</p> <p>Do the following apply?</p> <p>(A) Will have a gross floor area of more than 250m<sup>2</sup> (excluding residential development) <input type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>(B) Any associated outdoor area will be more than 750m<sup>2</sup> <input type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>If <b>yes</b> to <b>either one</b> of (A) or (B) above - <i>This application must be referred to the Department of Infrastructure and Planning (DIP) as Concurrence Agency.</i></p> |

<sup>26</sup> Rural precinct has the meaning given in the Far North Queensland Regional Plan 2009 State Planning Regulatory Provisions

| CONSERVATION ESTATE                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|--------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2.12                                             | <p>Is the proposal for urban purposes, as defined under the IPA?</p> <p><input type="checkbox"/> No - Go to Q2.13    <input checked="" type="checkbox"/> Yes</p> <p>If yes, is the use proposed on a lot situated in, or within 100m of, any of the following?</p> <p>(i) A protected area, forest reserve, critical habitat or area of major interest under the <i>Nature Conservation Act 1992</i>    <input checked="" type="checkbox"/> No    <input type="checkbox"/> Yes</p> <p>(ii) A State forest or timber reserve under the <i>Forestry Act 1959</i>    <input checked="" type="checkbox"/> No    <input type="checkbox"/> Yes</p> <p>(iii) A marine park under the <i>Marine Parks Act 2004</i>    <input checked="" type="checkbox"/> No    <input type="checkbox"/> Yes</p> <p>(iv) A recreation area under the <i>Recreation Area Management Act 1988</i>    <input checked="" type="checkbox"/> No    <input type="checkbox"/> Yes</p> <p>(v) A world heritage area listed under the World Heritage Convention    <input checked="" type="checkbox"/> No    <input type="checkbox"/> Yes</p> <p>(vi) Brisbane forest park under the <i>Brisbane Forest Park Act 1977</i>    <input checked="" type="checkbox"/> No    <input type="checkbox"/> Yes</p> <p>If <b>yes</b> to <b>any one</b> of (i) - (vi) above - This application must be referred to the chief executive under the relevant Act mentioned as Advice Agency.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| REMOVAL, DESTRUCTION OR DAMAGE OF A MARINE PLANT |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 2.13                                             | <p>Does the proposed use involve the removal, destruction or damage of marine plants under the <i>Fisheries Act 1994</i>?</p> <p><input checked="" type="checkbox"/> No - End of Section 2    <input type="checkbox"/> Yes</p> <p>If yes, is the proposed operational work reasonably necessary for: (Tick applicable box/es and answer (a) and/or (b) below)</p> <p>(i) The removal, destruction or damage of dead marine wood on unallocated State land, other than in a wild river area, for trade or commerce    <input type="checkbox"/> No    <input type="checkbox"/> Yes</p> <p>(ii) The maintenance of existing structures, including, for example, the following structures, if they were constructed in compliance with all the requirements, under any Act, relating to a structure of that type -    <input type="checkbox"/> No    <input type="checkbox"/> Yes</p> <ul style="list-style-type: none"> <li>boat ramps, boardwalks, drains, fences, jetties, roads, safety signs, swimming enclosures and weirs;</li> <li>existing drainage structures;</li> <li>existing powerlines or associated powerline infrastructure</li> </ul> <p>(iii) Educational or research purposes or for monitoring the impact of development on marine plants    <input type="checkbox"/> No    <input type="checkbox"/> Yes</p> <p>(iv) The construction or placement of structures, including, for example, swimming enclosures, safety signs, aids to navigation, fences, pontoons, public boat ramps and pipelines, if-    <input type="checkbox"/> No    <input type="checkbox"/> Yes</p> <ul style="list-style-type: none"> <li>the extent of the removal, destruction or damage is minor; and</li> <li>the structures were constructed in compliance with all the requirements, under any Act, relating to a structure of that type</li> </ul> <p>(v) The construction of runnels for mosquito control, removal of <i>Lyngbya</i>, seed collection for site rehabilitation or the collection of marine plants for fishing bait, or handicraft    <input type="checkbox"/> No    <input type="checkbox"/> Yes</p> <p>(a) If <b>yes</b> to <b>one or more</b> of (i) - (v) above, does <b>all</b> of the proposed operational work comply with any applicable Department of Primary Industries and Fisheries (DPI&amp;F) self-assessable code?    <input type="checkbox"/> Yes - A permit is not required for that aspect of the proposed operational work. End of Section 2    <input type="checkbox"/> No - Go to (b)</p> <p>(b) If <b>no</b> to <b>all</b> of (i) - (v) or <b>no</b> to (a) above, does a development permit exist for that proposed operational work?    <input type="checkbox"/> Yes - End of Section 2    <input type="checkbox"/> No</p> <p>If no, has approval been sought in a separate application?</p> <p><input type="checkbox"/> Yes - End of Section 2    <input type="checkbox"/> No - This application is also taken to be an application for operational work for removing, destroying or damaging marine plants under the <i>Fisheries Act 1994</i>. (Complete Section 4 of this checklist).</p> |



## Application for a Material Change of Use and/or Reconfiguring a Lot

|                                           |                                                                                                                                                                    |                                                                                                                                                      |                                                                                                           |                                 |                                            |
|-------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|---------------------------------|--------------------------------------------|
| <b>Material Change of Use application</b> | Proposed use                                                                                                                                                       | Pre-assessment <input type="checkbox"/>                                                                                                              | Preliminary <input type="checkbox"/>                                                                      | Code <input type="checkbox"/>   | Impact <input checked="" type="checkbox"/> |
|                                           | Restaurant                                                                                                                                                         |                                                                                                                                                      |                                                                                                           |                                 |                                            |
| <b>Reconfiguration of a Lot</b>           | Proposed use                                                                                                                                                       | Pre-assessment <input type="checkbox"/>                                                                                                              | Code <input type="checkbox"/>                                                                             | Impact <input type="checkbox"/> |                                            |
|                                           |                                                                                                                                                                    |                                                                                                                                                      |                                                                                                           |                                 |                                            |
|                                           | <input type="checkbox"/> Freehold Subdivision (FRE)<br><input type="checkbox"/> Subdivision by Lease (LE)<br><input type="checkbox"/> Volumetric Subdivision (VOL) | <input type="checkbox"/> Boundary Realignment (BR)<br><input type="checkbox"/> Access Easement (AE)<br><input type="checkbox"/> Community Title (CT) | <input type="checkbox"/> Management Lot Subdivision (MAG)<br><input type="checkbox"/> Miscellaneous (MIS) |                                 |                                            |

### ☐ Pre-assessment request

For pre-assessment applications, applicants must either:

- leave one hardcopy of their proposal at the Town Planning Centre, Nerang Administration Centre
- mail one hardcopy of their proposal to Council (Attn: DART, PO Box 5042, GCMC 9729)
- email a copy (if less than 2MB) to [dart@goldcoast.qld.gov.au](mailto:dart@goldcoast.qld.gov.au)
- phone Council's planning assessment enquiry line on (07) 5582 8866 and select the option to book a pre-assessment interview

Hardcopy documentation should be accompanied by a reply-paid postage pack so the proposal can be returned. If a reply-paid postage pack is not included with the proposal, the proposal documents will be destroyed.

### ☒ Pre-assessment exemption certificate provided

☐ Prelodgement meeting held? Yes ☐ No ☒ If yes, please attach minutes

| Mandatory requirements for a 'Properly Made' application                                                                                                            | Please <input checked="" type="checkbox"/> | Customer Service Officer            |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|-------------------------------------|
| 1. The property owner(s) provide written consent to the making of the application (owners consent)                                                                  |                                            | <input checked="" type="checkbox"/> |
| 2. Correct application fee as prescribed by current Council budget                                                                                                  |                                            | <input checked="" type="checkbox"/> |
| 3. All parts of relevant IDAS application forms complete including IDAS assessment checklist. Ensuring that all completed IDAS forms are the current version number |                                            | <input checked="" type="checkbox"/> |

### Requirements for a 'Well Made' application

1. Correct number of application copies including all forms and supplementary information
2. Supporting information:
  - Outlining the development proposal
  - Addressing the relevant codes and constraints
  - Including all necessary information as detailed in this form
3. Supporting information for Priority Infrastructure Plan.

*A surcharge of 50% of the standard application fee will be applied to all applications determined not to have provided this information.*

### Item 1: guide to correct landowner's consent

Refer to *IPA Guide 1 Making an IDAS development application* 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. Owner's consent is a mandatory requirement of Form 1 Development Application Part A Common Details. The term of "owner" of land is defined in Schedule 10 of the *Integrated Planning Act* to mean: "The person for the time being entitled to receive the rent for the land or would be entitled to receive the rent for it if it is let to a tenant at a rent." Schedule 10 of the *Integrated Planning Act* further defines "land" to include: "Any estate in, on, over or under land..." Therefore in most instances, the registered property owner is the owner of the land for the purposes of the *Integrated Planning Act* and must provide owner's consent to the making of the application. 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. Applicants are to provide owner's consent as follows:

**Property ownership**

If there are multiple owners of a single lot, the consent of each owner of the lot is required (e.g. 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 (i.e. sole director)

|                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                   | <p><b>Body Corporate</b><br/> Where the owner is identified as a Body Corporate, the following is required:</p> <ul style="list-style-type: none"> <li>▪ Body Corporate Seal and</li> <li>▪ Body Corporate resolution consenting to the proposal (i.e. minutes of meeting where proposal was adopted) and</li> <li>▪ two (2) signatures, one of which must be the chairperson</li> </ul> <p>or</p> <ul style="list-style-type: none"> <li>▪ Body Corporate Seal and</li> <li>▪ a letter of consent signed by the chairperson and secretary</li> </ul> <p>or</p> <ul style="list-style-type: none"> <li>▪ signed letter of consent from each lot owner covered by the Body Corporate</li> </ul> <p><b>Other ownership arrangements</b><br/> If the land is:</p> <ul style="list-style-type: none"> <li>▪ leased – the lessors of the land must give owner's consent</li> <li>▪ dedicated parkland – the owner or the trustee, within the terms of the trust or reserve, must give owner's consent</li> </ul> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Place Codes</b>                | <input type="checkbox"/> Beenleigh Town Centre<br><input type="checkbox"/> Broadbeach<br><input type="checkbox"/> Bundall Central<br><input type="checkbox"/> Bundall Equestrian<br><input type="checkbox"/> Burleigh<br><input type="checkbox"/> Burleigh Ridge<br><input type="checkbox"/> Chevron Island<br><input type="checkbox"/> Coolangatta<br><input type="checkbox"/> Coomera<br><input type="checkbox"/> Coomera Town Centre<br><input type="checkbox"/> Currumbin Hill<br><input type="checkbox"/> Eagleby                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <input type="checkbox"/> East Coomera/ Yawalpah Conservation<br><input type="checkbox"/> Guragunbah<br><input type="checkbox"/> Helensvale Town Centre<br><input type="checkbox"/> Hope Island<br><input type="checkbox"/> Mudgeeraba Village<br><input type="checkbox"/> Nerang<br><input type="checkbox"/> Palm Beach<br><input type="checkbox"/> Paradise Point<br><input type="checkbox"/> Robina (for later incorporation after expiry of the Robina Town Act)                                                                                                                                                                                                                  | <input type="checkbox"/> South Stradbroke<br><input type="checkbox"/> Southport<br><input type="checkbox"/> Springbrook<br><input type="checkbox"/> Surfers Paradise<br><input type="checkbox"/> The Spit (Gold Coast Harbour)<br><input type="checkbox"/> Uplands Drive and Woodlands Way<br><input type="checkbox"/> West Burleigh Township<br><input type="checkbox"/> Yatala Enterprise Area<br><input type="checkbox"/> In Accordance 3.1.6 Preliminary                                                                                                                                                                  |
| <b>Domain</b>                     | <input type="checkbox"/> Rural<br><input type="checkbox"/> Park living<br><input type="checkbox"/> Village (mixed use)<br><input type="checkbox"/> Detached dwelling<br><input checked="" type="checkbox"/> Residential choice<br><input type="checkbox"/> Tourist and residential                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <input type="checkbox"/> Integrated business<br><input type="checkbox"/> Local business<br><input type="checkbox"/> Fringe business<br><input type="checkbox"/> Industry 1 (high impact)<br><input type="checkbox"/> Industry 2 (low impact)<br><input type="checkbox"/> Extractive industry                                                                                                                                                                                                                                                                                                                                                                                         | <input type="checkbox"/> Marine industry<br><input type="checkbox"/> Community purposes<br><input type="checkbox"/> Conservation<br><input type="checkbox"/> Private open space<br><input type="checkbox"/> Public open space                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Emerging Communities</b>       | <input type="checkbox"/> Beenleigh District structure plan<br><input type="checkbox"/> Albert Corridor A: Ormeau structure plan<br><input type="checkbox"/> Albert Corridor B: Oxenford/Upper Coomera structure plan                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <input type="checkbox"/> Albert Corridor C: Otmoor Road structure plan<br><input type="checkbox"/> Albert Corridor D: South Helensvale structure plan<br><input type="checkbox"/> Albert Corridor E: Kopps Road structure plan                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <input type="checkbox"/> Gilston structure plan<br><input type="checkbox"/> Reedy Creek structure plan<br><input type="checkbox"/> Inter-Urban Break structure plan                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Specific Development Codes</b> | <input type="checkbox"/> Adult entertainment premises<br><input type="checkbox"/> Advertising devices<br><input type="checkbox"/> Aged persons accommodation<br><input type="checkbox"/> Animal husbandry<br><input type="checkbox"/> Aquaculture<br><input type="checkbox"/> Attached dwellings<br><input type="checkbox"/> Bed and breakfast tourist accommodation<br><input type="checkbox"/> Brothels<br><input type="checkbox"/> Caravan parks<br><input type="checkbox"/> Caretakers residences<br><input type="checkbox"/> Changes to ground level and creation of new water bodies<br><input type="checkbox"/> Child care centres<br><input type="checkbox"/> Detached dwellings<br><input type="checkbox"/> Display homes and estate sales offices                                                                                                                                                                                                                                                 | <input type="checkbox"/> Ecotourism facility<br><input type="checkbox"/> Family accommodation<br><input type="checkbox"/> Farm forestry<br><input type="checkbox"/> Farm stay<br><input type="checkbox"/> High rise residential and tourist accommodation<br><input type="checkbox"/> Kennels<br><input type="checkbox"/> Landscape work<br><input type="checkbox"/> Low rise apartment building<br><input type="checkbox"/> Low rise commercial tourist accommodation<br><input type="checkbox"/> Office<br><input type="checkbox"/> Private recreation<br><input type="checkbox"/> Relocatable home parks<br><input checked="" type="checkbox"/> Retail and related establishments | <input type="checkbox"/> Reconfiguring a lot<br><input type="checkbox"/> Rural industry<br><input type="checkbox"/> Salvage yards<br><input type="checkbox"/> Service stations<br><input type="checkbox"/> Surf life saving clubs<br><input type="checkbox"/> Telecommunications facilities<br><input type="checkbox"/> Temporary use<br><input type="checkbox"/> Tourist cabins<br><input type="checkbox"/> Vegetation management<br><input type="checkbox"/> Vehicle sales<br><input type="checkbox"/> Working from home<br><input type="checkbox"/> Works for infrastructure<br><input type="checkbox"/> None of the above |

|                         |                                                                                   |                                                                       |                                                           |
|-------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------|-----------------------------------------------------------|
| <b>Constraint Codes</b> | <input type="checkbox"/> Gold Coast airport*                                      | <input type="checkbox"/> Dam catchment areas*                         | <input type="checkbox"/> Road traffic noise management    |
|                         | <input type="checkbox"/> Bushfire management areas*                               | <input type="checkbox"/> Flood affected areas                         | <input type="checkbox"/> Sediment and erosion control     |
|                         | <input type="checkbox"/> Canals and waterways*                                    | <input type="checkbox"/> Natural wetland areas and natural waterways* | <input type="checkbox"/> Service roads (Pacific Motorway) |
|                         | <input checked="" type="checkbox"/> Car parking, access and transport integration | <input type="checkbox"/> Nature conservation*                         | <input type="checkbox"/> Steep slopes or unstable soils*  |
|                         | <input type="checkbox"/> Cultural heritage (historic)*                            | <input type="checkbox"/> Ocean front land*                            | <input type="checkbox"/> Unsewered land                   |
|                         | <input type="checkbox"/> Cultural heritage (indigenous)                           | <input type="checkbox"/> Rail corridor environs                       | <input type="checkbox"/> No relevant constraints          |

\* The relevance of these codes can be identified by using the Integrated Spatial Information Reporting Tool (ISIRT)

Note: Not all constraint codes triggered by the ISIRT tool may be relevant to your application. Please use the space below to provide information on those that are not relevant and therefore not addressed as part of your application.

Refer to the checklist below for information that is required for your application to be considered 'well made'. A well made application is one that provides as much detail as possible on which the Assessment Manager will base a decision. Please ☒ to verify each item has been included in your application, ensuring that the correct amount of copies of each item have been provided. If an item is not required due to the nature of your application, please note accordingly.

Note: Combined Material Change of Use, Reconfiguration of Lot and Operational Works applications should address all requirements where relevant.

### Material Change of Use – Please ☒

- ☒ Applicants must address and provide each of the documents and plans listed on the following pages. Where a development is not subject to the requirements of one of these documents, then the applicant must provide evidence that the document is not relevant.
- ☒ Three (3) complete hardcopies plus additional two (2) hardcopies of plans must be submitted for each Material Change of Use application. Each hardcopy of the application must be compiled in the order listed below and each section must be separated by a divider that clearly states the number and name of the section as detailed in the application order table below.
- ☒ All documents, including scanned copies of Pre-Assessment Certificate, signed IPA and GCCC forms, must be submitted on one disk. The disk must include one PDF document for each of sections 1 to 10. Each section should be named as defined below. Within each of these PDF documents all sub-sections must be bookmarked. Applicants who do not provide an electronic copy of their application at the time of lodgement may be charged the prescribed fee for converting hardcopy to electronic format.

|                                                                                                                                                               | Please <input checked="" type="checkbox"/> or N/A                                                                                                                                                                    | Applicant                           |                                     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|
|                                                                                                                                                               |                                                                                                                                                                                                                      | Provided                            | N/A                                 |
| <b>① Forms</b><br>Relevant IPA Forms – Mandatory Requirement<br><br>Correct versions of these forms must be provided to be considered a well-made application | Form 1 Development Application Part A Common Details                                                                                                                                                                 | <input checked="" type="checkbox"/> |                                     |
|                                                                                                                                                               | Form 1 Development Application Part D Material change of use                                                                                                                                                         | <input checked="" type="checkbox"/> |                                     |
|                                                                                                                                                               | Form 1 Development Application IDAS Assessment Checklist                                                                                                                                                             | <input checked="" type="checkbox"/> |                                     |
| Relevant GCCC Forms                                                                                                                                           | Form Application for a Material Change of Use or Reconfiguration of a Lot                                                                                                                                            | <input checked="" type="checkbox"/> |                                     |
|                                                                                                                                                               | Infrastructure Charge Material Change of Use (MCU)                                                                                                                                                                   | <input checked="" type="checkbox"/> |                                     |
|                                                                                                                                                               | Infrastructure Charges Credit Request (per Existing Lot) (if applicable)                                                                                                                                             | <input checked="" type="checkbox"/> |                                     |
| Reference Material (include where necessary)                                                                                                                  | - Infrastructure Charges Land Use Category Table of Material Change of Use (MCU) and Building Applications (BA)<br>- Infrastructure Charges Impervious Area Work Sheet<br>- Infrastructure Charges Form Requirements |                                     |                                     |
|                                                                                                                                                               | If Priority Infrastructure Forms are not applicable please provide the reasoning below. Supporting information for Priority Infrastructure Plan. (if not applicable, please provide reason)                          | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <b>② Report</b>                                                                                                                                               | Proposal including covering letter, report, alternate solutions and conclusion.                                                                                                                                      | <input checked="" type="checkbox"/> |                                     |
| <b>③ Economic Needs Analysis</b>                                                                                                                              | Provide information if applicable to the nature of the proposal (if not applicable, please provide brief comment)                                                                                                    | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

|                                                                                                                                                                                                                                                 | Please <input checked="" type="checkbox"/> or N/A                                                                                                     | Applicant                           |                                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|
|                                                                                                                                                                                                                                                 |                                                                                                                                                       | Provided                            | N/A                                 |
| <b>④ Visual Impact Analysis</b>                                                                                                                                                                                                                 | Provide a photo montage outlining the proposal<br><i>(if not applicable, please provide brief comment)</i>                                            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <b>⑤ Codes</b><br><br>Relevant to subject site and proposed development to be completed using Council's Code Table Format                                                                                                                       | Domain Place Code                                                                                                                                     | <input checked="" type="checkbox"/> |                                     |
|                                                                                                                                                                                                                                                 | Specific Development Code<br><i>(if some codes not applicable, please provide brief comment)</i><br>as above                                          | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
|                                                                                                                                                                                                                                                 | Constraint Code<br><i>(if some codes not applicable, please provide brief comment)</i><br>as above                                                    | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <b>⑥ Hydraulic, Water Quality and Geotechnical Engineering</b>                                                                                                                                                                                  | Flood Search Report<br><i>(if not applicable, please provide brief comment)</i>                                                                       | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
|                                                                                                                                                                                                                                                 | Hydraulics Report<br><i>(if not applicable, please provide brief comment)</i>                                                                         | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
|                                                                                                                                                                                                                                                 | Stormwater Management Plan<br><i>(if not applicable, please provide brief comment)</i>                                                                | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
|                                                                                                                                                                                                                                                 | Geotechnical Report<br><i>(if not applicable, please provide brief comment)</i>                                                                       | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
|                                                                                                                                                                                                                                                 | Dewatering Management Plan<br><i>(if not applicable, please provide brief comment)</i>                                                                | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
|                                                                                                                                                                                                                                                 | Lake Management Study<br><i>(if not applicable, please provide brief comment)</i>                                                                     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
|                                                                                                                                                                                                                                                 | Waterway Study<br><i>(if not applicable, please provide brief comment)</i>                                                                            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
|                                                                                                                                                                                                                                                 | Water Quality Management Plan<br><i>(if not applicable, please provide brief comment)</i>                                                             | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
|                                                                                                                                                                                                                                                 | Any other relevant hydraulic and water quality documents or notes regarding applicability of the required plans and documents.                        | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <b>⑦ Environmental, Open Space and Landscaping</b><br><br>Refer to Landscape Works Specific Development Code – Sections 2.1 and 6.1.1 and refer to Gold Coast City Landscape Strategy Part 2 Landscape Works Documentation Manual Section B 3.0 | Statement of Landscape Intent<br><i>(if not applicable, please provide brief comment)</i><br>establishment of use within tenancy of existing building | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
|                                                                                                                                                                                                                                                 | Bushfire Management Plan<br><i>(if not applicable, please provide brief comment)</i>                                                                  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
|                                                                                                                                                                                                                                                 | Vegetation Management Plan<br><i>(if not applicable, please provide brief comment)</i>                                                                | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
|                                                                                                                                                                                                                                                 | Ecological Assessment<br><i>(if not applicable, please provide brief comment)</i>                                                                     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
|                                                                                                                                                                                                                                                 | Open Space Management Statement<br><i>(if not applicable, please provide brief comment)</i>                                                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

|                                                                                                                                                                                                                                                                                                     | Please <input checked="" type="checkbox"/> or N/A                                                                                                                                                                                                                                                                                                                                                                                   | Applicant                                                             |                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|-------------------------------------|
|                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                     | Provided                                                              | N/A                                 |
|                                                                                                                                                                                                                                                                                                     | Arborist Reports<br><i>(if not applicable, please provide brief comment)</i>                                                                                                                                                                                                                                                                                                                                                        | <input type="checkbox"/>                                              | <input checked="" type="checkbox"/> |
|                                                                                                                                                                                                                                                                                                     | Photographs identifying all trees on the site<br><i>(if not applicable, please provide brief comment)</i>                                                                                                                                                                                                                                                                                                                           | <input type="checkbox"/>                                              | <input checked="" type="checkbox"/> |
|                                                                                                                                                                                                                                                                                                     | Effluent Disposal Areas<br><i>(if not applicable, please provide brief comment)</i>                                                                                                                                                                                                                                                                                                                                                 | <input type="checkbox"/>                                              | <input checked="" type="checkbox"/> |
|                                                                                                                                                                                                                                                                                                     | Acid Sulphate Soils Investigation and Management Plan<br><i>(if not applicable, please provide brief comment)</i>                                                                                                                                                                                                                                                                                                                   | <input type="checkbox"/>                                              | <input checked="" type="checkbox"/> |
|                                                                                                                                                                                                                                                                                                     | Any other relevant environmental, open space or landscaping documents or notes regarding applicability of the required plans and documents.                                                                                                                                                                                                                                                                                         | <input type="checkbox"/>                                              | <input checked="" type="checkbox"/> |
| <b>⑧ Transport and Traffic</b>                                                                                                                                                                                                                                                                      | Road Traffic Assessment Report<br><i>(if not applicable, please provide brief comment)</i>                                                                                                                                                                                                                                                                                                                                          | <input type="checkbox"/>                                              | <input checked="" type="checkbox"/> |
|                                                                                                                                                                                                                                                                                                     | Has the Department of Main Roads been triggered as a concurrence agency for this proposal?<br>If yes, has pre lodgement advice been obtained from Main Roads?                                                                                                                                                                                                                                                                       | Yes <input type="checkbox"/> / No <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
|                                                                                                                                                                                                                                                                                                     | Any other relevant transport and traffic documents or notes regarding applicability of the required plans and documents.                                                                                                                                                                                                                                                                                                            | Yes <input type="checkbox"/> / No <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <b>⑨ Environmental Health</b><br><br>Railway noise<br>Applies to noise sensitive development within 100 metres of a rail corridor.<br><br>Commercial / Industrial Operational Noise<br>Applies to commercial / industrial development adjacent to existing / proposed noise sensitive developments. | Acoustic Report<br><i>(if not applicable, please provide brief comment)</i>                                                                                                                                                                                                                                                                                                                                                         | <input type="checkbox"/>                                              | <input checked="" type="checkbox"/> |
|                                                                                                                                                                                                                                                                                                     | Applies to residential development in proximity to industry/commercial activities which release airborne contaminants. e.g. Asphalt Manufacturing Plants, Marine and or Waterfront Industries, Bulk. Landscape Supplies, Service Stations                                                                                                                                                                                           | <input type="checkbox"/>                                              | <input checked="" type="checkbox"/> |
|                                                                                                                                                                                                                                                                                                     | Applies to commercial/industrial/residential development and must have practical, user and environmentally friendly solid waste management storage and collection design. Reference should be made to the Environmental Protection (Waste Management) Regulation 2000 and the "Waste Management Policy Relating to Refuse Requirements for Proposed and Existing Building Developments Within the City of Gold Coast" Dated January | <input type="checkbox"/>                                              | <input checked="" type="checkbox"/> |
|                                                                                                                                                                                                                                                                                                     | Odour / Dust Management Plan<br><i>(if not applicable, please provide brief comment)</i>                                                                                                                                                                                                                                                                                                                                            | <input type="checkbox"/>                                              | <input checked="" type="checkbox"/> |
|                                                                                                                                                                                                                                                                                                     | Waste Management<br><i>(if not applicable, please provide brief comment)</i>                                                                                                                                                                                                                                                                                                                                                        | <input type="checkbox"/>                                              | <input checked="" type="checkbox"/> |

|                                                                                                                                                                                                                                                                                                                                                                                                                                           | Please <input checked="" type="checkbox"/> or N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Applicant                           |                                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Provided                            | N/A                                 |
| 1995, 1st Edition, to address the minimum requirements for refuse facilities and information on refuse vehicle access, egress and manoeuvring.                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                     |                                     |
| <b>⑩ Plans and Drawings</b>                                                                                                                                                                                                                                                                                                                                                                                                               | Architectural Floor Plans (Internal Layout Plans)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Floor Plan                                                                                                                                                                                                                                                                                                                                                                                                                                | <ul style="list-style-type: none"> <li>- showing building footprint</li> <li>- each separate floor plan showing setback measurements to property boundary</li> <li>- setbacks to be measured to the outermost projection</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Site Plan                                                                                                                                                                                                                                                                                                                                                                                                                                 | Site Plan <ul style="list-style-type: none"> <li>- Finished floor levels of all buildings proposed</li> <li>- Natural ground levels</li> <li>- North point and scale</li> <li>- Boundaries of the site to which the application relates</li> <li>- Car parking layout drawn in accordance with Gold Coast Planning Scheme Part 7 – Codes, Division 3 – Constraint Codes, Chapter 4 – Car Parking, Access and Transport Integration</li> <li>- Location of Bin Storage Areas</li> <li>- Existing building footprints including:               <ul style="list-style-type: none"> <li>▪ Number of dwellings</li> <li>▪ Number of bedrooms</li> <li>▪ Total use area (commercial)</li> </ul> </li> <li>- Total site coverage / gross floor area calculations</li> <li>- Proposed building footprints for new building work including total use area for commercial sites</li> <li>- Location of ingress and egress points</li> <li>- Correct location and scale of all trees on the site</li> <li>- Location of all proposed retaining walls and their heights</li> <li>- Location of all easements (including stormwater, sewer and access)</li> <li>- Land Use Plan – consistent with plans dealing with site constraints (e.g. stormwater, cut and fill)</li> </ul> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Note: All plans submitted to Council should be in accordance with the following: <ul style="list-style-type: none"> <li>▪ Be numbered, dated and contain a north point; and</li> <li>▪ Be drawn to a metric scale appropriate to the development (e.g. 1:10, 1:50, 1:100, 1:200 or 1:500); and</li> <li>▪ Be produced on a standard A1, A2, A3, or A4 sheet; and</li> </ul> All copies of plans to be to the exact scale as the original. | If some elements of the above are not applicable, please provide brief comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                     | <input type="checkbox"/>            |
| Building Elevations                                                                                                                                                                                                                                                                                                                                                                                                                       | Building Elevations for all structures (proposed and existing) to include north, south, east and west elevations <ul style="list-style-type: none"> <li>- Measurements of basement podium from indicated natural ground level</li> <li>- Coloured elevations</li> <li>- North point and scale</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| Site analysis plan in accordance with Gold Coast Planning Scheme Policy 17 for Site Analysis preferably to be drawn in plan format                                                                                                                                                                                                                                                                                                        | Site Analysis Plan                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Other drawings relevant to development including Photo Montage and Colour Perspectives                                                                                                                                                                                                                                                                                                                                                    | Please provide details:-                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <b>⑪ Other/Misc</b>                                                                                                                                                                                                                                                                                                                                                                                                                       | List any additional information provided to support the application                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

| Acknowledgement                                                                                                                                                                                                                                                                                           | Please <input checked="" type="checkbox"/> | Applicant                           |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|-------------------------------------|
| I acknowledge that the omission of any items in the mandatory requirements for a 'properly made' application checklist may result in the refusal of Council to accept the lodgement of this application as 'properly made' in accordance with the provisions of the <i>Integrated Planning Act 1997</i> . |                                            | <input checked="" type="checkbox"/> |
| I acknowledge that I have attached a proposal report and supporting documentation addressing all items in the 'additional requirements' checklist relevant to my application.                                                                                                                             |                                            | <input checked="" type="checkbox"/> |
| I acknowledge that I have not supplied all the information for in the 'additional requirements' checklist and that this may incur a surcharge.                                                                                                                                                            |                                            | <input checked="" type="checkbox"/> |

**Infrastructure Charges Material Change of Use (MCU)**

Application number

**MCU or self-assessable building application**

This form needs to be completed for a Material Change of Use (MCU) application, or for a Building Application that is only associated with a self-assessable development.

**Details of your proposal**

If necessary, please attach further sheets for details of any additional proposed land uses.

**Impervious surface area**  
Select one only of the following three choices.☒ **1**  
100% of site

or

☐ **2**  
Relates to existing building or structure and does not increase impervious area

or

**3**  
Total impervious surface area 32360 m<sup>2</sup>**Proposed land use 1**Refer to the *Infrastructure Charges Land Use Category Tables - Material Change of Use (MCU) and Building Application (BA)* to complete these sections.

Land use category

Restaurant

Does the land use relate to an existing building or structure?

Yes ☒ No ☐

Assessment unit (transport)

TUA

Assessment unit (recreation)

GFA

Assessment unit (water/wastewater)

seat

No. assessment units or area m<sup>2</sup>

114

No. assessment units or area m<sup>2</sup>

44

No. assessment units or area m<sup>2</sup>

30

Number of specified bedroom dwellings

1 bed dwelling

3 bed dwellings

5+ bed dwellings

2 bed dwellings

4 bed dwellings

**Proposed land use 2**

Land use category

Does the land use relate to an existing building or structure?

Yes ☐ No ☒

Assessment unit (transport)

Assessment unit (recreation)

Assessment unit (water/wastewater)

No. assessment units or area m<sup>2</sup>No. assessment units or area m<sup>2</sup>No. assessment units or area m<sup>2</sup>

Number of specified bedroom dwellings

1 bed dwelling

3 bed dwellings

5+ bed dwellings

2 bed dwellings

4 bed dwellings

**Proposed land use 3**

Land use category

Does the land use relate to an existing building or structure?

Yes ☐ No ☒

Assessment unit (transport)

Assessment unit (recreation)

Assessment unit (water/wastewater)

No. assessment units or area m<sup>2</sup>No. assessment units or area m<sup>2</sup>No. assessment units or area m<sup>2</sup>

Number of specified bedroom dwellings

1 bed dwelling

3 bed dwellings

5+ bed dwellings

2 bed dwellings

4 bed dwellings

**Proposed land use 4**

Land use category

Does the land use relate to an existing building or structure?

Yes ☐ No ☐

Assessment unit (transport)

Assessment unit (recreation)

Assessment unit (water/wastewater)

No. assessment units or area m<sup>2</sup>No. assessment units or area m<sup>2</sup>No. assessment units or area m<sup>2</sup>

Number of specified bedroom dwellings

1 bed dwelling

3 bed dwellings

5+ bed dwellings



## Infrastructure Charges Credit Request (Per Existing Lot)

Application number

|                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                 |                                             |                                                          |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|---------------------------------------------|----------------------------------------------------------|
| <b>Contact details</b>                                                                                                                                                                                                                                                                                                                                                                            | Name<br>Patrick Hefferan, Town Planning                                                                                                                                                                                                                                                                                                                                                                                                            |                                 | Contact number<br>0409591857                |                                                          |
| <b>Existing lot information</b>                                                                                                                                                                                                                                                                                                                                                                   | Lot number<br>70                                                                                                                                                                                                                                                                                                                                                                                                                                   | Registered plan number<br>B8383 |                                             |                                                          |
| <b>Impervious surface area</b><br>Select one only of the following three choices.<br><b>A. Existing lawful use credits</b><br><b>Existing land use 1</b><br>Provide details of the use(s) of any existing structures on this lot.<br>Refer to the <i>Infrastructure Charges Land Use Category Tables - Material Change of Use (MCU) and Building Application (BA)</i> to complete these sections. | <div style="display: flex; justify-content: space-between;"> <div style="width: 30%;"> <b>1</b><br/> <input checked="" type="checkbox"/> 100% of site         </div> <div style="width: 30%;"> <b>2</b><br/> <input type="checkbox"/> Relates to existing building or structure and does not increase Impervious Area         </div> <div style="width: 30%;"> <b>3</b><br/>           Total Impervious Surface Area 0 m<sup>2</sup> </div> </div> |                                 |                                             |                                                          |
|                                                                                                                                                                                                                                                                                                                                                                                                   | Land use category<br>Restaurant / Shop                                                                                                                                                                                                                                                                                                                                                                                                             |                                 |                                             |                                                          |
|                                                                                                                                                                                                                                                                                                                                                                                                   | Assessment unit (transport)                                                                                                                                                                                                                                                                                                                                                                                                                        | TUA                             | Assessment unit (recreation)                | GFA                                                      |
|                                                                                                                                                                                                                                                                                                                                                                                                   | No. assessment units or area m <sup>2</sup>                                                                                                                                                                                                                                                                                                                                                                                                        | 114                             | No. assessment units or area m <sup>2</sup> | 44                                                       |
|                                                                                                                                                                                                                                                                                                                                                                                                   | Assessment unit (water/wastewater) Seat                                                                                                                                                                                                                                                                                                                                                                                                            |                                 |                                             |                                                          |
|                                                                                                                                                                                                                                                                                                                                                                                                   | No. assessment units or area m <sup>2</sup> 30                                                                                                                                                                                                                                                                                                                                                                                                     |                                 |                                             |                                                          |
|                                                                                                                                                                                                                                                                                                                                                                                                   | Number of specified bedroom dwellings                                                                                                                                                                                                                                                                                                                                                                                                              |                                 |                                             |                                                          |
|                                                                                                                                                                                                                                                                                                                                                                                                   | 1 bed dwelling                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                 | 3 bed dwellings                             | 1                                                        |
|                                                                                                                                                                                                                                                                                                                                                                                                   | 2 bed dwellings                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                 | 4 bed dwellings                             |                                                          |
|                                                                                                                                                                                                                                                                                                                                                                                                   | 5+ bed dwellings                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                 |                                             |                                                          |
|                                                                                                                                                                                                                                                                                                                                                                                                   | Is evidence supplied? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, please specify – Survey Plan and Site Photos Attached                                                                                                                                                                                                                                                                                            |                                 |                                             |                                                          |
|                                                                                                                                                                                                                                                                                                                                                                                                   | Approved plans attached                                                                                                                                                                                                                                                                                                                                                                                                                            |                                 |                                             |                                                          |
| <b>Existing land use 2</b><br>Provide details of any other use(s) of any existing structures on this lot.                                                                                                                                                                                                                                                                                         | Land use category                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                 |                                             |                                                          |
|                                                                                                                                                                                                                                                                                                                                                                                                   | Assessment unit (transport)                                                                                                                                                                                                                                                                                                                                                                                                                        |                                 | Assessment unit (recreation)                |                                                          |
|                                                                                                                                                                                                                                                                                                                                                                                                   | No. assessment units or area m <sup>2</sup>                                                                                                                                                                                                                                                                                                                                                                                                        |                                 | No. assessment units or area m <sup>2</sup> |                                                          |
|                                                                                                                                                                                                                                                                                                                                                                                                   | Assessment unit (water/wastewater)                                                                                                                                                                                                                                                                                                                                                                                                                 |                                 |                                             |                                                          |
|                                                                                                                                                                                                                                                                                                                                                                                                   | No. assessment units or area m <sup>2</sup>                                                                                                                                                                                                                                                                                                                                                                                                        |                                 |                                             |                                                          |
|                                                                                                                                                                                                                                                                                                                                                                                                   | Number of specified bedroom dwellings                                                                                                                                                                                                                                                                                                                                                                                                              |                                 |                                             |                                                          |
|                                                                                                                                                                                                                                                                                                                                                                                                   | 1 bed dwelling                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                 | 3 bed dwellings                             |                                                          |
|                                                                                                                                                                                                                                                                                                                                                                                                   | 2 bed dwellings                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                 | 4 bed dwellings                             |                                                          |
|                                                                                                                                                                                                                                                                                                                                                                                                   | 5+ bed dwellings                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                 |                                             |                                                          |
|                                                                                                                                                                                                                                                                                                                                                                                                   | Is evidence supplied? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, please specify                                                                                                                                                                                                                                                                                                                                              |                                 |                                             |                                                          |
| <b>Existing land use 3</b><br>Provide details of any other use(s) of any existing structures on this lot.<br><br>If necessary, attach further sheets for more existing land uses.                                                                                                                                                                                                                 | Land use category                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                 |                                             |                                                          |
|                                                                                                                                                                                                                                                                                                                                                                                                   | Assessment unit (transport)                                                                                                                                                                                                                                                                                                                                                                                                                        |                                 | Assessment unit (recreation)                |                                                          |
|                                                                                                                                                                                                                                                                                                                                                                                                   | No. assessment units or area m <sup>2</sup>                                                                                                                                                                                                                                                                                                                                                                                                        |                                 | No. assessment units or area m <sup>2</sup> |                                                          |
|                                                                                                                                                                                                                                                                                                                                                                                                   | Assessment unit (water/wastewater)                                                                                                                                                                                                                                                                                                                                                                                                                 |                                 |                                             |                                                          |
|                                                                                                                                                                                                                                                                                                                                                                                                   | No. assessment units or area m <sup>2</sup>                                                                                                                                                                                                                                                                                                                                                                                                        |                                 |                                             |                                                          |
|                                                                                                                                                                                                                                                                                                                                                                                                   | Number of specified bedroom dwellings                                                                                                                                                                                                                                                                                                                                                                                                              |                                 |                                             |                                                          |
|                                                                                                                                                                                                                                                                                                                                                                                                   | 1 bed dwelling                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                 | 3 bed dwellings                             |                                                          |
|                                                                                                                                                                                                                                                                                                                                                                                                   | 2 bed dwellings                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                 | 4 bed dwellings                             |                                                          |
|                                                                                                                                                                                                                                                                                                                                                                                                   | 5+ bed dwellings                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                 |                                             |                                                          |
|                                                                                                                                                                                                                                                                                                                                                                                                   | Is evidence supplied? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, please specify                                                                                                                                                                                                                                                                                                                                              |                                 |                                             |                                                          |
| <b>B. Any other credits</b>                                                                                                                                                                                                                                                                                                                                                                       | Credits requested                                                                                                                                                                                                                                                                                                                                                                                                                                  | Reason                          |                                             | Evidence provided                                        |
| Recreation <input type="checkbox"/> Yes <input type="checkbox"/> No                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                 |                                             | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Stormwater <input type="checkbox"/> Yes <input type="checkbox"/> No                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                 |                                             | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Transport <input type="checkbox"/> Yes <input type="checkbox"/> No                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                 |                                             | <input type="checkbox"/> Yes <input type="checkbox"/> No |



# HEALTH REGULATION AND LIFEGUARD SERVICES BRANCH

Approved design to comply with -

Food Act 2006, Subordinate  
legislation and Council's minimum requirements  
for food premises

APPROVAL  
NULL

ENVIRONMENTAL  
HEALTH OFFICER

DATE

MOVE WALL FORWARD 150mm

| EQUIPMENT |     |                                     |                        |                                                                              |
|-----------|-----|-------------------------------------|------------------------|------------------------------------------------------------------------------|
| Item No.  | Qty | Description                         | Supplier/Model         | Equipment remarks                                                            |
| K01       | 1   | 2 Pan Gas Fryer                     | Electrolux - QFR6800   | 700 Series - Mounted on legs.                                                |
| K02       | 1   | Salamander                          | Electrolux - SALE06    | Wall Mounted                                                                 |
| K03       | 1   | Infill Bench                        | Electrolux - QN800     | w/ Base Cupboard Under QN800                                                 |
| K04       | 1   | Gas range with oven.                | Electrolux - QG6F6900  | 700 Series - Mounted on legs.                                                |
| K05       | 1   | Base Cupboard                       | Electrolux - QN400     |                                                                              |
| K06       | 1   | Bain Marie                          | Electrolux - QME400    | On base cupboard                                                             |
| K07       | 1   | Gas Griddle                         | Electrolux - QRG400C   | w/ Refrigerator under                                                        |
| K08       | 1   | Gas Lava Grill                      | Electrolux - QG6800T   | w/ Refrigerator under                                                        |
| K08a      | 1   | Infill Behind Refrigerator          | Stoddart - Custom S/S  | Fix to rear of refrigerator                                                  |
| K09       | 1   | Infill Bench                        | Electrolux - QN200     | w/ Refrigerator under                                                        |
| K10       | 1   | 2 Drawer Under Counter Refrigerator | Williams - Jarrah JL20 | 1400L x 650d x 640h. Mounted on 150mm Equipment legs, Remote Refrigeration   |
| K11       | 1   | S/S Wall Sheeting                   | Stoddart - Custom S/S  | Approx. 7350L x 1950h                                                        |
| K13       | 1   | Exhaust Canopy with make up air     | Stoddart KVF           | Approx. 4420L x 1300 x 750h. Isolation Canopy w/- Double Fluorescent lights. |
| K14       | 1   | 3 Door U/C Refrigerator             | Skoop - PG400-2        | w/- S/S top. Mounted on 150mm Equipment legs, Remote Refrigeration           |
| K14a      | 1   | S/S Bench Top                       | Stoddart Custom S/S    | Approx. 2100 x 700 x 900h w/- 1 off 350 x 400 x 250d sink                    |
| K15       | 1   | 2 Tier Wall Shelves                 | Stoddart - Custom S/S  | Approx. 2100 x 300                                                           |
| K16       | 1   | Hand basin                          | Stoddart               | Custom                                                                       |
| K17       | 1   | Soap & Paper Towel Dispenser        | Tork                   |                                                                              |
| K18       | 1   | L Shaped S/S Bench top              | Stoddart - Custom S/S  | Approx. 2750L x 700 x 1650L x 750 x 900h                                     |
| K19       | 1   | L Shaped 2 Tier Wall Shelves        | Stoddart - Custom S/S  | Approx. 2600 x 1600 x 300d                                                   |
| K20       | 1   | Dishwasher                          | Washtech - M2          |                                                                              |
| K21       | 1   | Dishwash Inlet Bench                | Stoddart - Custom S/S  | Approx. 1350 x 750 x 900h. w/- 1 off 450 x 450 x 250d sink                   |

| EQUIPMENT |     |                              |                           |                                                                                                                    |
|-----------|-----|------------------------------|---------------------------|--------------------------------------------------------------------------------------------------------------------|
| Item No.  | Qty | Description                  | Supplier/Model            | Equipment remarks                                                                                                  |
| K22       | 1   | 2 Tier Wall Shelf            | Stoddart - Custom S/S     | Approx. 1350 x 300                                                                                                 |
| K23       | 1   | S/S Wall Sheeting            | Stoddart - Custom S/S     | Approx. 1500 x 2000                                                                                                |
| K24       | 1   | Spray Rinse                  | Gavin Engineering IF84HCP | Hob Mounted                                                                                                        |
| K25       | 1   | Prep Refrigerator            | Skoop - PG550prep-2       | 10 x 1/3 GN pans. Mounted on 150mm Equipment legs, Remote Refrigeration, Drop-in Cold Well                         |
| K26       | 1   | 2 Bay Glass Racks            | Stoddart - Custom S/S     |                                                                                                                    |
| K27       | 1   | 4 Door Back Bar Refrigerator | Skoop - BB780-4SW         | w/- S/S top. Mounted on 150mm Equipment legs, Remote Refrigeration - Order with self contained service compartment |
| K28       | 1   | 1 door refrigerator          | Stoddart - Skoop - HB80   | Self Contained                                                                                                     |
| K29       | 1   | Wall Mounted Refrigerator    | Stoddart - Custom S/S     | Approx. 2620 x 500d x 600h                                                                                         |
| K30       | 1   | Coffee grinder               | By Others                 |                                                                                                                    |
| K31       | 1   | 2 Group Coffee Machine       | By Others                 |                                                                                                                    |
| K32       | 1   | Cash register                | By others                 |                                                                                                                    |

| EQUIPMENT |     |                          |                               |                                                          |
|-----------|-----|--------------------------|-------------------------------|----------------------------------------------------------|
| Item No.  | Qty | Description              | Supplier/Model                | Equipment remarks                                        |
| K33       | 1   | Electric Pizza Deck Oven | Blue Seal - E700/2            | Double stacked. Mounted on stand.                        |
| K34       | 1   | S/S Bar Top              | Stoddart - Custom S/S         | Approx. 2750 x 600 x 900h w/- 300 x 300 x 300d ice well. |
| K35       | 1   | Bar Framing              | Stoddart - Custom S/S         | Approx. 2750L x 150 x 1100h                              |
| K36       | 1   | Upright 1 Door Freezer   | Skoop - Centaur BC074-1F00S-E | Unit supplied with top mounted Compressor.               |
| K37       | 1   | Refrigeration Unit       | Stoddart                      | For Items K14 & K25. Location to be confirmed            |
| K38       | 1   | Refrigeration Unit       | Stoddart                      | For Items K27 & K28. Location to be confirmed            |
| K39       | 1   | Infill Panel             | Stoddart - Custom S/S         |                                                          |

ISSUED FOR  
APPROVAL

DATE.....SIGNED.....

WRITTEN CERTIFICATION AND A BUILDING  
APPLICATION IS REQUIRED TO BE SUBMITTED  
TO COUNCIL FOR THE INSTALLATION  
OF THE MECHANICAL VENTILATION  
SYSTEMS

**STODDART**  
METAL FABRICATORS  
Tom Stoddart Pty Ltd ACN 000 880 251  
149 Jackson Rd Sunnybank Hills Qld 4109  
PO Box 420 Sunnybank Qld 4108  
Phone (017) 3345 5011 Fax (017) 3344 1000  
Email [sunnybank@stoddart.com.au](mailto:sunnybank@stoddart.com.au)  
Quality in stainless steel

|                                                                                                      |                   |                     |                                                                                                      |                    |                    |
|------------------------------------------------------------------------------------------------------|-------------------|---------------------|------------------------------------------------------------------------------------------------------|--------------------|--------------------|
| SCALE<br>1:50                                                                                        | DRAWN<br>Initials | CHECKED<br>Initials | DATE<br>11/09/2008                                                                                   | DATE<br>11/09/2008 | DATE<br>11/09/2008 |
| TOLERANCE REFER TO<br>STANDARD 1:10 UNLESS<br>OTHERWISE SPECIFIED<br>INDICATED BY DIMENSION<br>LINES |                   |                     | TOLERANCE REFER TO<br>STANDARD 1:10 UNLESS<br>OTHERWISE SPECIFIED<br>INDICATED BY DIMENSION<br>LINES |                    |                    |
| PROJECT<br>No. 6                                                                                     |                   |                     | PROJECT<br>No. 6                                                                                     |                    |                    |
| CLIENT<br>MR. W. PARFITT                                                                             |                   |                     | CLIENT<br>MR. W. PARFITT                                                                             |                    |                    |
| DRAWING NO.<br>DC5408-01 E                                                                           |                   |                     | DRAWING NO.<br>DC5408-01 E                                                                           |                    |                    |
| FORM NO. 15-0415 Revision 3 March 2006                                                               |                   |                     | FORM NO. 15-0415 Revision 3 March 2006                                                               |                    |                    |

CHECKED BY: *[Signature]*  
DATE: 04/11/2008 Add Compressors and infill to end of fryers  
DATE: 25/09/2008 Add 1 Door U/R Freezer  
DATE: 24/09/2008 Add Prep Sink, Move Hand Basin  
DATE: 17/09/2008 Change Pizza Oven - Issued for Pricing  
DATE: 11/09/2008 Issued for Approval

ENVIRONMENTAL HEALTH OFFICER  
YES ☒ NO ☐

PROPOSED KITCHEN LAYOUT  
EQUIPMENT LAYOUT

101 OLD BURLEIGH ROAD

DC5408-01 E

175

## **SECTION 2 – DEVELOPMENT APPLICATION REPORT**

**Covering Letter**

**Brief Summary**

**Application Information**

**Characteristics of Site and Environment**

**Proposal**

**Development**

**Assessable Development**

**Conclusion**

**Disclaimer**

### **COMMENT:**

**Town Planning Report is enclosed.**

**DEVELOPMENT APPLICATION FOR  
MATERIAL CHANGE IN USE FOR  
RESTAURANT**

**patrick hefferan**

**town planning and property development**

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**APPENDICES**

| <b>APPENDIX NUMBER</b>                                                | <b>TITLE</b>                                                                                                                                                                   |
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| <b>APPENDIX 1</b>                                                     | <b>LOCATION MAP</b>                                                                                                                                                            |
| <b>ADDITIONAL PLANS PROVIDED IN SECTION 4, 7 or 10 OF THIS REPORT</b> | <b>SITE ANALYSIS PLAN AND PHOTOGRAPHS, PROPOSAL SITE PLAN, INTERNAL FLOOR PLANS, GCCC ISERT MAP, SURVEY PLAN</b>                                                               |
| <b>ADDITIONAL CODES PROVIDED IN SECTION 5 OF THIS REPORT</b>          | <b>CODE ASSESSMENTS - RESIDENTIAL CHOICE DOMAIN PLACE CODE; RETAIL AND RELATED ESTABLISHMENTS SPECIFIC DEVELOPMENT CODE; CAR PARKING, ACCESS AND TRANSPORT CONSTRAINT CODE</b> |

## 1.0 BRIEF SUMMARY

Patrick Hefferan, Town Planning and Property Development, has been engaged by Chris Nott, as the Manager of Lola's Restaurant, to prepare a Town Planning Report for the purposes of assessment of a Material Change in Use for 'Restaurant', on land situated at Tenancy 1, 101 Old Burleigh Road, Broadbeach, described as Lot 70 on Registered Plan 8383.

The site is completely developed for the purposes of an existing single storey commercial building including three tenancies, appearing to be product of the site's previous Local Shopping Zone designation under the previous Council Planning Scheme. These include an existing Butcher, Bottleshop and Restaurant operating in tenancy 1, being subject of this Development Application. The proposed Layout Plans contained in **Section 10**, show the existing internal tenancy and the external dining area. The outdoor dining area is adjacent to the paved footpath orientated to Old Burleigh Road, the Armrick Avenue frontage is treated with awnings providing pedestrian access around the site. The rear of the site is developed for the purposes of a car park with includes a current provision of 6 car parking spaces, with an additional 2 spaces shown on the proposal plans.

The Applicant seeks a Development Permit for a Material Change in Use to facilitate the re-establishment of the Restaurant Use which has been previously approved by Council in this tenancy. The approved use 'ceased' as per the provisions of the Integrated Planning Act 1997, and prudently, the Applicant proposes to re-establish the Use.

The proposed tenancy has an internal GFA of some 43.7m<sup>2</sup>. As per the proposal layout plans, this portion of the tenancy is utilised as a kitchen, refrigeration units, and food storage and preparation areas and an internal bar/ counter and dining area, previously approved as part of the previous Development Approval. The tenancy spills into an outdoor dining area, also previously subject to Development Approval as part of the old use, with an approximate Use Area of 70m<sup>2</sup>, which is utilised for alfresco dining purposes with no food storage or preparation taking place outdoors. This includes approximately 45m<sup>2</sup> within the subject site and some 25m<sup>2</sup> on the adjacent footpath area. The existing car park to the rear of the site is able to provide the full required complement of car parking.

This report assesses the proposed development against the relevant Development Codes and Policies of the Gold Coast City Council, and addresses the relevant requirements of the *Integrated Planning Act 1997*.

As discussed in the attached Code Templates in **Section 5**, the proposal complies with all Acceptable Solutions of the relevant Residential Choice Place Code, the Retail and Related Establishments Specific Development Code, and the Car Parking Access and Transport Integration Constraint Code.

The proposed development provides is a well established nodal point along the adjacent bike track and public walking paths and is considered to be appropriate for retention on the subject site and is not considered to encourage detrimental impacts

to the surrounding area. The proposed development is consistent with sound planning practice and compliments the intent of Council's forward planning instruments. Accordingly, the subject application is commended for Council's favourable consideration.

You are invited to contact Patrick Hefferan on 5534 6786 or 0409591857 should you have any further queries or require any further information.

## 2.0 APPLICATION INFORMATION

The following basic information is relevant:

| DETAILS                             |                                                                                                                                                                                                                       |
|-------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Current Title Details               | Lot 70 on B 8383                                                                                                                                                                                                      |
| Street Address                      | 101 Old Burleigh Road, Broadbeach                                                                                                                                                                                     |
| Site Area                           | 630m <sup>2</sup>                                                                                                                                                                                                     |
| Site Frontage                       | Approx 35 metres to Armrick Avenue and approx 18 metres to Old Burleigh Road                                                                                                                                          |
| Domain                              | Residential Choice                                                                                                                                                                                                    |
| Draft Broadbeach LAP Precinct       | Residential                                                                                                                                                                                                           |
| Building Height                     | Existing Building is 1 storey                                                                                                                                                                                         |
| Residential Density                 | n/a                                                                                                                                                                                                                   |
| Current Level of Assessment         | Impact Assessable                                                                                                                                                                                                     |
| Level of Assessment under Draft LAP | Code Assessable                                                                                                                                                                                                       |
| State Planning Policies             | Nil Applicable                                                                                                                                                                                                        |
| Application Type                    | Development Permit for Material Change in Use for Restaurant                                                                                                                                                          |
| Public Notification                 | 15 day period Applicable (as lodged)                                                                                                                                                                                  |
| Concurrence Agencies                | Nil Applicable                                                                                                                                                                                                        |
| GFA of Tenancy                      | Internal GFA: approx 43.7m <sup>2</sup><br>Outdoor Dining Area (TUA): approx 70m <sup>2</sup>                                                                                                                         |
| Setback to street frontages         | The existing commercial dwelling appears to be sited to the lot boundary to both Armrick Ave and Old Burleigh Road                                                                                                    |
| Car Parking Provision               | 6 car parks are located in the existing car park and an addition 2 are proposed for the required 8 car parks.                                                                                                         |
| Planning Scheme Non-Compliances     | <u>Residential Choice Domain Place Code</u><br>Completely Compliant<br><u>Retail and Related Specific Dev Code</u><br>Completely Compliant<br><u>Car Parking/Transport Specific Dev. Code</u><br>Completely Compliant |

## 3.0 CHARACTERISTICS OF SITE AND ENVIRONMENT

### 3.1 CHARACTERISTICS OF SITE

The subject site is located at 101 Old Burleigh Road, Broadbeach, described as Lot 70 on B8383. The location of the subject site is shown in **Appendix 1** of this report. The land is of a regular rectangular shape and is generally flat. The site contains a total area of approximately 630m<sup>2</sup>, and is located on a corner allotment, adjacent to a roundabout. The site has a frontage to Armrick Avenue of approximately 35 metres and to Old Burleigh Road of 18 metres.

The site is completely developed for the purposes of an existing single storey commercial building including three tenancies, appearing to be product of the site's previous Local Shopping Zone designation under the previous Council Planning Scheme. These include an existing Butcher, Bottleshop and Restaurant operating in tenancy 1, being subject of this Development Application. The Site Analysis Plan, contained in **Appendix 2**, and proposed Layout Plan, contained in Section 10, show the existing internal tenancy and the external dining area, considered to contribute to TUA. The outdoor dining area is adjacent to the paved footpath orientated to Old Burleigh Road, the Armrick Avenue frontage is treated with awnings providing pedestrian access around the site. The rear of the site is developed for the purposes of a car park with includes a current provision of 6 car parking spaces, with an additional 2 spaces shown on the proposal plans. This area is utilised for storage of a skip sized industrial and intermittent temporary refrigeration units and is surrounded on all sides by an exposed brick fence, providing screening to the adjoining sites to the rear and the side, as well as to the footpath. The site is serviced by the existing single vehicle crossover into the secondary road, being Armrick Avenue.

The existing Lot is currently connected to sewerage, water, electricity and relevant telecommunications services.

The site is included in the Residential Choice Domain and pursuant to the provisions of this Domain Place Code has a Maximum Building Height of 7 storeys and a Residential Density of 1 dwelling per 33m<sup>2</sup>. Please note Council's ISERT Map, and photographs of the subject site provided in **Section 10**.

### 3.2 CHARACTERISTICS OF LOCALITY

The immediate surrounds provide a variance in built form development and uses.

Noting the Site Analysis Plans included in **Appendix 2**, land immediately adjoining the site to the west, has been developed for the purposes of a three storey Apartment Building appearing a similar age to the subject site. Land adjoining to the north has also been developed for a three storey apartment Building, though a more recent development. Land opposite Old Burleigh Road has been developed as a high rise residential development, consistent with the residential density and building

heights prescribed in the Scheme. Land further along Old Burleigh Road to the South, adjacent to the subject site is retained as parkland following the beach and fore dunes and included in the Public Open Space Domain. The entire block located opposite Armrick Avenue has been developed for the non-residential purposes of the Broadbeach Bowls Club, Broadbeach Soccer fields and the Broadbeach SLSC, and similarly has been included in the Public Open Space Domain.

The site is suitably located in proximity to the beach and public facilities, bus routes and local commercial and retail services along the Gold Coast Highway and along Old Burleigh Road and is in close proximity to Broadbeach and Surfers Paradise regional commercial centres and transport routes.

## 4.0 PROPOSAL

The Applicant seeks a Development Permit for a Material Change in Use to facilitate the development of a Restaurant in tenancy 1 of the existing commercial development on the site, generally in accordance with the proposal plans included in **Section 10**.

The Restaurant Use was previously lawfully established and provided with Development Approval by Council and operated on the site for some 18-20 years before the use ceased, when the tenancy was briefly used for another commercial purpose. This Application applies to re-establish the ceased use.

The proposed tenancy has an internal GFA of some 43.7m<sup>2</sup>. As per the proposal layout plans, this portion of the tenancy is utilised as a kitchen, refrigeration units, and food storage and preparation areas and an internal bar/ counter and dining area, previously approved as part of the previous Development Approval. The tenancy spills into an outdoor dining area, also previously subject to Development Approval as part of the old use, with an approximate Use Area of 70m<sup>2</sup>, which is utilised for alfresco dining purposes with no food storage or preparation taking place outdoors. This includes approximately 45m<sup>2</sup> within the subject site and some 25m<sup>2</sup> on the adjacent footpath area.

The existing use operates from Monday to Sunday to maximum hours of 6am to 11pm. The Restaurant operates with 6 kitchen staff, 4 wait staff and the Manager. It is intended to continue these conditions.

As shown in proposal plans in **Section 10**, the Restaurant is orientated toward the Old Burleigh Road frontage with pedestrian pathways around the perimeter of the site to allow equitable access from the street and adjacent Public Open Space Areas, being the source of the majority of site visitors. The footpaths also serve as access from the rear of the site and the car parking area, being covered with awnings along both street frontages. The subject tenancy provides access to public amenities facilities for those visiting the site.

Photographs of the existing commercial building are included in **Section 10**, illustrating the currently operating use.

As discussed in the attached Code Templates in **Section 5**, the proposal complies with all relevant Acceptable Solutions of the Residential Choice Domain Place Code, Retail and Related Specific Development Code and with all relevant Acceptable Solutions of the Car Parking Access and Transport Integration Constraint Code.

## **Access**

The existing development provides a single vehicular access point into Armrick Avenue providing access to the car parking area and refuse storage area, as shown in the proposal plans. This access location is from the secondary road frontage. Separate Pedestrian access is provided from the car parking area to the front doors via the footpath, whilst direct rear access is provided for staff. The site is not subject to any GCCC road widening requirements.

## **Car Parking**

Car Parking is proposed entirely at ground level, in the car parking area at the rear of the site, not dominating the streetscape and frontages. The provision of the existing 6 spaces is consistent with the previous approval, with an additional 2 spaces provided on the proposal plans, compliant with the Planning Scheme requirement. Technically, the tenancy has a GFA of only 43.7m<sup>2</sup>, though the TUA including the outdoor dining area has been utilised for the consideration of car parking provision. The site frontage to Armrick Avenue includes an existing two SRV loading bay for servicing the site.

## **Conclusion**

As it has been operating for in excess of the last 20 years, the proposed development is considered appropriate for the subject site and is not considered to encourage detrimental impacts to the surrounding area. The existing Restaurant provides a much demanded service from visitors to adjoining non-residential land uses, from adjoining apartment buildings and predominantly from visitors to the adjacent beach and parkland areas. The proposed development is considered to be consistent with sound planning practice and compliments the intent of Council's forward planning instruments and supports the character of the local area. Accordingly, the subject application is commended for Council's favourable consideration.

## **5.0 DEVELOPMENT**

The proposed actions relating to Lot 70 constitutes 'development' pursuant to the provisions of s1.3.2(e) of the *Integrated Planning Act 1997*.

## **6.0 ASSESSABLE DEVELOPMENT**

The proposed Material Change in Use relating to Lot 70 does not constitute assessable development pursuant to the provisions of Schedule 8 of the *Integrated Planning Act 1997*, however is listed as assessable development pursuant to the provisions of the Definition of 'assessable development' item (b), and the provisions of the Residential Choice Domain, as contained in the Gold Coast Planning Scheme, version 1.1.

## **7.0 IPA STATE AGENCY REFERRALS**

Please note the IDAS Referral Checklist submitted as part of this Development Application identifying no relevant Concurrence Agency referral.

## **8.0 ASSESSMENT MANAGER**

The Assessment Manager is identified in Schedule 8A of the *Integrated Planning Act 1997* as the Local Government, being in this instance Gold Coast City Council.

The assessment of this Application is therefore to be against the current Gold Coast City Council Planning Scheme – Our Living City, version 1.1. The provisions of this document prescribes the subject site to be located in the Residential Choice Domain.

## **9.0 LEVEL OF ASSESSMENT**

The subject site is located in the Residential Choice Domain. This Application applies for Development Permit for 'Restaurant', which is not listed in the relevant Table of Development. Accordingly, this Application shall require assessment through the Impact Assessment process, including a 15 day Public Notification requirement.

Please note the covering letter of this Development Application which includes a discussion that the subject site is located within the Residential Precinct of the new Broadbeach Local Area Plan. The provisions of the Draft Plan include that the use of a Restaurant is included as Code Assessable within the Residential Precinct where adjacent to areas of Public Open Space Domain, which appears to be a specific consideration of the existing development on this site, as well as an encouragement of alfresco dining and coffee shop facilities such as this for the users of the public parklands. Further, pursuant to the provisions of s3.5.6 of the IPA, the Assessment Manager may apply later codes and instruments as part of the assessment, further providing the mechanism grounds for the Application to be assessed via the Code Assessable process.

## **10.0 DEVELOPMENT ASSESSMENT**

### **10.1 ASSESSMENT AGAINST DOMAIN INTENT**

The subject site is contained within the Residential Choice Domain, with the proposal able to comply with all relevant Acceptable Solutions as prescribed in the Domain Place Code. The proposed development is not listed in the relevant Table of Development, though it is considered that this is likely more anomaly with the Planning Scheme Designation, where on local character grounds only the site could just as easily be included within the Local Business Domain, as per its previous Local Shopping Zone Designation. As no similar precinct exists in the draft LAP, the site remains in the Residential Precinct, though with increased encouragement of this type of development in this location.

The proposed development intends to utilise an existing tenancy within an existing commercial building, a proposal which has been previously supported by Council in this tenancy. Accordingly assessment against the Desired Environmental Outcomes is not considered as required as the proposed development is not precluded in the Intent, as discussed below, however should Council deem it as appropriate, the DEO's may be addressed in response to any Council Information Request.

Council includes the following Intent Statement relevant to development within this precinct:

*"This domain seeks to support the provision of a range of housing choice that is responsive to the changing demographic structure of the City, whilst maintaining an efficient land use pattern. The purpose of this domain is to support the development of a residential pattern comprising mixed dwelling types, including detached dwellings, attached dwellings and apartment buildings that relate well to each other. This domain seeks to:*

- support residential densities that are moderately higher than traditional detached dwelling areas;*
- facilitate a wide variety of home office, home occupation and residential support services to be located within the domain, commensurate with local residents' needs; and*
- achieve a high standard of residential amenity across the range of dwelling types in the domain."*

It is considered that the proposed development is not precluded in this Domain and as per previous Council Approval, this type of support use is utilised by residents of the immediate locale as well as people using the adjacent Public Open Space Areas. The proposed development has provided deliberate and full consideration to the site characteristics and been designed deliberately encouraging the maintenance of amenity and mitigating any impacts to the adjoining sites, or the future residents of the proposed development.

### **10.2 ASSESSMENT AGAINST APPLICABLE CODES**

Following Council advice, the following Codes have been assessed and included in this report.

## **10.2.1 RESIDENTIAL CHOICE PLACE CODE**

The proposal's performance against the Residential Choice Domain Place Code is documented in the completed Code template included as **Section 5** to this report. The development as proposed is considered to comply with all of the relevant Acceptable Solutions of this Code.

## **10.2.2 RETAIL AND RELATED ESTABLISHMENTS SPECIFIC DEVELOPMENT CODE**

The proposal's performance against the Retail and Related Establishments Specific Development Code is documented in the completed Code template included as **Section 5** to this report. The development as proposed is considered to comply with all of the relevant Acceptable Solutions of this Code.

## **10.2.3 CAR PARKING, ACCESS AND TRANSPORT CODE**

The proposal's performance against the Car Parking, Access, and Transport Integration Constraint Code is documented in the completed Code template included as **Section 5** to this report. The development as proposed is considered to comply with all of the relevant Acceptable Solutions of this Code.

## **11.0 CONCLUSION**

Patrick Hefferan, Town Planning and Property Development, has been engaged by Chris Nott, as the Manager of Lola's Restaurant, to prepare a Town Planning Report for the purposes of assessment of a Material Change in Use for 'Restaurant', on land situated at Tenancy 1, 101 Old Burleigh Road, Broadbeach, described as Lot 70 on Registered Plan 8383.

The site is completely developed for the purposes of an existing single storey commercial building including three tenancies, appearing to be product of the site's previous Local Shopping Zone designation under the previous Council Planning Scheme. The Applicant seeks a Development Permit for a Material Change in Use to facilitate the re-establishment of the Restaurant Use which has been previously approved by Council in this tenancy. The approved use 'ceased' as per the provisions of the Integrated Planning Act 1997, and prudently, the Applicant proposes to re-establish the Use.

This report assesses the proposed development against the relevant Development Codes and Policies of the Gold Coast City Council, and addresses the relevant requirements of the *Integrated Planning Act 1997*.

As discussed in the attached Code Templates in **Section 5**, the proposal complies with all Acceptable Solutions of the relevant Residential Choice Place Code, the Retail and Related Establishments Specific Development Code, and the Car Parking Access and Transport Integration Constraint Code.

The proposed development provides is a well established nodal point along the adjacent bike track and public walking paths and is considered to be appropriate for retention on the subject site and is not considered to encourage detrimental impacts to the surrounding area. The proposed development is consistent with sound planning practice and compliments the intent of Council's forward planning instruments. Accordingly, the subject application is commended for Council's favourable consideration.

You are invited to contact Patrick Hefferan on 5534 6786 or 0409591857 should you have any further queries or require any further information.

It is requested that an Information Request be issued to this office in relation to this Development Application as soon as possible within IPA timeframes.

## **12.0      DISCLAIMER**

In this undertaking, the planning consultant, and Patrick Hefferan, declares that it has made all the enquiries which it believes are desirable and appropriate in the formulation of all works undertaken on the behalf of the Landowners and the Applicant, and that no matters of significance which the planning consultant, and Patrick Hefferan, regards as relevant have, to its knowledge, been withheld.

The planning consultant, and Patrick Hefferan, will not be liable to any person or company who relies in any way on any of the information provided in any works undertaken by the planning consultant, and Patrick Hefferan.

## **SECTION 3 – LAND USE AND ECONOMIC NEED**

### **Economic Needs Analysis**

### **COMMENT:**

The Development Application intends to re-establish a previously approved use on the site within an existing commercial development. Accordingly, the proposed development is considered consistent with Council's Forward Planning instruments and additional Economic justification is not proposed.

**DEVELOPMENT APPLICATION FOR  
MATERIAL CHANGE IN USE FOR  
RESTAURANT**

**patrick hefferan**

**town planning and property development**

## **SECTION 4 – VISUAL AMENITY**

### **Visual Impact Analysis**

#### **COMMENT:**

The Development Application intends to re-establish a previously approved use on the site within an existing commercial development. Accordingly, external Building Plans and Elevations are not provided.

**DEVELOPMENT APPLICATION FOR  
MATERIAL CHANGE IN USE FOR  
RESTAURANT**

**patrick hefferan**

**town planning and property development**

## **SECTION 5 – CODES**

**Domain Place Code**

**Specific Development Codes**

**Constraint Codes**

### **COMMENT:**

The proposal has been assessed against the Residential Choice Domain Place Code, the Retail and Related Establishments Specific Development Code, and the Car Parking, Access, and Transport Integration Constraint Code. All codes are enclosed for Council perusal.

**DEVELOPMENT APPLICATION FOR  
MATERIAL CHANGE IN USE FOR  
RESTAURANT**

**patrick hefferan**

**town planning and property development**

**PART 5        DOMAINS**  
**DIVISION 2    DOMAINS**  
**CHAPTER 5     RESIDENTIAL CHOICE**

**5.1    PURPOSE**

This Place Code seeks to support the provision of a range of housing choice that is responsive to the changing demographic structure of the City, whilst maintaining an efficient land use pattern. The purpose of this domain is to support the development of a residential pattern comprising mixed dwelling types, including detached dwellings, attached dwellings and apartment buildings that relate well to each other. This code seeks to:

- support residential densities that are moderately higher than traditional detached dwelling areas;
- facilitate a wide variety of home office, home occupation and residential support services to be located within the domain commensurate with local residents' needs; and
- achieve a high standard of residential amenity across the range of dwelling types in the domain.

**5.2    APPLICATION**

**5.2.1** The Place Code contained in this domain applies to development indicated as self, code or impact assessable in the Table of Development at Clause 3.0.

**5.2.2** Performance Criteria PC1-PC14 apply to all code and impact assessable development in this domain. For development identified as self assessable in Clause 3.0, only the acceptable solutions to Performance Criteria PC1-PC5 apply.

**5.3    DEVELOPMENT REQUIREMENTS**

| PERFORMANCE CRITERIA                                                                                                                                                                                      | ACCEPTABLE SOLUTIONS                                                                                                                             |                                                                                                                                                                                                    |                                                                                                                                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                           |                                                                                                                                                  | How does the proposal comply with the Acceptable Solution or Performance Criteria?                                                                                                                 | Internal Use - Has compliance with the Acceptable Solution / Performance Criteria been demonstrated? Is a request for further information required? |
| <b>DEVELOPMENT THAT IS SELF ASSESSABLE, CODE ASSESSABLE OR IMPACT ASSESSABLE</b>                                                                                                                          |                                                                                                                                                  |                                                                                                                                                                                                    |                                                                                                                                                     |
| <b>BUILDING HEIGHT</b>                                                                                                                                                                                    |                                                                                                                                                  |                                                                                                                                                                                                    |                                                                                                                                                     |
| PC1<br>All buildings must be of a height which is in keeping with the predominant residential character of the surrounding area. Building height must not result in a significant loss of visual amenity. | AS1.1.1<br>The building has a maximum of two storeys.<br>OR<br>AS1.1.2<br>The subject site is designated with a specific maximum building height | Complies.<br>Please note the proposal plans and site photographs submitted in support of this Development Application. The proposed development consists of an existing single storey development. |                                                                                                                                                     |

| PERFORMANCE CRITERIA                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                          | ACCEPTABLE SOLUTIONS                                                                                                                              |                                                                                                                                                     |
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|                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                          | exceeding two storeys on <b>Overlay Map OM6 - Maximum Building Height</b> and the building does not exceed the indicated maximum building height. |                                                                                                                                                     |
| <b>ACCOMMODATION DENSITY</b>                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                   |                                                                                                                                                     |
| PC2<br>Accommodation density must be consistent with the residential character of the local area and contribute to the achievement of a variety of dwelling types in the local area.                                       | AS2.1.1<br>The dwelling density is one dwelling per lot.<br>OR<br>AS2.1.2<br>The dwelling density does not exceed one dwelling per 400m <sup>2</sup> of site area.<br>OR<br>AS2.1.3<br>The site is designated with a specific maximum residential density on <b>Overlay Map OM4 - Residential Density</b> and the development does not exceed the indicated maximum residential density. | Not Applicable.<br>The proposed development consists of the formalisation of a use of a tenancy within an existing commercial building.           |                                                                                                                                                     |
| <b>SITE COVERAGE</b>                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                   |                                                                                                                                                     |
| PC3<br>The site coverage of all buildings must not result in a built form that is bulky and visually intrusive.                                                                                                            | AS3.1.1<br>The site coverage does not exceed 50% of the site area where a detached dwelling is proposed.<br>OR<br>AS3.1.2<br>The site coverage does not exceed 40% of the site area for all other uses.                                                                                                                                                                                  | Not Applicable.<br>The proposed development consists of the formalisation of a use of a tenancy within an existing commercial building.           |                                                                                                                                                     |
| <b>BUILDING SETBACK</b>                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                   |                                                                                                                                                     |
| PC4<br>All buildings must provide for setbacks from the street frontage and the side and rear boundaries of the site, which are appropriate to the efficient use of the site and the streetscape character of this domain. | AS4.1<br>The building (excluding a covered car parking space or carport) is setback not less than six metres from the frontage of the site and setback from the side and rear boundaries at not less than:<br>1.5 metres, measured from the outermost projection of that part of the building                                                                                            | Not Applicable.<br>The proposed development consists of the formalisation of a use of a tenancy within an existing commercial building.           |                                                                                                                                                     |

| PERFORMANCE CRITERIA                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                         | ACCEPTABLE SOLUTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                     |
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|                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                         | How does the proposal comply with the Acceptable Solution or Performance Criteria?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Internal Use - Has compliance with the Acceptable Solution / Performance Criteria been demonstrated? Is a request for further information required? |
|                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <p>which is 4.5 metres or less above ground level;<br/> 2 metres, measured from the outermost projection of that part of the building which is greater than 4.5 metres but not greater than 7.5 metres above ground level;<br/> 2 metres, plus 0.5 metres for every three metres or part thereof, measured from the outermost projection of that part of the building, which is greater than 7.5 metres above ground level.<br/> OR<br/> AS4.2<br/> The building is setback in accordance with a specific development code that provides for a greater building setback.</p> |                                                                                                                                                     |
| <b>VEHICULAR CROSSINGS</b>                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                     |
| <b>PC5</b><br>Vehicular crossings associated with the development must be designed and constructed to ensure:<br>a safe footpath environment;<br>safe vehicular access to the property;<br>appropriate hydraulic performance of the stormwater infrastructure;<br>no damage to vehicle or road infrastructure;<br>minimal loss of on-street parking spaces;<br>continued amenity of the neighbourhood. | <b>AS5</b><br>The vehicular crossing is provided and designed in accordance with Part 10, Division 1 - Standard Drawings:<br>Drawing No. 59213 (Rural Access with Pipe Crossing);<br>Drawing No. 59217 (Driveway and Verges Low Density Residential);<br>Drawing No. 59218 (Driveways Industrial, Commercial and Multi-Unit Residential).<br><br>Note: All vehicular crossings require an approval in accordance with Local Law No 11 - Roads and Malls | Not Applicable.<br>The proposed development consists of the formalisation of a use of a tenancy within an existing commercial building. The proposed use shall continue to utilise the existing crossover into Armrick Avenue servicing the existing car park.                                                                                                                                                                                                                                                                                                               |                                                                                                                                                     |
| <b>DEVELOPMENT THAT IS CODE ASSESSABLE OR IMPACT ASSESSABLE</b>                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                     |
| <b>BUILDING HEIGHT</b>                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                     |

| PERFORMANCE CRITERIA                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | ACCEPTABLE SOLUTIONS                                                                                                                                                                                          |                                                                                                                                                     |
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| PC6<br>All buildings must be of a height which is in keeping with the predominant residential character of the surrounding area. Building height must not result in a significant loss of visual amenity.    | <p>AS6.1.1<br/>The building is not more than 8.5 metres in height and has a maximum of two storeys.</p> <p>OR</p> <p>AS6.1.2<br/>The subject site is designated with a specific maximum building height exceeding two storeys on <b>Overlay Map OM6 - Maximum Building Height</b> and the building does not exceed the indicated maximum building height.</p> <p>OR</p> <p>AS6.1.3<br/>The subject site is not designated with a specific maximum building height exceeding two storeys on <b>Overlay Map OM6 - Maximum Building Height</b> and the building is not more than 11.5 metres in height, has a maximum of three storeys (including a partial third storey), and is set back at a minimum of 10 metres from all boundaries of the site.</p> | <p>Complies.</p> <p>Please note the proposal plans and site photographs submitted in support of this Development Application. The proposed development consists of an existing single storey development.</p> |                                                                                                                                                     |
| <b>BUILDING SETBACK</b>                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                               |                                                                                                                                                     |
| PC7<br>All buildings must provide for setbacks from the street frontage and the side and rear boundaries which are appropriate to the efficient use of the site and the streetscape character of this domain | <p>AS7.1.1<br/>The building is on a subject site designated with a specific maximum building height exceeding two storeys on <b>Overlay Map OM6 - Maximum Building Height</b> and is set back in accordance with <b>AS7.1.1</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <p>Not Applicable.</p> <p>The proposed development consists of the formalisation of a use of a tenancy within an existing commercial building.</p>                                                            |                                                                                                                                                     |

| PERFORMANCE CRITERIA                                                                                                                                                                                                                                                       | ACCEPTABLE SOLUTIONS                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                     |
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|                                                                                                                                                                                                                                                                            | OR<br>AS7.1.2<br>The building is on a site not designated with a specific maximum building height exceeding two storeys on <b>Overlay Map OM6 - Maximum Building Height</b> , is not more than 11.5 metres in height, has a maximum of three storeys (including a partial third storey) and is set back in accordance with <b>AS9.1.3</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                     |
| <b>SITING</b>                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                     |
| <b>PC8</b><br>All buildings must be sited to complement the built form of the surrounding area and to maximise the utility of the open space on the site, having regard to a site analysis, prepared in accordance with <b>Planning Scheme Policy 17 - Site Analysis</b> . | <b>AS8</b><br>No acceptable solution provided.                                                                                                                                                                                                                                                                                            | Complies.<br>Please note the Site Analysis Plan submitted in support of the Development Application demonstrating the separation of the proposed use from any surrounding residential sites and its suitability due to location of the existing commercial building and the location of various other non-residential uses.                                                                                                                                                                                                                                       |                                                                                                                                                     |
| <b>BUILDING APPEARANCE</b>                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                     |
| <b>PC9</b><br>All buildings must be designed and constructed to a high aesthetic standard, and complement or enhance the character of the local area.                                                                                                                      | <b>AS9.1</b><br>The massing and proportions of new buildings are consistent with those of adjoining or neighbouring buildings.<br><br><b>AS9.2</b><br>Building materials, patterns, textures and colours used in new buildings are complementary to those of nearby buildings.                                                            | Complies.<br>The proposed development consists of the formalisation of a use of a tenancy within an existing commercial building of a single storey of exposed brickwork construction. The existing building is located between several highrise apartment buildings and opposite Armrick Avenue from the Broadbeach Bowls Club, Broadbeach SLSC, and Broadbeach United Soccer Club.<br>Complies.<br>The existing building is constructed of rendered and exposed brickwork with a tiled roof with an awning within the frontage setback. The Bowls club opposite |                                                                                                                                                     |

| PERFORMANCE CRITERIA                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | ACCEPTABLE SOLUTIONS                                                                                                                                                                           |                                                                                                                                                     |
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|                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | How does the proposal comply with the Acceptable Solution or Performance Criteria?                                                                                                             | Internal Use - Has compliance with the Acceptable Solution / Performance Criteria been demonstrated? Is a request for further information required? |
|                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Armrick Avenue and the adjoining Apartment Buildings in Armrick Avenue are another example of brickwork developments of the era.                                                               |                                                                                                                                                     |
| <b>ADVERTISING DEVICES</b>                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                |                                                                                                                                                     |
| PC10<br>All signage must be complementary to the design and style of the buildings on the site on which it is located and to signs and development on adjoining sites. All advertising devices must be designed and constructed to complement the local character of the area. | AS10.1<br>All buildings, containing a commercial use component, contain signage envelopes on the exterior of the frontages of the building structure, to enable the signage requirements of the end use business operation to be satisfied. Such signage envelopes allow for signage, which does not dominate the facade and which complements the design of the building.<br>AS10.2<br>Freestanding signs complement the design of the buildings to which they relate, do not dominate the streetscape of a locality, are compatible with signage on adjoining sites and clearly identify the product or business being promoted. | Complies.<br>All existing signage shall be maintained and assessed following approval of this Development Application where relevant. No additional advertising Devices are proposed.          |                                                                                                                                                     |
| <b>LANDSCAPE WORK</b>                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                |                                                                                                                                                     |
| PC11<br>Landscaping proposals, for new development, must clearly contribute to the protection and enhancement of the existing dominant visual features of the local area.                                                                                                      | AS11<br>No acceptable solution provided.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Not Applicable.<br>The proposed development consists of the formalisation of a use of a tenancy within an existing commercial building and shall maintain the existing landscaping provisions. |                                                                                                                                                     |
| PC12<br>All ground level car parking, open space and buffer areas must be landscaped and maintained to complement the character of the local area and any adjoining residential or public open space areas.                                                                    | AS12<br>The car park area, open space and buffer areas of the lot are landscaped with landscape design and use of plant species generally consistent with that of adjacent and nearby lots. The landscape design may                                                                                                                                                                                                                                                                                                                                                                                                               | Not Applicable.<br>The proposed development consists of the formalisation of a use of a tenancy within an existing commercial building and shall maintain the existing landscaping provisions. |                                                                                                                                                     |

| PERFORMANCE CRITERIA                                                                                                                                                                                                                                                                                                                                                                                                                                | ACCEPTABLE SOLUTIONS                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                     |
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                       | How does the proposal comply with the Acceptable Solution or Performance Criteria?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Internal Use - Has compliance with the Acceptable Solution / Performance Criteria been demonstrated? Is a request for further information required? |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                     | incorporate extensive paved areas for pedestrian use. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                     |
| <b>AMENITY PROTECTION</b>                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                     |
| <p>PC13<br/>The proposed use must not detract from the amenity of the local area, having regard, but not limited, to the impact of:</p> <ul style="list-style-type: none"> <li>a) noise;</li> <li>b) hours of operation;</li> <li>c) traffic;</li> <li>d) lighting;</li> <li>e) signage;</li> <li>f) visual amenity</li> <li>g) privacy;</li> <li>h) odour and emissions.</li> </ul>                                                                | <p>AS13<br/>No acceptable solution provided.</p>      | <p>Complies.<br/>The proposed development has only a single storey building height and is well setback from the street and accordingly is not considered to be visually detrimental. As an existing and previously approved use, it is considered that the proposed development includes little potential impact with regards to noise, odours, operating hours, traffic, lighting, and signage as it is operating in a similar manner as the site has been for last 30 years and since 1987, in relation to the Restaurant Use. This is particularly the case given the somewhat eroded amenity due to the relatively large traffic volumes and the other surrounding non-residential uses. It is anticipated that an acoustic assessment may be requested to provide further justification in regard to noise as part of any Information Request.</p> |                                                                                                                                                     |
| <p>PC14<br/>The proposed development must take into account and seek to ameliorate any negative aspects of the existing residential amenity of the local area, having regard, but not limited, to the existing impact of:</p> <ul style="list-style-type: none"> <li>noise;</li> <li>hours of operation;</li> <li>traffic;</li> <li>lighting;</li> <li>signage;</li> <li>visual amenity;</li> <li>privacy;</li> <li>odour and emissions.</li> </ul> | <p>AS14<br/>No acceptable solution provided.</p>      | <p>Complies.<br/>The proposed development consists of the formalisation of a use of a tenancy within an existing commercial building which has been operating on the site for over 30 years. The Restaurant Use was previously approved by Council on the site, the approved use having previously ceased. The use has been operational with no detrimental impact from the surrounding residential and non-residential uses.</p>                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                     |

**PART 7            CODES**  
**DIVISION 2       SPECIFIC DEVELOPMENT CODES**  
**CHAPTER 27      RETAIL AND RELATED ESTABLISHMENTS**

**1.0            PURPOSE**

This code seeks to ensure that Retail and Related Establishments, including a shop, a shopping centre development, take-away food premises, fast food premises, convenience shop, showroom, tourist shop, cafe, restaurant or service industry (Group A), are designed to make a positive contribution to the character of the area in which they are located and meet the needs of their catchment area.

This code also seeks to promote development that is more sustainable. This is to be facilitated through the design and provision of water and sewerage infrastructure to and within allotments that:

- Reduces consumption of potable water by implementing measures that enable the sustainable use of recyclable water for non-potable uses;
- Is cost effective over its life cycle; and
- Minimises the potential for stormwater and ground water to enter the City's wastewater system.

**2.0            APPLICATION**

- 2.1**      This code applies to development for the purposes of Retail and Related Establishments indicated as self, code or impact assessable in the Table of Development of the domain or Local Area Plan (LAP) within which Retail and Related Establishments are proposed.
- 2.2**      Performance Criteria PC1-PC8 apply to all code and impact assessable development subject to this code. For development identified as self assessable, only the acceptable solutions to Performance Criteria PC1-PC7 apply.

### 3.0 DEVELOPMENT REQUIREMENTS

| PERFORMANCE CRITERIA                                                                                                                                                       | ACCEPTABLE SOLUTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                           |                                                                                                                                                     |
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|                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | How does the proposal comply with the Acceptable Solution or Performance Criteria?                                                                                                        | Internal Use - Has compliance with the Acceptable Solution / Performance Criteria been demonstrated? Is a request for further information required? |
| <b>DEVELOPMENT THAT IS SELF ASSESSABLE, CODE ASSESSABLE OR IMPACT ASSESSABLE</b>                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                           |                                                                                                                                                     |
| <b>BUILDING COMFORT AND AMENITIES</b>                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                           |                                                                                                                                                     |
| <b>PC1</b><br>All buildings must be conducive to the comfort of all building users.                                                                                        | <b>AS1.1</b><br>The building does not contain glass exceeding a maximum degree of reflection of both heat and light of 20%.<br><b>AS1.2</b><br>The glass area of the building does not exceed 60% of the total area of the external wall.<br><b>AS1.3</b><br>The building is located within a commercial area and provides awnings which are cantilevered or suspended a minimum width of 1.5 metres over the adjoining footway within the road reserve area for the full frontage of the building. | Not Applicable.<br>The proposed use intends to utilise a tenancy within an existing and lawfully established commercial building. No external Building Works are proposed.                |                                                                                                                                                     |
| <b>BUILDING SERVICES</b>                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                           |                                                                                                                                                     |
| <b>PC2</b><br>Where a building exceeds two storeys in height a high level of convenience must be experienced by building users.                                            | <b>AS2.1</b><br>The building exceeds two storeys in height, and escalators provide access, in both directions, to all storeys.                                                                                                                                                                                                                                                                                                                                                                      | Not Applicable.<br>The proposed use intends to utilise a tenancy within an existing and lawfully established commercial building. No external Building Works are proposed.                |                                                                                                                                                     |
| <b>LANDSCAPE BUFFERS</b>                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                           |                                                                                                                                                     |
| <b>PC3</b><br>All buildings and ancillary structures must ensure that a reasonable standard of amenity is maintained for any adjoining residential activities or parkland. | <b>AS3</b><br>The site adjoins a residential lot or public open space area, and the building or structure is set back a minimum of two metres from the common boundary with the residential lot or public open space, and the setback area includes:<br>a) a landscape buffer area consisting of screen planting at least 1.8 metres in height;                                                                                                                                                     | Not Applicable.<br>The proposed use intends to utilise a tenancy within an existing and lawfully established commercial building. No external Building Works or Landscaping are proposed. |                                                                                                                                                     |

| PERFORMANCE CRITERIA                                                                                                                                                                        | ACCEPTABLE SOLUTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                     |
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|                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | How does the proposal comply with the Acceptable Solution or Performance Criteria?                                                                                                                                                                                                                                                                                                                                                                    | Internal Use - Has compliance with the Acceptable Solution / Performance Criteria been demonstrated? Is a request for further information required? |
|                                                                                                                                                                                             | b) screen fences at least 1.8 metres in height.                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                     |
| <b>BUILDING SERVICES - REFUSE STORAGE</b>                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                     |
| <b>PC4</b><br>Refuse storage areas must be designed and located to provide convenient access for collectors, while being screened from view and positioned to avoid nuisance to neighbours. | <b>AS4</b><br>The refuse storage area is located within the required setback to the frontage or rear of the site, and is designed as follows: <ul style="list-style-type: none"> <li>a) no closer than three metres to any frontage and 1.5 metres to any other site boundary;</li> <li>b) enclosed on three sides with a screen wall extending 0.2 metres above the height of the refuse receptacles;</li> <li>c) screened by dense planting and mounding.</li> </ul> | Complies.<br>A skip sized Refuse Bin is located in the operations portion of the Car Parking area at the rear of the site adjacent to the rear access to the tenancy, and is accessed from the Armrick Avenue crossover and is largely not visible as it is located behind a relocatable cold store. The Bin may be located behind additional screen if deemed appropriate by Council and included in reasonable and relevant conditions of approval. |                                                                                                                                                     |
| <b>CAR PARK AREAS AND VISUAL AMENITY</b>                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                     |
| <b>PC5</b><br>All car parking areas must not be visually intrusive or the dominant feature of any individual development.                                                                   | <b>AS5</b><br>The car park area is provided at ground level, and is located to the side or the rear of the main building on the site.                                                                                                                                                                                                                                                                                                                                  | Complies.<br>The proposed use intends to utilise a tenancy within an existing and lawfully established commercial building and existing car park located at the rear of the site, with access into the second frontage of Armrick Avenue.                                                                                                                                                                                                             |                                                                                                                                                     |
| <b>ACCESS</b>                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                     |
| <b>PC6</b><br>The design and arrangement of access, car parking and vehicle movements on the site must facilitate the safe and convenient use by guests and visitors.                       | <b>AS6.1</b><br>Public access areas of the site are clearly separated from any area set aside for servicing the building.<br><b>AS6.2</b><br>Vehicular access to the site is separate from pedestrian access, and the location of any car park areas is clearly integrated with the public access points of the building.                                                                                                                                              | Complies.<br>The visitors pedestrian access to the proposed use is generally via the Old Burleigh Road frontage to the site with the car parking and operations area of the use located at the rear of the building.<br>Complies.<br>The visitors pedestrian access to the proposed use is generally via the Old Burleigh Road frontage to the site with the car parking and operations area of the use                                               |                                                                                                                                                     |

| PERFORMANCE CRITERIA                                                                                                                                                                                                                                                                                                                                                                 | ACCEPTABLE SOLUTIONS                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                     |
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|                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                           | How does the proposal comply with the Acceptable Solution or Performance Criteria?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Internal Use - Has compliance with the Acceptable Solution / Performance Criteria been demonstrated? Is a request for further information required? |
|                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                           | located at the rear of the building. Visitors who arrive by car may access the front of the site via the existing footpath.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                     |
| <b>PUBLIC CONVENIENCE FACILITIES</b>                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                     |
| <b>PC7</b><br>All developments which cater for larger numbers of persons or for the general public must provide public convenience facilities within buildings.                                                                                                                                                                                                                      | <b>AS7.1</b><br>Public toilet facilities are accessible during the trading hours of the relevant use.<br><b>AS7.2</b><br>The development has a gross floor area exceeding 4,000m <sup>2</sup> , and a drinking water fountain is provided for use by the general public in a readily accessible location. | Complies.<br>The existing building contains toilets available for the use by visitors.<br><br>Not Applicable.<br>The proposed use includes an approximate internal GFA of 43.7m <sup>2</sup> and accordingly does not provide a drink fountain. Drinks are available for sale in the tenancy.                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                     |
| <b>DEVELOPMENT THAT IS CODE ASSESSABLE OR IMPACT ASSESSABLE</b>                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                     |
| <b>BUILDING APPEARANCE</b>                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                     |
| <b>PC8</b><br>All buildings and ancillary structures must demonstrate a high standard of design and finish which: <ul style="list-style-type: none"> <li>a) will contribute to the urban character of the local area;</li> <li>b) adds visual interest to the streetscape;</li> <li>c) differentiates between buildings;</li> <li>d) avoids stark or austere appearances.</li> </ul> | <b>AS8.1</b><br>The building's massing and proportions, materials, patterns, textures and colours visually integrate with the prevailing or proposed character of the area.<br><b>AS8.2</b><br>The building facade is detailed and articulated with design indentations or window openings.               | Complies.<br>The proposed development consists of the formalisation of a use of a tenancy within an existing commercial building of a single storey of exposed brickwork construction. The existing building is located between several highrise apartment buildings and opposite Armrick Avenue from the Broadbeach Bowls Club, Broadbeach SLSC, and Broadbeach United Soccer Club.<br><br>Complies.<br>The existing building is constructed of rendered and exposed brickwork with a tiled roof with an awning within the frontage setback. Notwithstanding, the existing building is two storeys and provides a varied façade and activates the streetscape with outside dining tables. |                                                                                                                                                     |

| PERFORMANCE CRITERIA                                                                                                                                                                                                                                                                                                            | ACCEPTABLE SOLUTIONS                                                                                                                                                                                                                                                                                                                             |                                                                                                                                |                                                                                                                                                     |
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| <p>PC9</p> <p>For premises identified on <b>Overlay Map OM25</b> as being within the Pimpama-Coomera Water Futures Master Plan Area a dual water reticulation system must be provided to enable future conveyance to the development of recycled water for non-potable uses in addition to the conveyance of potable water.</p> | <p>AS9.1</p> <p>A dual water reticulation system is designed and constructed in accordance with relevant sections of Planning Scheme Policy 11 - Land Development Guidelines.</p> <p>AS9.2</p> <p>The development is connected to Council's potable water and recycled water supply reticulation systems at any points nominated by Council.</p> | <p>Not Applicable.</p> <p>The site is not identified on OM25. The existing building is connected to all relevant services.</p> |                                                                                                                                                     |
| <p>PC10</p> <p>For premises identified on <b>Overlay Map OM25</b> as being within the Pimpama-Coomera Water Futures Mast Plan Area sewerage infrastructure must be designed to minimise inflow and infiltration.</p>                                                                                                            | <p>AS10</p> <p>Reduced infiltration gravity sewers are designed and constructed in accordance with the relevant sections of <b>Planning Scheme Policy 11 Land Development Guidelines</b>.</p>                                                                                                                                                    | <p>Not Applicable.</p> <p>The site is not identified on OM25. The existing building is connected to all relevant services.</p> |                                                                                                                                                     |

# **PART 7            CODES**

## **DIVISION 3       CONSTRAINT CODES**

### **CHAPTER 4        CAR PARKING, ACCESS AND TRANSPORT INTEGRATION**

#### **1.0            PURPOSE**

To ensure that transport needs, including car parking and service vehicle requirements, associated with the development of land are met by:

- supply of car and bicycle parking facilities;
- provision of loading and service facilities; and
- integration of public transport with private and public development in the City.

Key objectives include:

- a) the availability of car park opportunities that are easy to locate and use, in close proximity to all major developments and uses within the City, with on-site provision available for occupants and on-street provision and/or public car parks available for visitors;
- b) the effective use of all car park infrastructure provided in the City; and
- c) streets that are pedestrian and cyclist friendly.

#### **2.0            APPLICATION**

- 2.1 This code applies to development indicated as self, code or impact assessable in the Table of Development in the domain or Local Area Plan (LAP) within which the development is proposed.
- 2.2 This code specifically applies to development (whether on private or public land) that requires one or more of the following:
  - private or public car parking;
  - bicycle parking and associated facilities;
  - goods loading and circulation in public or private places; and
  - integration of public transport with private or public development in the City.
- 2.3 This code also applies to any development that is proposed for sites identified on Domain Maps as being affected by Future Road Requirement, including area required for future road corridor development.
- 2.4 Where a domain or LAP Place Code contains car parking requirements that differ from this code, the LAP requirements take precedence.

- 2.5 Performance Criteria PC1-PC24 apply to all code and impact assessable development referred to in this code. For development identified as self assessable, in the relevant domain or LAP, only the acceptable solutions to Performance Criteria PC1-PC16 apply.

### 3.0 DEVELOPMENT REQUIREMENTS

| PERFORMANCE CRITERIA                                                                                                                                                                                                                                                                                              | ACCEPTABLE SOLUTIONS                                                                                                                                                                                                                                                                                           |                                                                                                                                                                     |                                                                                                                                                     |
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| <b>DEVELOPMENT THAT IS SELF ASSESSABLE, CODE ASSESSABLE OR IMPACT ASSESSABLE</b>                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                     |                                                                                                                                                     |
| <b>PROTECTION AND PRESERVATION OF AREAS REQUIRED FOR ROAD WIDENING, THE PROVISION OF PUBLIC TRANSPORT FACILITIES OR NEW TRANSPORT CORRIDORS</b>                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                     |                                                                                                                                                     |
| PC1<br>Land affected by any proposed road realignment or widening must not have development constructed over that part of the land required for road realignment or road widening.                                                                                                                                | AS1<br>All sites that are affected by Future Road Requirement as shown on the Domain Maps, do not have buildings or structures erected forward of the indicated building setback line. This requirement does not apply to a fence with a height not exceeding 1.8 metres and a width not exceeding 0.5 metres. | Not Applicable.<br>The relevant Maps do not indicate a road widening requirement in this location. Council may provide alternate advice in any Information Request. |                                                                                                                                                     |
| <b>PORT COCHERES</b>                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                     |                                                                                                                                                     |
| PC2<br>Where provision is made for a porte cochere, it must be designed to enable vertical clearance, manoeuvring, access and queuing of vehicles. The capacity of the porte cochere and associated access and manoeuvring must accommodate vehicles entirely within the site, including the queuing of vehicles. | AS2<br>The porte cochere has a minimum vertical clearance of 4.5 metres.                                                                                                                                                                                                                                       | Not Applicable.<br>No Port Cochere is proposed.                                                                                                                     |                                                                                                                                                     |
| <b>DESIGN OF CAR PARKING AREAS AND CAR PARK SPACES</b>                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                     |                                                                                                                                                     |

| PERFORMANCE CRITERIA                                                                                                                                                                                                                                                                  | ACCEPTABLE SOLUTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                     |
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| <p>PC3<br/>All car parking spaces must be constructed and line marked to the correct size and standard.</p>                                                                                                                                                                           | <p>AS3.1<br/>All car parking spaces are constructed in compliance with AS2890.1, Parking Facilities Part 1: Off Street Car Parking.</p> <p>AS3.2<br/>Where the development includes a combination of low turnover and high turnover car spaces, the parking spaces and aisles are designed to the high turnover or Class 3 requirements in AS2980.1, Parking Facilities Part 1: Off Street Car Parking.</p>                                              | <p>Complies.</p> <p>The proposed use intends to utilise a tenancy within an existing and lawfully established commercial building and existing car park located at the rear of the site, with access into the second frontage of Armrick Avenue. Any Council requirements in this regard may be included in any reasonable and relevant Conditions of Approval.</p> |                                                                                                                                                     |
| <p>PC4<br/>Car parking areas must be landscaped to reduce visual impact and to provide opportunities for shade.</p>                                                                                                                                                                   | <p>AS4<br/>In car parking areas exceeding 300m<sup>2</sup> in site area:</p> <ul style="list-style-type: none"> <li>a) at least 5% of the area is landscaped;</li> <li>b) a landscaped buffer, with a minimum height of 600mm and width of 1500mm, is provided along any public street frontage and the common boundary to the adjoining property; and</li> <li>c) one landscaped tree bay is to be provided for every 21 car parking spaces.</li> </ul> | <p>Not Applicable.</p> <p>The proposed use intends to utilise a tenancy within an existing and lawfully established commercial building and existing car park of much less than 300m<sup>2</sup>.</p>                                                                                                                                                               |                                                                                                                                                     |
| <b>SIGNS AND LINE MARKING</b>                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                     |
| <p>PC5<br/>Signs and line marking must be provided to indicate the location of the car park and the position of the access points for all car parks used by the public where:</p> <ul style="list-style-type: none"> <li>a) a car park is located at the rear of the site;</li> </ul> | <p>AS5.1<br/>Signs incorporate the standard Service Sign Series "P" sign, as detailed under Guide Signs in the Manual of Uniform Traffic Control Devices, Queensland. (This does not apply to residential developments with less than 10 units)</p>                                                                                                                                                                                                      | <p>Complies.</p> <p>Any Council requirements in this regard may be included in any reasonable and relevant Conditions of Approval.</p>                                                                                                                                                                                                                              |                                                                                                                                                     |

| PERFORMANCE CRITERIA                                                                                                                               | ACCEPTABLE SOLUTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                               |                                                                                                                                                     |
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| b) access to the car park is not located in the main frontage road;<br>c) there are a number of access points serving different parts of the site. | AS5.2<br>Signs are used to mark car parking bays which are provided for disabled drivers, motorcycles and special zones, such as bus zones.                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                               |                                                                                                                                                     |
| <b>TANDEM CAR SPACES</b>                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                               |                                                                                                                                                     |
| PC6<br>Tandem car parking must only be used in circumstances where no inconvenience arises from its use.                                           | AS6.1<br>Tandem car parking spaces (i.e. two car parking spaces, nose to tail) are counted as one space, except in the following cases:<br>a) the development is for residential purposes;<br>b) the tandem spaces are to be used by the occupants of the site, in one tenancy;<br>c) the car park area is to be operated as a public car park with on-site management. In this case, a tandem car park may be counted as no more than 1.5 car spaces.<br><br>AS6.2<br>The minimum length of the tandem car space is 10.4 metres.<br>AS6.3<br>Tandem garages have a minimum internal length of 11 metres. | Not Applicable.<br>No tandem spaces are proposed.                                                                                                                                             |                                                                                                                                                     |
| <b>ACCESS TO CAR PARK AREAS</b>                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                               |                                                                                                                                                     |
| PC7<br>Car parking areas must not cause vehicle queues into the frontage road system or encourage drivers to reverse into the road system.         | AS7.1<br>For developments in excess of 100 residential units with frontage to major roads, a turn round facility with a minimum diameter of 12.0m is provided between the gate and the road.                                                                                                                                                                                                                                                                                                                                                                                                              | Not Applicable.<br>The proposed development does not include 100 residential units or front a major road. Notwithstanding it is considered that vehicles are able to leave in a forward gear. |                                                                                                                                                     |

| PERFORMANCE CRITERIA                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                    | ACCEPTABLE SOLUTIONS                                                                                                                                                                                                          |                                                                                                                                                     |
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|                                                                                                                                                       | AS7.2<br>All car parking facilities, except those associated with detached dwellings and duplex dwellings is designed so that all vehicles enter and exist the site in a forward gear."                                                                                                                                                                                                            |                                                                                                                                                                                                                               |                                                                                                                                                     |
| PC8<br>Car parking areas must allow for the separation of vehicles and pedestrians.                                                                   | AS8<br>Sealed pedestrian footpaths, at a gradient not exceeding 1:12, are provided from the car parking area along the shortest possible route to the point of destination.                                                                                                                                                                                                                        | Complies.<br>Footpaths are existing at grade onto and surrounding the site. Any Council requirements in this regard may be included in any reasonable and relevant Conditions of Approval.                                    |                                                                                                                                                     |
| PC9<br>Access to car parking spaces must be provided for employees and visitors.                                                                      | AS9.1<br>Car park areas have no gateways, doors or similar devices which restrict vehicular access by employees or visitors.                                                                                                                                                                                                                                                                       | Complies.<br>No gateways, doors or similar devices roller door are proposed and the tenancy is accessible directly from the car park rea easily accessible to the staff, and via the existing footpaths surrounding the site. |                                                                                                                                                     |
| <b>DRIVEWAYS AND CROSSOVERS</b>                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                               |                                                                                                                                                     |
| PC10<br>Driveways from car parks or developments into public roads must be minimised to reduce interference with public road traffic and pedestrians. | AS10.1<br>The maximum number of crossovers for residential developments is one for detached dwelling properties and two for multiple unit dwelling complexes.<br>AS10.2<br>The maximum number of crossovers for non-residential developments is two crossovers per property.<br>AS10.3<br>A vehicle crossover is separated from any other vehicle crossover by a minimum distance of three metres. | Complies.<br>The site is serviced by an existing single crossover which is separated to other driveways in excess from the Australian Standards.                                                                              |                                                                                                                                                     |
| PC11<br>All development must make provision for safe access to roads or streets                                                                       | AS11.1<br>The geometric design of entry and exit driveways conforms with <b>Standard</b>                                                                                                                                                                                                                                                                                                           | Complies.<br>The crossover is existing and previously approved. Any Council requirements in                                                                                                                                   |                                                                                                                                                     |

| PERFORMANCE CRITERIA                                                                                            | ACCEPTABLE SOLUTIONS                                                        |                                                                                    |                                                                                                                                                     |
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|                                                                                                                 |                                                                             | How does the proposal comply with the Acceptable Solution or Performance Criteria? | Internal Use - Has compliance with the Acceptable Solution / Performance Criteria been demonstrated? Is a request for further information required? |
| adjacent to the site. Crossovers must be constructed to a standard consistent with the vehicles using the site. | Drawing No 59218 of Planning Scheme Policy 11 - Land Development Guidelines | this regard may be included in any reasonable and relevant Conditions of Approval. |                                                                                                                                                     |

| PERFORMANCE CRITERIA | ACCEPTABLE SOLUTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                     |
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|                      | <p>AS11.2<br/>Access to roads or streets adjacent to the site is consistent with AS2890.1 - <b>Parking Facilities Part 1: Off Street Car Parking</b> and AS2890.2 - <b>Off Street Parking Part 2: Commercial Vehicles</b>.</p> <p>AS11.3<br/>Where separate entry and exit driveways are used, the first driveway reached from the kerbside land is clearly delineated and sign-posted.</p> <p>AS11.4.1<br/>Access to developments on dual carriageway roads is left in/left out.<br/>OR</p> <p>AS11.4.2<br/>A new intersection is provided between the access way and the dual carriageway.</p> <p>AS11.5<br/>Developments with traffic signal controlled or roundabout access to the frontage road dedicate land as public road to accommodate all intersection infrastructure, including traffic signal loops.</p> <p>AS11.6<br/>The boundaries of the frontage road are modified to accommodate all intersection infrastructure within the public road.</p> <p>AS11.7<br/>Developments with new traffic signal controlled access, within network traffic systems, provide the necessary infrastructure to integrate the new signals.</p> | <p>Complies.<br/>The crossover is existing and previously approved. Any Council requirements in this regard may be included in any reasonable and relevant Conditions of Approval.<br/>Not Applicable.<br/>The development shall utilise the existing single crossover.</p> <p>Not Applicable.<br/>Armrick Avenue is not dual carriageway.</p> <p>Not Applicable.<br/>No signals are relevant to the subject site.</p> <p>Not Applicable.<br/>No additional road works or widening are proposed.</p> <p>Not Applicable.<br/>No signals are relevant to the subject site.</p> |                                                                                                                                                     |

| PERFORMANCE CRITERIA                                                                                                                                                                                                                                                                                          | ACCEPTABLE SOLUTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                     |
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| <b>INTERNAL CIRCULATION</b>                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                     |
| <b>PC12</b><br>All developments must provide internal circulation to avoid use of the public road system for movement between different car parking and vehicle service areas in the development.                                                                                                             | <b>AS12.1</b><br>The internal layout of the site is consistent with <b>AS2890.1 - Parking Facilities Part 1: Off Street Car Parking</b> and <b>AS2890.2 - Off Street Parking Part 2: Commercial Vehicles</b> .<br><b>AS12.2</b><br>Parking and circulation aisles have a maximum length of 100 metres.<br><b>AS12.3</b><br>Dead end aisles do not exceed 20 metres in length.<br><b>AS12.4</b><br>Aisle design does not include cross intersections.<br><b>AS12.5</b><br>Car parking space/s is/are not located in areas used for manoeuvring of heavy vehicles.<br><b>AS12.6</b><br>Car parks are designed so that vehicles do not reverse across pedestrian crossings.<br><b>AS12.7</b><br>Speed humps are not provided in entry or exit queuing areas. | Complies.<br>The crossover is existing and previously approved. Any Council requirements in this regard may be included in any reasonable and relevant Conditions of Approval.<br>Complies.<br>Aisle length is a maximum of less than 11 metres.<br>Complies.<br>Aisle length is a maximum of less than 11 metres.<br>Complies.<br>No cross intersections are proposed.<br><br>Complies.<br>No heavily vehicles utilise the site.<br><br>Complies.<br>There are no pedestrian crossings in the car park or relevant to the site.<br><br>Not Applicable.<br>This is not considered to be required in the existing car park area. |                                                                                                                                                     |
| <b>LOADING BAY AND SET DOWN AREA REQUIREMENTS</b>                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                     |
| <b>PC13</b><br>Development must make provision for loading bays and set down areas for the: <ul style="list-style-type: none"> <li>a) collection and set down of passengers;</li> <li>b) parking of trailers;</li> <li>c) service vehicle parking; and</li> <li>d) loading and unloading of goods.</li> </ul> | <b>AS13</b><br>Loading and set down areas are provided consistent with the <b>AS2890.2 - Off Street Parking Part 2: Commercial Vehicles</b> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Complies.<br>The proposed Restaurant Use requires a SRV sized space which is that of a car parking space in the existing car park and on the street along either frontage.                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                     |

| PERFORMANCE CRITERIA                                                                                          | ACCEPTABLE SOLUTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                           |                                                                                                                                                     |
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| <b>DESIGN SERVICE VEHICLE REQUIREMENTS</b>                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                           |                                                                                                                                                     |
| <b>PC14</b><br>Development must provide for the required 'design service vehicle' to service the development. | <b>AS14.1</b><br>Provision is made for service vehicles, in accordance with the <b>Table to Acceptable Solution AS14.1</b> , for sites greater than 4,000m <sup>2</sup> in area.<br><b>AS14.2</b><br>Provision is made for service vehicles, in accordance with the <b>Table to Acceptable Solution AS14.2</b> , for sites less than 4,000m <sup>2</sup> in area that require access by service vehicles.<br><b>AS14.3</b><br>Provision is made for height clearance of 4.5 metres for service station canopies and access clearance height associated with the appropriate design vehicle in other applicable developments.<br><b>AS14.4</b><br>A driveway which caters for heavy vehicles is designed in accordance with <b>AS2890 Off Street Parking, Part 2: Commercial Vehicles Facilities</b> and <b>Standard Drawing No 59218 Section 7.4 of Planning Scheme Policy 11 - Land Development Guidelines</b> . | Not Applicable.<br>The subject site and proposed use are not greater than the prescribed sizes and this Acceptable Solution is not relevant.<br>Complies.<br>The site is currently serviced by a loading bay with sufficient length for 2 SRV located in the Armrick frontage adjoining the subject site. |                                                                                                                                                     |

Table to Acceptable Solution AS14.1

| USE OR DEVELOPMENT | SERVICE VEHICLE PROVISIONS |
|--------------------|----------------------------|
| Restaurant         | SRV                        |

Table to Acceptable Solutions AS14.2

| HRV AND AV REQUIREMENTS                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-----------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SITE AREA (METRES SQUARE)               | REQUIREMENT                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Less than 1000m <sup>2</sup>            | demonstrate that the development can accommodate the particular design vehicle but a separate service bay and associated manoeuvring are not required.<br>Where it can be demonstrated that loading and unloading can take place within the road reserve, without impacting on the safe and efficient operation of traffic and with no detrimental impact on amenity, Council or its delegate may determine that HRV and AV access is not required. |
| 1000m <sup>2</sup> - 2000m <sup>2</sup> | <ul style="list-style-type: none"> <li>a) service bay for HRV is required.</li> <li>b) restricted manoeuvring on site for HRV or AV (as required).</li> <li>c) full on-site manoeuvring for other classes of service vehicle is required.</li> </ul>                                                                                                                                                                                                |
| 2000m <sup>2</sup> - 4000m <sup>2</sup> | <ul style="list-style-type: none"> <li>a) service bay to be provided for HRV or AV (as required).</li> <li>b) restricted manoeuvring on site for AV (as required).</li> <li>c) full on-site manoeuvring for HRV and other classes of service vehicle is required.</li> </ul>                                                                                                                                                                        |

| PERFORMANCE CRITERIA                                                                                                                              | ACCEPTABLE SOLUTIONS                                                                                                                                                                                                                                                                                                                                                                                                                           | How does the proposal comply with the Acceptable Solution or Performance Criteria?                                                                                                                                                                    | Internal Use - Has compliance with the Acceptable Solution / Performance Criteria been demonstrated? Is a request for further information required? |
|---------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>PROVISION OF BICYCLE PARKING SPACES</b>                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                       |                                                                                                                                                     |
| PC15<br>Bicycle parking must be provided for all non-residential developments where the required car parking provision exceeds 20 parking spaces. | AS15.1<br>Where non-residential development requires the provision of more than 20 car parking spaces, bicycle parking is provided in accordance with the Austroads Guide to Traffic Engineering Practice: Part 14: Table 10.1.<br>AS15.2<br>Where bicycle parking is to be provided, additional facilities for bicycle users are designed and constructed in accordance with AS2890.3, Parking Facilities Part 3: Bicycle Parking Facilities. | Not Applicable.<br>Non-Residential uses proposed include a car parking requirement under the scheme of only 8 spaces. Notwithstanding significant space for informal bicycle parking is located in the car parking area and in the frontage setbacks. |                                                                                                                                                     |

| PERFORMANCE CRITERIA                                                                                                                                                                                                                                                                                                                  | ACCEPTABLE SOLUTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | How does the proposal comply with the Acceptable Solution or Performance Criteria?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Internal Use - Has compliance with the Acceptable Solution / Performance Criteria been demonstrated? Is a request for further information required? |
| <b>PROVISION OF CAR PARKING SPACES</b>                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                     |
| <p>PC16<br/>Sufficient car parking spaces must be provided to meet the car parking needs of the development. The number of car parking spaces provided must be consistent with the practical opportunities available for shared car parking provision and the operation of alternative transport modes to private motor vehicles.</p> | <p>AS16.1 Car parking is provided in accordance with the number of spaces required for the specific use listed in the <b>Table to Acceptable Solution AS16.1</b>.</p> <p>AS16.2<br/>If an additional building is constructed, or an existing building is extended, the car space requirements determined from <b>Table to Acceptable Solution AS16.1</b> accrue only for the additional building or extension, provided that the use of the land remains the same and any existing area for car parking is not reduced or, if disturbed, any existing car spaces are replaced in the new development.</p> | <p>Complies.</p> <p>The proposed development has a GFA of 43.68m<sup>2</sup>, as defined by the Planning Scheme. In real terms the proposed use also utilises some outdoor area for informal dining of some 70m<sup>2</sup>. At the required rate of 1 space per 15m<sup>2</sup> of GFA, this would equate to a requirement of 3 spaces for the internal GFA and 5 spaces for the outdoor dining area, whilst it is not included in the scheme requirements. The existing car park has 6 existing spaces marked and the availability of two more along the rear wall should this be deemed as required by Council's reasonable and relevant conditions of approval.</p> |                                                                                                                                                     |

**Table to Acceptable Solution AS16.1**

| COLUMN 1                                                                                                                                                          | COLUMN 2                                                                                                                  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|
| This table sets out the minimum number of car parking spaces required according to the use of the land.                                                           |                                                                                                                           |
| For each Material Change of Use, listed in Column 1, the minimum number of car parking spaces to be provided is listed in Column 2.                               |                                                                                                                           |
| Where the number of car spaces calculated, using Column 2, is not a whole number, the number of car parking spaces required must be the next higher whole number. |                                                                                                                           |
| Restaurant                                                                                                                                                        | 6.7 spaces per 100m <sup>2</sup> of GFA (including any outdoor dining areas) (one (1) space per 15 m <sup>2</sup> of GFA) |

| PERFORMANCE CRITERIA                                                                                                                                                              | ACCEPTABLE SOLUTIONS                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                     | How does the proposal comply with the Acceptable Solution or Performance Criteria?                                                                                                                                                                                                                                                                       | Internal Use - Has compliance with the Acceptable Solution / Performance Criteria been demonstrated? Is a request for further information required? |
| <b>DEVELOPMENT THAT IS CODE ASSESSABLE OR IMPACT ASSESSABLE</b>                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                     |
| PC17<br>New development must not result in any adverse impact, through the reduction in the car parking capacity of the site and/or the local area.                               | AS17.1.1<br>Any car parking spaces lost are replaced elsewhere on the site.<br>OR<br>AS17.1.2<br>A monetary contribution is provided to Council for those car parking spaces lost, consistent with AS16.2<br>OR<br>AS17.1.3<br>The Building Work is associated with a Material Change of Use that requires a lesser number of parking spaces than the existing use. | Complies.<br>No car parking spaces are lost, as part of the proposed development. The full complement of required car parking shall be provided on the site.                                                                                                                                                                                             |                                                                                                                                                     |
| <b>DRIVEWAYS AND CROSSOVERS</b>                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                     |
| PC18<br>Vehicle crossovers must be constructed to minimise conflict with passing traffic and pedestrians.                                                                         | AS18<br>Access to developments with more than one frontage road is via minor roads. Impacts of driveway traffic are concentrated on less busy roads, with traffic distributed to major roads via existing intersections.                                                                                                                                            | Complies.<br>The proposed use intends to utilise a tenancy within an existing and lawfully established commercial building and existing car park located at the rear of the site, with access into the second frontage of Armrick Avenue. Any Council requirements in this regard may be included in any reasonable and relevant Conditions of Approval. |                                                                                                                                                     |
| <b>SAFE PEDESTRIAN ACCESS</b>                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                     |
| PC19<br>All development must make provision for safe pedestrian access to the building from the street and from any car parking or set down area to the building's main entrance. | AS19.1<br>The design of the development ensures that priority is given to pedestrians for direct links to the building's main entrance and to any adjoining local activities or public transport services.                                                                                                                                                          | Complies.<br>The visitors pedestrian access to the proposed use is generally via the Old Burleigh Road frontage to the site with the car parking and operations area of the use located at the rear of the building. Visitors who arrive by car may access the front of the site via the existing footpath.                                              |                                                                                                                                                     |

| PERFORMANCE CRITERIA                                                                                                                                                                | ACCEPTABLE SOLUTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                          |                                                                                                                                                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | How does the proposal comply with the Acceptable Solution or Performance Criteria?                                                                                                                                                                                                                       | Internal Use - Has compliance with the Acceptable Solution / Performance Criteria been demonstrated? Is a request for further information required? |
|                                                                                                                                                                                     | <p>AS19.2<br/>Landscaping surrounding the pedestrian walkways and shelters is no higher than 600mm and incorporates trees with branching not lower than 2m (clear stem trees).</p> <p>AS19.3<br/>Solid walls and fences are avoided adjacent to pedestrian walkways to improve actual and perceived safety.</p> <p>AS19.4<br/>Security is to be enhanced by passive surveillance over the car parking area from nearby residences or other activities, where practicable</p> | <p>Not Applicable.<br/>The proposed use intends to utilise a tenancy within an existing and lawfully established commercial building and existing car park located at the rear of the site, with access into the second frontage of Armrick Avenue. No additional works or landscaping are proposed.</p> |                                                                                                                                                     |
| <b>SAFE PEDESTRIAN AND CYCLIST FACILITIES</b>                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                          |                                                                                                                                                     |
| <p>PC20<br/>The design of pedestrian and cyclist facilities must be safe, useable and readily accessible.</p>                                                                       | <p>AS20<br/>Pedestrian and cyclist facilities are designed to encourage the use of these modes by:</p> <ul style="list-style-type: none"> <li>a) minimising distances, and providing safe grading paths, separated from motorised traffic;</li> <li>b) using even, non-slippery pavement materials.</li> </ul>                                                                                                                                                               | <p>Complies.<br/>Any Council requirements in this regard may be included in any reasonable and relevant Conditions of Approval.</p>                                                                                                                                                                      |                                                                                                                                                     |
| <b>INTEGRATION OF DEVELOPMENT WITH PUBLIC TRANSPORT</b>                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                          |                                                                                                                                                     |
| <p>PC21<br/>Development that attracts a high proportion of people dependent on public transport must provide facilities to accommodate public transport servicing requirements.</p> | <p>AS21.1<br/>Any development that includes activities listed in the Table to Acceptable Solution AS21.1 provides a bus set down facility on and off-site, in close proximity to the entrance of the development.</p> <p>AS21.2<br/>Where a bus set down area is provided,</p>                                                                                                                                                                                               | <p>Not Applicable.<br/>Proposed uses are not included in the relevant Table and accordingly a bus stop is not proposed.</p>                                                                                                                                                                              |                                                                                                                                                     |

| PERFORMANCE CRITERIA | ACCEPTABLE SOLUTIONS                                                                                                                                                                             |                                                                                    |                                                                                                                                                     |
|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
|                      |                                                                                                                                                                                                  | How does the proposal comply with the Acceptable Solution or Performance Criteria? | Internal Use - Has compliance with the Acceptable Solution / Performance Criteria been demonstrated? Is a request for further information required? |
|                      | it is integrated into the development, easily accessible, safe, secure, clearly identified, and attractive to use ( in the case of major developments providing a covered walkway to the entry). |                                                                                    |                                                                                                                                                     |

Table to Acceptable Solution AS21.1

|                                                                                                                                                                                                                                                                                                                                                           |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>a) Educational Establishment</li> <li>b) International Hotel</li> <li>c) Resort Hotel</li> <li>D) Transit Centre</li> <li>e) Shopping Centre Development (more than 4,000m<sup>2</sup> of EGFA retail floor space)</li> <li>f) Public Events</li> <li>g) Spectator Sports</li> <li>h) Convention Centre</li> </ul> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| PERFORMANCE CRITERIA                                                                                                                                                   | ACCEPTABLE SOLUTIONS                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                     |                                                                                                                                                     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                               | How does the proposal comply with the Acceptable Solution or Performance Criteria?                                  | Internal Use - Has compliance with the Acceptable Solution / Performance Criteria been demonstrated? Is a request for further information required? |
| PC22<br>Development that attracts a reasonable proportion of people dependent on public transport must assist in supporting facilities for public transport servicing. | <p>AS22.1<br/>Any development that includes activities listed in the Table to Acceptable Solution AS22.1 provides a bus stop and/or a bus shelter, if the entry to the development is not within 400 metres of a an existing bus stop or within 800 metres of a railway station.</p> <p>AS22.2<br/>The bus shelter is located adjacent to the frontage of the site and is</p> | Not Applicable.<br>Proposed uses are not included in the relevant Table and accordingly a bus stop is not proposed. |                                                                                                                                                     |

| PERFORMANCE CRITERIA | ACCEPTABLE SOLUTIONS                                            |                                                                                    |                                                                                                                                                     |
|----------------------|-----------------------------------------------------------------|------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
|                      |                                                                 | How does the proposal comply with the Acceptable Solution or Performance Criteria? | Internal Use - Has compliance with the Acceptable Solution / Performance Criteria been demonstrated? Is a request for further information required? |
|                      | connected to the entry of the development by a sealed footpath. |                                                                                    |                                                                                                                                                     |

Table to Acceptable Solution AS22.1

|                                                                                                                                                                                                                                                                                                                                                                                                                        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>a) Apartment Buildings with more than 60 units</li> <li>b) Townhouse Complexes with more than 60 units</li> <li>c) Active Recreation Facility</li> <li>d) Bulky Goods Retailers (more than 2,000m<sup>2</sup> of GFA retail floor space)</li> <li>e) Hospitals</li> <li>f) Community Centres</li> <li>g) Entertainment Venues</li> <li>h) Aged Persons Accommodation</li> </ul> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| PERFORMANCE CRITERIA                                                                                                                                                      | ACCEPTABLE SOLUTIONS                                                                                                                                                                                                                                                          |                                                                                                                                                     |                                                                                                                                                     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                           |                                                                                                                                                                                                                                                                               | How does the proposal comply with the Acceptable Solution or Performance Criteria?                                                                  | Internal Use - Has compliance with the Acceptable Solution / Performance Criteria been demonstrated? Is a request for further information required? |
| <b>CASH IN LIEU OF CAR PARK SPACES REQUIRED</b>                                                                                                                           |                                                                                                                                                                                                                                                                               |                                                                                                                                                     |                                                                                                                                                     |
| <b>PC23</b><br>Car parking must be provided to meet the car parking needs of the development. If it cannot be provided on site, alternative arrangements may be proposed. | <b>AS23.1.1</b><br>The car parking spaces required by Table to Acceptable Solution AS13.1 are provided on the subject site.<br>OR<br><b>AS23.1.2</b><br>A monetary contribution for all or part of the required car parking may be made towards one or more of the following: | Not Applicable.<br>The existing car parking area shall provide car parking for the complement of the car parking prescribed by the Planning Scheme. |                                                                                                                                                     |

| PERFORMANCE CRITERIA                                                                                                                                                                                                                                                                            | ACCEPTABLE SOLUTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                           |                                                                                                                                                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | How does the proposal comply with the Acceptable Solution or Performance Criteria?                                                                                                        | Internal Use - Has compliance with the Acceptable Solution / Performance Criteria been demonstrated? Is a request for further information required? |
| <b>CASH IN LIEU OF CAR PARK SPACES REQUIRED</b>                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                           |                                                                                                                                                     |
|                                                                                                                                                                                                                                                                                                 | <ul style="list-style-type: none"> <li>a) provision of off-street car parking in the vicinity of the development;</li> <li>b) provision of improved on street car parking and streetscape improvement works, in the vicinity of the development; and/or</li> <li>c) provision of improved public transport facilities and services in the vicinity of the development.</li> </ul>                                                                                                                                                                                                                      |                                                                                                                                                                                           |                                                                                                                                                     |
| <b>TRAFFIC IMPACT</b>                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                           |                                                                                                                                                     |
| <b>PC24</b><br>Where appropriate, specific measures must be taken in the provision of car parking spaces and access to these, to ensure that the traffic impacts of the car park area's use does not have a negative impact on the local amenity and the operation of the local street network. | <b>AS24</b><br>A Traffic Impact Report is prepared and implemented, unless: <ul style="list-style-type: none"> <li>a) the development has less than 250 high turnover or 500 low turnover parking spaces; or</li> <li>b) it has less than 100 parking spaces with direct access to a major road; or</li> <li>c) the Assessment Manager advises a Traffic Impact Report is not required.</li> </ul> This Traffic Impact Report shows how the proposed development is able to comply with the provisions of this code and <b>Section 7.4 of Planning Scheme Policy 11 - Land Development Guidelines.</b> | Not Applicable.<br>The proposed use includes less than 250 high turnover or 500 low turnover parking spaces and accordingly it is deemed that this additional assessment is not required. |                                                                                                                                                     |

## **SECTION 6 – HYDRAULIC, WATER QUALITY AND GEOTECHNICAL ENGINEERING**

**Flood Search Report**

**Hydraulics Report**

**Stormwater Management Plan**

**Geotechnical Report**

**Dewatering Management Plan**

**Lake Management Study**

**Waterway Study**

**Water Quality Management Plan**

### **COMMENT:**

The Development Application intends to re-establish a previously approved use on the site within an existing commercial development, and accordingly, the reports listed are not deemed as relevant to this Development Application. It is anticipated that any additional details may be required in an Information Request.

**DEVELOPMENT APPLICATION FOR  
MATERIAL CHANGE IN USE FOR  
RESTAURANT**

**patrick hefferan**

**town planning and property development**

## **SECTION 7 – ENVIRONMENTAL, OPEN SPACE AND LANDSCAPING**

**Statement of Landscape Intent**

**Species List**

### **COMMENT:**

The Development Application intends to re-establish a previously approved use on the site within an existing commercial development and accordingly as no additional external works are proposed, Landscape Intent Plans and Species Lists are not provided.

**DEVELOPMENT APPLICATION FOR  
MATERIAL CHANGE IN USE FOR  
RESTAURANT**

**patrick hefferan**

**town planning and property development**

## **SECTION 8 – TRANSPORT AND TRAFFIC**

### **Road Traffic Assessment Report**

#### **COMMENT:**

The Development Application intends to re-establish a previously approved use on the site within an existing commercial development. The subject site is not congruent to a State Controlled Road. Accordingly, no additional Information in this Regard is deemed as required as part of this Development Application.

**DEVELOPMENT APPLICATION FOR  
MATERIAL CHANGE IN USE FOR  
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**town planning and property development**

## **SECTION 9 – ENVIRONMENTAL HEALTH**

**Acoustic Report**

**Odour / Dust Management Plan**

**Waste Management**

### **COMMENT:**

The Development Application intends to re-establish a previously approved use on the site within an existing commercial development, and accordingly, the above reports are not deemed as relevant to the proposed development. Any additional Information may be provided in response to Councils Information Request.

**DEVELOPMENT APPLICATION FOR  
MATERIAL CHANGE IN USE FOR  
RESTAURANT**

**patrick hefferan**

**town planning and property development**

## **SECTION 10 – PLANS AND DRAWINGS**

**Appendix 1 – Site Location Plan**

**Appendix 2 - Site Analysis Plans (pursuant to Policy 17 Requirements)**

**Appendix 3 – Site Photographs**

**GCCC Isert Plans**

**Survey Plan**

**Proposed Site Plan and Internal Layout Plan**

### **COMMENT:**

**The relevant site detail and layout plans are provided for Council perusal.**

**DEVELOPMENT APPLICATION FOR  
MATERIAL CHANGE IN USE FOR  
RESTAURANT**

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**town planning and property development**



Gold Coast Highway

Armrick Avenue

Old Burleigh Road

BASE MAP SOURCE: Google Earth, 2009.

## **APPENDIX ONE**

### **location plan**

**101 OLD BURLEIGH  
ROAD, BROADBEACH**

**LOT 70 B8383**

**DEVELOPMENT  
APPLICATION FOR  
MATERIAL CHANGE IN  
USE**

**patrick hefferan**

A.B. N. 353 9089 3924

**town planning and property development**

po box 591, pacific fair, queensland, 4218

**0409 591 857**

**5534 6786 phone/fax**

**pmhplanning@optusnet.com.au**



## **APPENDIX TWO**

### **site analysis plan**

**101 OLD BURLEIGH  
ROAD, BROADBEACH**

**LOT 70 B8383**

**DEVELOPMENT  
APPLICATION FOR  
MATERIAL CHANGE IN  
USE**

**patrick hefferan**

A.B. N. 353 9089 3924

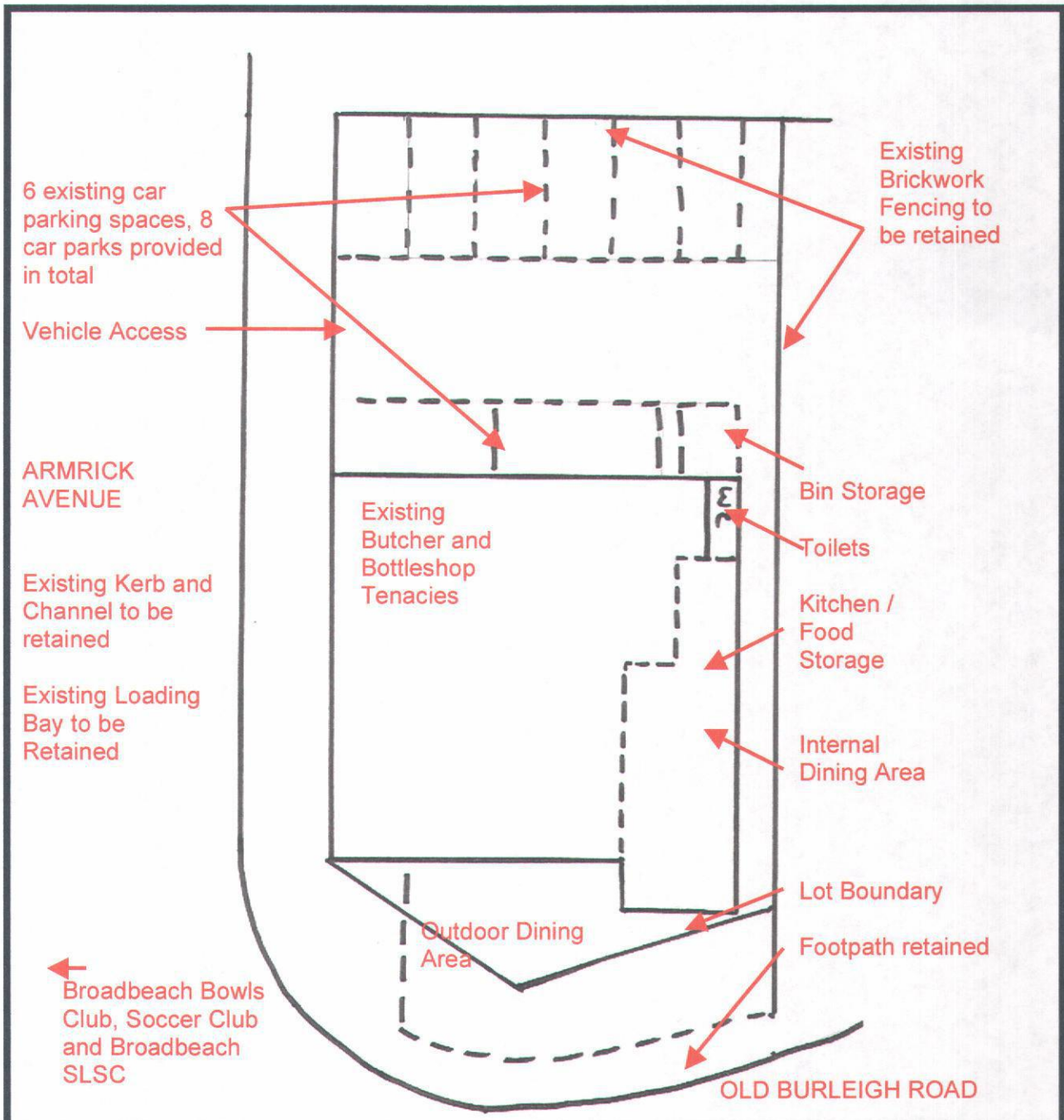
**town planning and property development**

po box 591, pacific fair, queensland, 4218

**0409 591 857**

**5534 6786 phone/fax**

**pmhplanning@optusnet.com.au**



## **APPENDIX FOUR**

### **proposed site plan**

**101 OLD BURLEIGH  
ROAD, BROADBEACH**

**LOT 70 B8383**

**DEVELOPMENT  
APPLICATION FOR  
MATERIAL CHANGE IN  
USE**

**patrick hefferan**

A.B. N. 353 9089 3924

**town planning and property development**

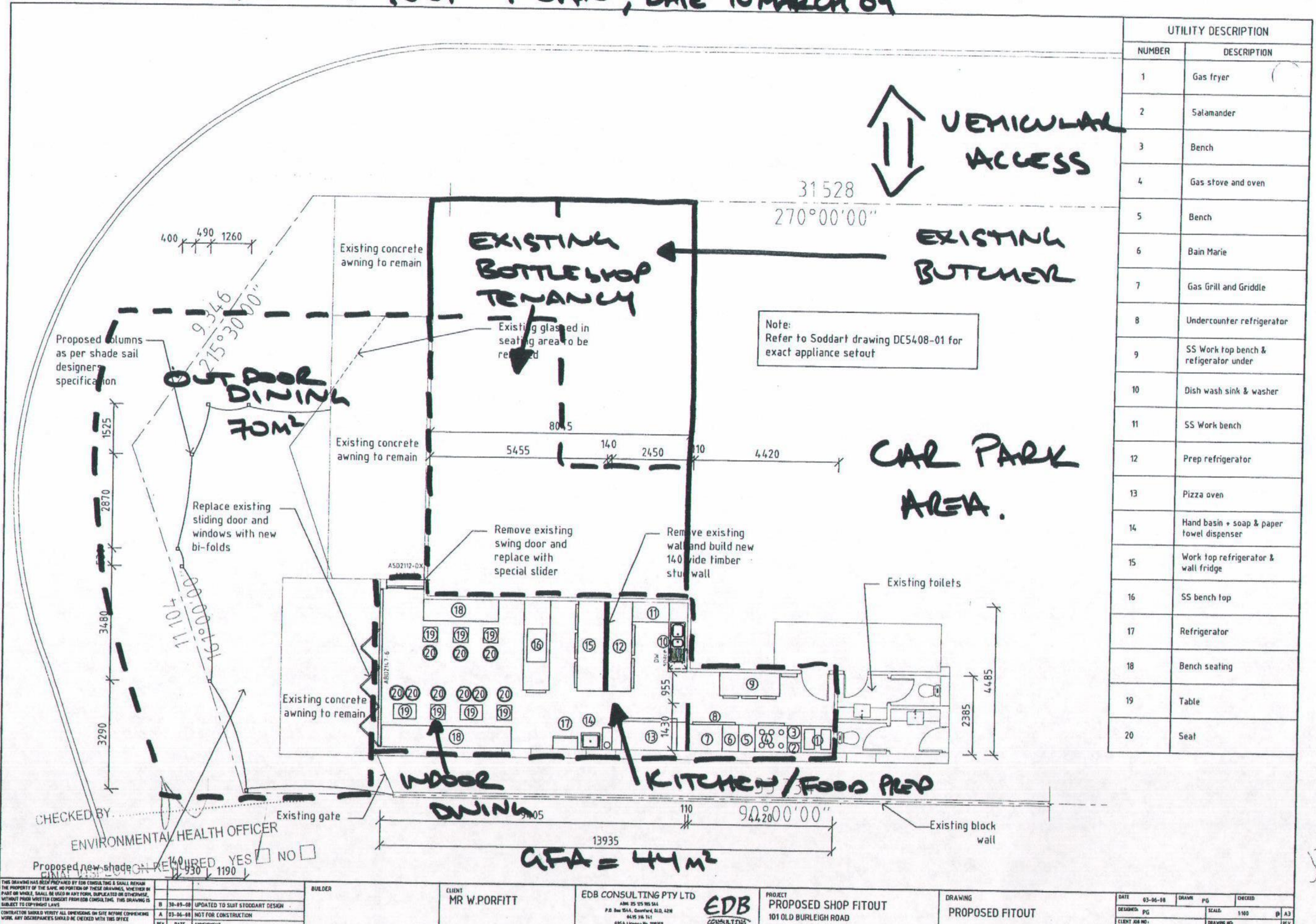
po box 591, pacific fair, queensland, 4218

**0409 591 857**

**5534 6786 phone/fax**

**pmhplanning@optusnet.com.au**

# 'INTERNAL LAYOUT PLAN', DATE 10 MARCH 09

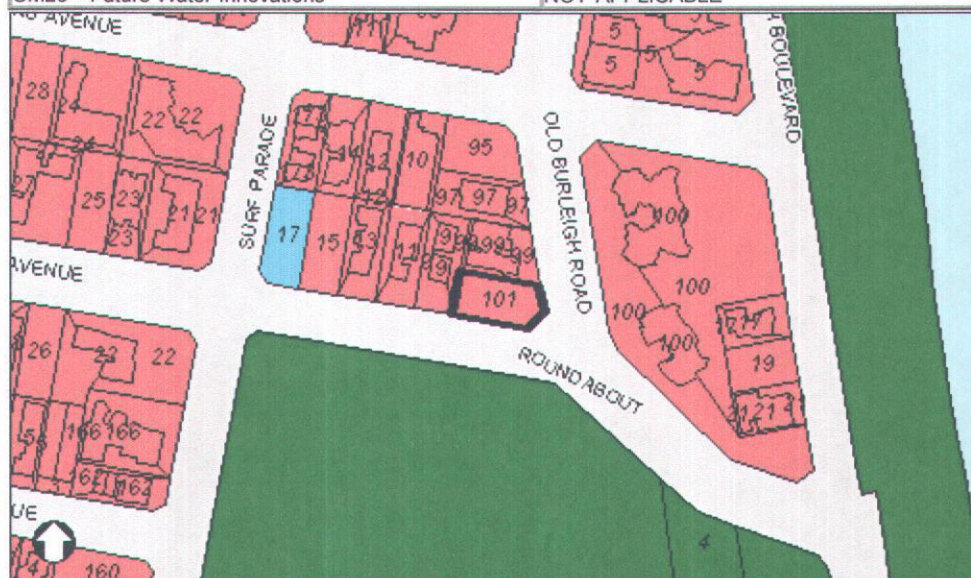




Print

Close

|                                                              |                                                                                                                          |
|--------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|
| Lotplan And Area                                             | 70B8383 (630m2) - Draft SEQ Regional Plan Applicable (refer <a href="http://www.oum.qld.gov.au">www.oum.qld.gov.au</a> ) |
| House Address                                                | 101 OLD BURLEIGH ROAD, BROADBEACH                                                                                        |
| Domain                                                       | RESIDENTIAL CHOICE                                                                                                       |
| Local Area Plan                                              | NOT APPLICABLE                                                                                                           |
| LAP Precinct                                                 | NOT APPLICABLE                                                                                                           |
| LAP Maximum Residential Density                              | NOT APPLICABLE                                                                                                           |
| LAP Maximum Building Height                                  | NOT APPLICABLE                                                                                                           |
| Road Realignment                                             | NOT APPLICABLE                                                                                                           |
| Proposed/Existing 33kv Network                               | NOT APPLICABLE                                                                                                           |
| LAP Character Areas                                          | NOT APPLICABLE                                                                                                           |
| OM1 - Subdivision                                            | NOT APPLICABLE                                                                                                           |
| OM2 - Good Quality Agricultural Land                         | NOT APPLICABLE                                                                                                           |
| OM3 - Cultural Heritage Sites                                | NOT APPLICABLE                                                                                                           |
| OM4 - Maximum Residential Density (Outside LAPs)             | RD6                                                                                                                      |
| OM5 - Minimum Lot Size                                       | NOT APPLICABLE                                                                                                           |
| OM6 - Maximum Building Height(Outside LAP's)                 | 7 STOREYS                                                                                                                |
| OM7 - Airport Environs                                       | NOT APPLICABLE                                                                                                           |
| OM8a - Airport: OLS (Obstacle Limitation Surface)            | NOT APPLICABLE                                                                                                           |
| OM8b - Airport: PAN OPS Surface                              | APPLICABLE                                                                                                               |
| OM8c - Airport: Noise Exposure Contours                      | NOT APPLICABLE                                                                                                           |
| OM8d - Airport: Lighting Zone                                | NOT APPLICABLE                                                                                                           |
| OM8e - Airport: Public Safety Area and Bird/Bat Strike Zones | NOT APPLICABLE                                                                                                           |
| OM9 - Airport: Airservices Australia Aviation Facilities     | NOT APPLICABLE                                                                                                           |
| OM10 - Potential Bushfire Hazard Areas                       | NOT APPLICABLE                                                                                                           |
| OM11 - Wetland and Waterway Areas                            | NOT APPLICABLE                                                                                                           |
| OM12 - Foreshore Seawall                                     | NOT APPLICABLE                                                                                                           |
| OM13 - Canal and Waterways setbacks                          | NOT APPLICABLE                                                                                                           |
| OM14 - Acid Sulfate                                          | NOT APPLICABLE                                                                                                           |
| OM15 - Pac Mwy Service Road Types                            | NOT APPLICABLE                                                                                                           |
| OM16 - Unstable Soils                                        | REFER OVERLAY MAP 16                                                                                                     |
| OM17 - Potential Flood Inundation                            | NOT APPLICABLE                                                                                                           |
| OM18 - Stormwater Drainage Areas                             | APPLICABLE                                                                                                               |
| OM19 - Dam Catchment                                         | NOT APPLICABLE                                                                                                           |
| OM20 - Conservation Strategy                                 | NOT APPLICABLE                                                                                                           |
| OM21 - Public Open Space                                     | NOT APPLICABLE                                                                                                           |
| OM22 - Tourist Routes                                        | APPLICABLE                                                                                                               |
| OM23 - Extractive Resources                                  | NOT APPLICABLE                                                                                                           |
| OM24 - Vegetation Protection Order                           | NOT APPLICABLE                                                                                                           |
| OM25 - Future Water Innovations                              | NOT APPLICABLE                                                                                                           |

**Domain Legend**

|                       |
|-----------------------|
| Rural                 |
| Park Living           |
| Village               |
| Detached Dwelling     |
| Residential Choice    |
| Tourist & Residential |
| Integrated Business   |
| Local Business        |
| Fringe Business       |
| Industry 1            |
| Industry 2            |
| Extractive Industry   |
| Marine Industry       |
| Community Purposes    |
| Conservation          |
| Private Open Space    |
| Public Open Space     |

Gold Coast City Council 2006 - Based on Cadastral Data provided with the permission of the Department of Natural Resources, Mines and Water (current to March, 2006). While every care is taken to ensure the accuracy of this data, the Gold Coast City Council makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, result of the data being inaccurate or incomplete in any way and for any reason.



**1. Subject site viewed from roundabout on Old Burleigh Road.**



**2. Tenancy 1 showing the internal component of the Restaurant.**



**3. The existing car park located to the rear of the Building including 6 existing car parking spaces with access into Armrick Avenue.**



**4. Residential Development adjoining the subject site to the North.**