

OUR REF: 1292

24<sup>th</sup> November 2015

Mr Dale Dickson  
Chief Executive Officer  
City of Gold Coast  
PO Box 5042  
GCMC QLD 9729

Dear Sir/Madam,

**RE: DEVELOPMENT APPLICATION FOR RECONFIGURING A LOT – LEASE  
TERM FOR GREATER THAN TEN (10) YEARS (RISKSMART)**

**PROPERTY: 82 CHRISTENSEN ROAD, STAPYLTON (LOT 240 ON W31320)**

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Gassman Development Perspectives (GDP) are pleased to lodge an application on behalf of the Applicant, Amgrow Pty Ltd over the above property. The application seeks a development permit to allow for an amendment to the lease boundaries of the existing 'Lease A' on subject site. As such, the specific permits this application is seeking are as follows:

- Development Permit for Reconfiguring a Lot (lease term for greater than ten (10) years) – RiskSmart.

In support of this development application, the following information is enclosed:

1. Duly completed RiskSmart Application Kit;
2. Owners consent;
3. Duly completed IDAS Forms 1 & 7 and IDAS Checklists 1 & 3;
4. Duly completed Gold Coast City Council application form for Reconfiguring a Lot;
5. Duly completed Infrastructure charge proposal summary;
6. Planning Report and associated Planning Scheme Codes dated November 2015 – prepared by GDP; and
7. Proposed lease plan for 'Lease B' – prepared by GDP.

The proposed development is reasonable and appropriate within the context of the site and surrounding land uses, and the planning framework for the area. Accordingly, it is recommended that the proposed development be considered favourably by Council and subsequently approved subject to reasonable and relevant conditions.

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GPO Box 999 Brisbane Q 4001  
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Quality  
ISO 9001



gassman  
development  
perspectives

planning  
design  
environment  
surveying

Should any further information be required as part of this application, please don't hesitate to contact the undersigned.

Yours faithfully,

**GASSMAN DEVELOPMENT PERSPECTIVES**

.....  
**Will Rowles**

Town Planner

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Quality  
ISO 9001



# Application Kit

## (including RISKS MART)

### *Reconfiguration of a Lot* *(Maximum of 5 Freehold Lots)*

*Gold Coast Planning Scheme 2003 (Version 1.2 Amended October 2010)*

| Reconfiguration of a Lot Application<br>(RiskSmart and standard Code Assessable applications (maximum of 5 freehold lots) only) |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                         |
|---------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| Office use only                                                                                                                 | Application number                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Date                    |
|                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                         |
|                                                                                                                                 | Receipt number                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Records barcode         |
|                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                         |
|                                                                                                                                 | Customer service officer                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                         |
|                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                         |
|                                                                                                                                 | Business partner name                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Business partner number |
|                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                         |
|                                                                                                                                 | <ul style="list-style-type: none"><li>• Check that all parts of application are received.</li><li>• Immediately phone Development Assessment Review Team (DART) on ext 8866 (<i>select option #3</i>) to collect two copies of the application.</li><li>• Forward remaining copy, disk and receipt to Records as soon as possible.</li><li>• Ensure this cover sheet is the first page when sent to Records.</li></ul>                                                                        |                         |
|                                                                                                                                 | <p>Council of the City of Gold Coast (Council) is collecting your personal information in accordance with the <i>Sustainable Planning Act 2009</i> in order to help assess your application. The information will only be used by authorised Council officers for the purpose of assessment, statistical reporting and ensuring our records are accurate. Your information will not be given to any other person or agency unless you have given us permission or we are required by law.</p> |                         |

# Application Kit Overview

## Purpose of this Application Kit

The purpose of this Application Kit is to provide assistance when preparing a low risk application for a development proposal in the Council of the City of Gold Coast (Council) area. This Application Kit should assist in ensuring the correct and complete information is submitted in the correct format. This will in turn assist Council in achieving faster approval timeframes and reducing the likelihood of information requests that may delay the process.

## How to use this Application Kit

Section 1, Section 2 and Section 3 of this Application Kit are compulsory and must be completed by the applicant (you). To be eligible for RiskSmart, the application must meet the criteria detailed in Section 3 of this Application Kit. If the application does not meet the criteria specified in Section 3, then the applicant (you) must address the 'Further Assessment' criteria in Section 4 of this Application Kit. Section 4 of this application kit allows you the opportunity to provide additional information where your application would otherwise not be suitable for Risksmart and would require a full application. This additional information will mean that Council may be able to assess your application in a shorter time period from the normal IDAS timeframes but cannot guarantee a five day turnaround.

If assistance is required completing the Application Kit, please contact a member of the DART Team on (07) 5582 8866 and select *option 3*, or email [DART@goldcoast.qld.gov.au](mailto:DART@goldcoast.qld.gov.au)

## Section 1 Minimum legislative Requirements

This section outlines the relevant documentation that is required for the application to be deemed 'Properly Made' in accordance with the *Sustainable Planning Act (SPA) 2009*.

This section provides guidance on what information you need to submit to increase your chances of a shortened assessment period for your application.

## Section 2 Supporting Information

## Section 3 RiskSmart Check

This section will aid Council in determining if it is possible to process your application within 5 business days.

Include in this section your supporting information for RiskSmart applications PLUS signed declaration of full assessment against the planning scheme.

## Section 4 Further Assessment

# Section 1

## Lodgement



### Mandatory Information

This section provides a list of all the mandatory information that is required in accordance with s 261 of the *Sustainable Planning Act (SPA) 2009*. Where an application meets all the requirements of SPA, an application is deemed 'Properly Made.'

All development applications in Queensland are required to be properly made at lodgement. If your application is not properly made, council may reject the application at the lodgement stage.

### Correct Fees

Fees apply to Development Applications. A properly made application is required to be submitted with the appropriate fee (please note if access easements are proposed they are subject to a respective fee as well). A copy of Council's Regulatory Fees and Charges is available from Customer Service, [cityofgoldcoast.com.au](http://cityofgoldcoast.com.au).

| Correct Application Fee            | Yes                                 |
|------------------------------------|-------------------------------------|
| Please specify the applicable fee: |                                     |
| \$ 684.90                          | <input checked="" type="checkbox"/> |

### Correct Owners Consent

An application is Properly Made if the mandatory information in item 8 of IDAS Form 1 has been correctly submitted (see Appendix A for detail).

| Relevant IDAS Forms        | Yes                                 |
|----------------------------|-------------------------------------|
| (a) Correct owners consent | <input checked="" type="checkbox"/> |

### Integrated Development Assessment System (IDAS) Forms

Ensure that the following IDAS<sup>1</sup> forms are completed and remain attached to this document. All fields on the forms, unless otherwise indicated, are mandatory.

*Department of State Development, Infrastructure and Planning*

| Relevant IDAS Forms                                                                     | Yes                                 |
|-----------------------------------------------------------------------------------------|-------------------------------------|
| (b) Completed IDAS Form 1 - Application details                                         | <input checked="" type="checkbox"/> |
| (c) Completed IDAS Form 7 – Reconfiguring of a Lot assessable against a planning scheme | <input checked="" type="checkbox"/> |

### Things to Do

Please ensure the following is addressed before lodging your application:

- Ensure that all the mandatory supporting information listed in item 6 in IDAS Form 7 is provided with this Application Kit;
- Ensure all relevant IDAS forms remain attached to this Application Kit;
- Ensure that the correct owners consent is included as indicated in item 8 in the IDAS Form 1. Details on owners consent are provided at the back of this Application Kit in Appendix A

<sup>1</sup> Integrated Development Assessment System (IDAS) Forms are the forms that all applicants are required to complete and provide with the application when lodging a development application in Queensland.

# Section 2

## Supporting Information



### Information Requested by Council

The following information is requested in addition to the minimum legislative requirement outlined in Section 1. This information will assist in the RiskSmart development assessment process. This information is requested by Council to enable accurate and timely assessment and to minimise the likelihood of an information request being issued by Council.

### Referral Agencies

Some applications can trigger a referral to assessment agencies other than council. For example, if a development is located within 100 metres of a main road, an application will require referral to the Queensland Government Department of Transport and Main Roads (DTMR). As a result, council cannot guarantee a streamlined assessment process due to the additional assessment requirements. It is therefore recommended that applicants identify potential referral agencies (refer to IDAS Checklist 1) and seek approval from them prior to lodgement.

### Supporting Information Check

| Ensure the following information is provided with this Application Kit |                                                                                                                                                                                                                                                                                                                                                       | Yes                                 |
|------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| Q1                                                                     | The cover sheet with the “office use only” table must remain on the front of your application.                                                                                                                                                                                                                                                        | <input checked="" type="checkbox"/> |
| Q2                                                                     | The application can be lodged online using the Council of the City of Gold Coast’s (Council) development application SmartForm or at any Customer Service Centre.<br><b>PLEASE NOTE:</b> The five (5) business day turnaround time for RiskSmart applications can only be guaranteed when lodged via the Council’s development application SmartForm. | <input checked="" type="checkbox"/> |
| Q3                                                                     | RiskSmart lodgement package must be in 3xPDF format as outlined in <a href="#">SmartForm eLodgement requirement for development applications</a> .                                                                                                                                                                                                    | <input checked="" type="checkbox"/> |
| Q4                                                                     | . CD lodgement must be in 3xPDF format as outlined in <a href="#">SmartForm eLodgement requirement for development applications</a> .                                                                                                                                                                                                                 | <input type="checkbox"/>            |
| Q5                                                                     | Completed Application Kit.                                                                                                                                                                                                                                                                                                                            | <input checked="" type="checkbox"/> |
| Q6                                                                     | Property Enquiry print off from: <a href="http://www.goldcoastcity.com.au/pdonline">www.goldcoastcity.com.au/pdonline</a>                                                                                                                                                                                                                             | <input checked="" type="checkbox"/> |
| Q7                                                                     | Site Analysis (prepared in accordance with Planning Scheme Policy 17).                                                                                                                                                                                                                                                                                | <input checked="" type="checkbox"/> |
| Q8                                                                     | Site photos.                                                                                                                                                                                                                                                                                                                                          | <input checked="" type="checkbox"/> |
| Q9                                                                     | Referral Agency Responses (if relevant).                                                                                                                                                                                                                                                                                                              | <input type="checkbox"/>            |

### Things to Do

Please ensure you refer to the [SmartForm eLodgement requirement for development applications](#). for all lodgement package requirements.

# Section 3

## RiskSmart Assessment



### Is Your Application Low Risk?

Please complete each of the following questions by answering Yes and No, and proceed as instructed in the right hand columns. The right hand columns will tell you which question to go to next, or whether the proposal requires further assessment. If at any point you are instructed that the proposal requires further assessment, it means that the proposal is not considered to be low risk and a five day turnaround cannot be guaranteed. In this event, continue to Section 4 of this form as directed. Where you are advised "Not Risksmart" you will not be able to lodge with this form and a full application will be required.

To complete the questions you will require a property enquiry print off, which can be obtained from [cityofgoldcoast.com.au](http://cityofgoldcoast.com.au)

### RiskSmart Assessment

| Question                                                                                                                                                                                                                                                           |                                                                                                                                                                      | Answer                                                                                                                                                             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Basic Requirements                                                                                                                                                                                                                                                 |                                                                                                                                                                      |                                                                                                                                                                    |
| <b>Q1)</b> Is the subject site within the South East Queensland Regional Plan's Urban Footprint land designation?<br><br><i>Check property using the interactive mapping tool to determine: <a href="http://cityofgoldcoast.com.au">cityofgoldcoast.com.au</a></i> | Yes <input checked="" type="checkbox"/> <b>QUESTION SATISFIED</b><br><br>Proceed to Q2.                                                                              | No <input type="checkbox"/> <b>NOT RISKSMT</b><br><br>If no - You will not be able to lodge with this form. A full application will be required for your proposal. |
| <b>Q2)</b> Is the subject site identified on Overlay Map OM5 - Minimum Lot Size?<br><br><i>Check property enquiry report for applicable overlays: <a href="http://cityofgoldcoast.com.au">cityofgoldcoast.com.au</a></i>                                           | Yes <input type="checkbox"/> <b>NOT RISKSMT</b><br><br>If yes - You will not be able to lodge with this form. A full application will be required for your proposal. | No <input checked="" type="checkbox"/> <b>QUESTION SATISFIED</b><br><br>Proceed to Q3.                                                                             |



|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                           |                                                                                                                                                                      |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Q3)</b> Is the subject site located within one of the applicable Domains?</p> <p>(a) Rural Living<br/>(b) Park Living<br/>(c) Village (Mixed Use)<br/>(d) Detached Dwelling<br/>(e) Residential Choice<br/>(f) Tourist and Retail<br/>(g) Integrated Business<br/>(h) Local Business<br/>(i) Fringe Business<br/>(j) Industry 1 (High Impact)<br/>(k) Industry 2 (Low Impact)</p> <p><i>Check property enquiry report to see which Domain or Place Code your site lies within. <a href="http://cityofgoldcoast.com.au">cityofgoldcoast.com.au</a></i></p> | <p>Yes <input type="checkbox"/> <b>FURTHER ASSESSMENT</b></p> <p>If yes include a print out of the property enquiry report confirming the Domain designation.</p> <p>Proceed to Q3.1.</p> | <p>No <input checked="" type="checkbox"/> <b>QUESTION SATISFIED</b></p> <p>Proceed to Q4.</p>                                                                        |
| <p><b>Q3.1)</b> Does the proposal consist of freehold lots that comply with the minimum lot area, minimum lot frontage, minimum width of any access strip or easement, and the maximum ratio of lot depth to average width provided in Table 1a? *</p> <p><i>* See Table 1a in the attachment at back of checklist, - Minimum Lot Sizes for Domains</i></p>                                                                                                                                                                                                     | <p>Yes <input type="checkbox"/> <b>QUESTION SATISFIED</b></p> <p>Proceed to Q5.</p>                                                                                                       | <p>No <input type="checkbox"/> <b>NOT RISKSMT</b></p> <p>If no - You will not be able to lodge this form. A full application will be required for your proposal.</p> |



|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                            |                                                                                                                                                                      |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Q4)</b> Is the subject site located within one of the applicable Local Area Plan Precincts?</p> <p>(a) Broadbeach (Precincts 1,3, 8-10)</p> <p>(b) Bundall Central (Precinct 1)</p> <p>(c) Bundall Equestrian (Precinct 1 &amp; 2)</p> <p>(d) Burleigh (Precincts 1-5)</p> <p>(e) Burleigh Ridge (Precincts 1 &amp; 2)</p> <p>(f) Chevron Island (1-3)</p> <p>(g) Coolangatta (1-2,4-7)</p> <p>(h) Coomera (1-5, 7)</p> <p>(i) Coomera Town Centre (2, 4-6)</p> <p>(j) Currumbin Hill (1-4)</p> <p>(k) Helensvale Town Centre (1-3)</p> <p>(l) Hope Island (1-2, 4-7)</p> <p>(m) Mudgeeraba Village (1-2, 4)</p> <p>(n) Nerang (1-2, 4-6, 8-11)</p> <p>(o) Oxenford(4-8)</p> <p>(p) Palm Beach</p> <p>(q) Paradise Point</p> <p>(r) Southport (1-6,9-10,12)</p> <p>(s) Surfer's Paradise (1-6)</p> <p>(t) Uplands Drive and Woodlands Way</p> <p>(u) West Burleigh Township</p> <p>(v) Yatala Enterprise Area (1-4)</p> | <p>Yes <input checked="" type="checkbox"/> <b>FURTHER ASSESSMENT</b></p> <p>If yes include a print out of the property enquiry report confirming the LAP Precinct designation.</p> <p>Proceed to Q4.1.</p> | <p>No <input type="checkbox"/> <b>NOT RISKSMT</b></p> <p>If no - You will not be able to lodge this form. A full application will be required for your proposal.</p> |
| <p><b>Q4.1)</b> Does the proposal consist of freehold lots that comply with the minimum lot size consistent with Table 1b?</p> <p><i>*See Table 1b in the attachment at the back of the checklist, - Minimum Lot Sizes for Local Area Plans.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <p>Yes <input checked="" type="checkbox"/> <b>QUESTION SATISFIED</b></p> <p>Proceed to Q5.</p>                                                                                                             | <p>No <input type="checkbox"/> <b>NOT RISKSMT</b></p> <p>If no - You will not be able to lodge this form. A full application will be required for your proposal.</p> |
| <p><b>Q5)</b> Is the subject site affected by a Plan of Development associated with a previous MCU/ROL Development Permit approval?</p> <p><i>Note: Preliminary Approvals to Override the Planning Scheme are not RiskSmart applications. Contact City of Gold Coast's Town Planning Advice Counter on 5582-8708.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <p>Yes <input type="checkbox"/></p> <p>Proceed to Q5.1.</p>                                                                                                                                                | <p>No <input checked="" type="checkbox"/> <b>QUESTION SATISFIED</b></p> <p>Proceed to Q6.</p>                                                                        |



|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Q5.1)</b> Is the application in accordance with the Plan of Development?</p> <p><i>Request for information section "Plan of Development" request form on Council's homepage:</i><br/> <a href="http://cityofgoldcoast.com.au">cityofgoldcoast.com.au</a></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <p>Yes <input type="checkbox"/> <b>FURTHER ASSESSMENT</b></p> <p>If yes – A 5 day turnaround cannot be guaranteed, however you may continue to lodge this form. You will be required to fill in section 4 of this form, requiring you to Include a copy of an assessment against the Plan of Development.</p> <p>Proceed to Q6.</p> | <p>No <input type="checkbox"/> <b>NOT RISKSMAST</b></p> <p>If no - You will not be able to lodge with this form. A full application will be required for your proposal.</p>                      |
| <p><b>Q6)</b> Is the application in a residential domain or precinct and located within 500 metres of a lot containing an extractive industry operation or resource (hard rock quarrying) or within 200 metres of a lot containing an extractive industry operation or resource (sand and gravel operations), as defined on Overlay Map OM23 – Extractive Resources</p> <p><i>Check the planning scheme map below:</i><br/> <a href="http://cityofgoldcoast.com.au/mapsOM23">cityofgoldcoast.com.au/mapsOM23</a></p>                                                                                                                                                                                                                                   | <p>Yes <input type="checkbox"/> <b>NOT RISKSMAST</b></p> <p>If yes - You will not be able to lodge with this form. A full application will be required for your proposal.</p>                                                                                                                                                       | <p>No <input checked="" type="checkbox"/> <b>QUESTION SATISFIED</b></p> <p>If no - Attach a copy of the relevant Overlay Map OM23 section indicating the subject site.</p> <p>Proceed to Q7.</p> |
| <p><b>Q7)</b> Does the development application trigger referral to any Referral Agencies?</p> <p><i>Note: the following are common referral triggers:</i></p> <ul style="list-style-type: none"> <li>▪ <i>Part of the development proposal within (up to and including) 100 metres measured at right angles from the boundary of a State Controlled Road (Please contact the Department of Transport and Main Roads);</i></li> <li>▪ <i>Part of the site within the boundaries of the Intra Regional Transport Corridor (IRTC) (Please contact the Department of Transport and Main Roads);</i></li> <li>▪ <i>The application site located on contaminated land (Please contact the Department of Environment and Resource Management);</i></li> </ul> | <p>Yes <input type="checkbox"/></p> <p>Proceed to Q7.1.</p>                                                                                                                                                                                                                                                                         | <p>No <input checked="" type="checkbox"/> <b>QUESTION SATISFIED</b></p> <p>Proceed to Q8.</p>                                                                                                    |
| <p><b>Q7.1)</b> Has a Referral Agency response been provided in accordance with Section 271 of the Sustainable Planning Act 2009?</p> <p><i>Check against the requirements of section 271 of the Sustainable Planning Act 2009:</i><br/> <a href="http://Sustainable Planning Act 2009">Sustainable Planning Act 2009</a></p>                                                                                                                                                                                                                                                                                                                                                                                                                          | <p>Yes <input type="checkbox"/> <b>QUESTION SATISFIED</b></p> <p>Proceed to Q8.</p>                                                                                                                                                                                                                                                 | <p>No <input type="checkbox"/> <b>FURTHER ASSESSMENT</b></p> <p>If no - a 5 day turnaround cannot be guaranteed, however you may continue to lodge with this form.</p> <p>Proceed to Q8.</p>     |



| Roads, frontage, access and parking                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                      |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Q8)</b> Is the site affected by 'future road requirement' and or 'road widening' as shown on the relevant Planning Scheme Domain or LAP Precinct Map/s?</p> <p><i>Check the application against the Maps provided:</i><br/> <a href="http://cityofgoldcoast.com.au/domains">cityofgoldcoast.com.au/domains</a><br/> <i>and LAP map (if relevant):</i><br/> <a href="http://cityofgoldcoast.com.au/policy11">cityofgoldcoast.com.au/policy11</a></p> | <p>Yes <input type="checkbox"/> <b>FURTHER ASSESSMENT</b></p> <p>If yes - a 5 day turnaround cannot be guaranteed, however you may continue to lodge with this form.</p> <ul style="list-style-type: none"> <li>Ensure site plans clearly detail the area required to be resumed for road widening.</li> </ul> <p>Proceed to Q9.</p>                                                                                                    | <p>No <input checked="" type="checkbox"/> <b>QUESTION SATISFIED</b></p> <p>Proceed to Q9.</p>                                                                        |
| <p><b>Q9)</b> Are all proposed lots accessible by legal road access (this includes access strips or easements)?</p> <p><i>Note: Council may require the upgrading of a road in order to ensure compliance with this question. Check Policy 11 at the Gold Coast City Council website:</i><br/> <a href="http://cityofgoldcoast.com.au/policy11">cityofgoldcoast.com.au/policy11</a></p>                                                                   | <p>Yes <input checked="" type="checkbox"/> <b>QUESTION SATISFIED</b></p> <ul style="list-style-type: none"> <li>Ensure site plans clearly detail the length and name of each road frontage that adjoins the subject site.</li> </ul> <p>Proceed to Q10.</p>                                                                                                                                                                             | <p>No <input type="checkbox"/> <b>NOT RISKSMT</b></p> <p>If no - You will not be able to lodge this form. A full application will be required for your proposal.</p> |
| <p><b>Q10)</b> Does the proposal require the construction of a new road?</p>                                                                                                                                                                                                                                                                                                                                                                              | <p>Yes <input type="checkbox"/> <b>FURTHER ASSESSMENT</b></p> <p>A 5 day turnaround cannot be guaranteed, however you may continue to lodge with this form.</p> <ul style="list-style-type: none"> <li>Please note that any planning approval will have conditions applied which will require road construction to be in accordance with the requirements of Policy 11 - Land Development Guidelines.</li> </ul> <p>Proceed to Q11.</p> | <p>No <input checked="" type="checkbox"/> <b>QUESTION SATISFIED</b></p> <p>Proceed to Q11.</p>                                                                       |
| <p><b>Q11)</b> Are new vehicular access points proposed?</p>                                                                                                                                                                                                                                                                                                                                                                                              | <p>Yes <input type="checkbox"/></p> <p>Proceed to Q11.1.</p>                                                                                                                                                                                                                                                                                                                                                                            | <p>No <input checked="" type="checkbox"/> <b>QUESTION SATISFIED</b></p> <p>Proceed to Q12.</p>                                                                       |
| <p><b>Q11.1)</b> Are the proposed new vehicular access points to a service road to the Pacific Motorway as defined on Overlay Map OM15- Pacific Motorway Service Road Types?</p>                                                                                                                                                                                                                                                                          | <p>Yes <input type="checkbox"/> <b>FURTHER ASSESSMENT</b></p> <p>If yes - A 5 day turnaround cannot be guaranteed, however you may continue to lodge with this form.</p> <p>Proceed to Q11.2.</p>                                                                                                                                                                                                                                       | <p>No <input type="checkbox"/> <b>QUESTION SATISFIED</b></p> <p>Proceed to Q11.2</p>                                                                                 |



|                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Q11.2)</b> Can future access driveways:</p> <p>(a) Be located in accordance with AS/NZS2890.1:2004 Section 3.2.3 and ;</p> <p>(b) Provide sight distance to the requirements of AS/NZS2890.1:2004 or AS2890.2:2002</p> <p>(c) Enable internal vehicular access to each lot at gradients not steeper than that specified in AS/NZS 2890.1:2004 or AS2890.2:2002</p> | <p>Yes <input type="checkbox"/> <b>QUESTION SATISFIED</b></p> <p>Proceed to Q12.</p>                                                                                                                                                                                                                                                             | <p>No <input type="checkbox"/> <b>NOT RISKSMT</b></p> <p>If no - You will not be able to lodge with this form. A full application will be required for your proposal.</p> |
| <h2>Amenity Issues</h2>                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                           |
| <p><b>Q12)</b> Is the subject site in a residential Domain or Precinct and located within 100 metres of an Industry/ Warehouse or Commercial land use?</p>                                                                                                                                                                                                               | <p>Yes <input type="checkbox"/> <b>FURTHER ASSESSMENT</b></p> <p>If yes - A 5 day turnaround cannot be guaranteed, however you may continue to lodge with this form. You will be required fill in Section 4 of this form, requiring you to lodge an Acoustic Report to demonstrate noise mitigation measures.</p> <p>Proceed to Q13.</p>         | <p>No <input checked="" type="checkbox"/> <b>QUESTION SATISFIED</b></p> <p>Proceed to Q13.</p>                                                                            |
| <h2>Environmental Constraints</h2>                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                           |
| <p><b>Q13)</b> Does the subject site include, or is it directly adjacent to a wetland and/or waterway under the Natural Wetlands and Waterways Constraint Code Overlay Map 11?</p> <p><i>Check the application against the Overlay Map 11:</i><br/> <a href="http://cityofgoldcoast.com.au/mapsOM20">cityofgoldcoast.com.au/mapsOM20</a></p>                             | <p>Yes <input checked="" type="checkbox"/> <b>FURTHER ASSESSMENT</b></p> <p>If yes - A 5 day turnaround cannot be guaranteed, however you may continue to lodge with this form. You will be required to fill in Section 4 of this form, requiring you to provide an Ecological Assessment Report of the subject site.</p> <p>Proceed to Q14.</p> | <p>No <input type="checkbox"/> <b>QUESTION SATISFIED</b></p> <p>Proceed to Q14.</p>                                                                                       |
| <p><b>Q14)</b> Is the site affected by Overlay Map 20 (Conservation Strategy)?</p> <p><i>Check the application against the Overlay Map 20:</i><br/> <a href="http://cityofgoldcoast.com.au/mapsOM20">cityofgoldcoast.com.au/mapsOM20</a></p>                                                                                                                             | <p>Yes <input type="checkbox"/> <b>FURTHER ASSESSMENT</b></p> <p>If yes a 5 day turnaround cannot be guaranteed, however you may continue to lodge with this form. You will be required to fill in Section 4 of this form, requiring you to provide an Ecological Assessment Report of the subject site.</p> <p>Proceed to Q15.</p>              | <p>No <input checked="" type="checkbox"/> <b>QUESTION SATISFIED</b></p> <p>Proceed to Q15.</p>                                                                            |



|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                        |
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| <b>Q15)</b> Is there a statutory covenant area for environmental purposes over the subject site?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Yes <input type="checkbox"/><br>Proceed to Q15.1.                                                                                                                                                                                                                                                    | No <input checked="" type="checkbox"/> <b>QUESTION SATISFIED</b><br>Proceed to Q16.                                                                                                                                                                                                                                                    |
| <b>Q15.1)</b> Are the boundaries of the statutory covenant area for environmental purposes proposed to be retained?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Yes <input type="checkbox"/> <b>QUESTION SATISFIED</b><br>Proceed to Q16.                                                                                                                                                                                                                            | No <input type="checkbox"/> <b>NOT RISKSMT</b><br>If no - You will not be able to lodge this form. A full application will be required for your proposal.                                                                                                                                                                              |
| <b>Q16)</b> Is the site identified by the State Government (The Department of Environment and Resource Management or The Department of Local Government and Planning) as Koala Habitat?<br><br><i>Check the site against DERM mapping: <a href="#">Department of Natural Resources and Mines</a></i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Yes <input type="checkbox"/> <b>NOT RISKSMT</b><br>If yes - You will not be able to lodge with this form. A full application would be required for your proposal.                                                                                                                                    | No <input checked="" type="checkbox"/> <b>QUESTION SATISFIED</b><br>Proceed to Q17.                                                                                                                                                                                                                                                    |
| <b>Q17)</b> At ground level will any structure be located within 15 metres of any protected size vegetation including neighbouring property.<br><br>Protected size vegetation is:<br><br>a. On private land and has a trunk circumference (girth) equal to, or in excess of 40 centimetres when measured at 1.3 metres above the average ground level at the trunk's base<br><br>or<br><br>b. On private land within the Rural, Park living or Emerging Communities Domains, or within numerous Precincts of the City's many Local Areas Plan's, that are equal to, or in excess of four (4) metres in height, regardless of trunk circumference<br><br><i>Note: Trunk circumference is defined as the distance around the outer boundary of the trunk and can be written as, for example, trunk circumference = 40 centimetres at 1.3 metres.</i><br><br>Refer to the attached web page: <a href="http://cityofgoldcoast.com.au">cityofgoldcoast.com.au</a> | Yes <input type="checkbox"/> <b>FURTHER ASSESSMENT</b><br>If yes - A 5 day turnaround cannot be guaranteed, however you may continue to lodge with this form. You will be required to fill in Section 4 of this form, and provide a Tree Assessment and Tree Management Plan.<br><br>Proceed to Q18. | No <input checked="" type="checkbox"/> <b>QUESTION SATISFIED</b><br>Proceed to Q18.                                                                                                                                                                                                                                                    |
| <b>Q18)</b> Where battle-axe lots are created, do the lots provide an outlook over public open space?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Yes or N/A <input checked="" type="checkbox"/><br>Proceed to Q19.                                                                                                                                                                                                                                    | No <input type="checkbox"/> <b>FURTHER ASSESSMENT</b><br>If no - A 5 day turnaround cannot be guaranteed, however you may continue to lodge this form. You will be required to fill in Section 4 of this form and address the Performance Criteria 6 of the Reconfiguration of a Lot Specific Development Code.<br><br>Proceed to Q19. |



| Sewerage and Potable Water                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                               |                                                                                                                                                                |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Q19)</b> Is the subject site within a Domain or Precinct that doesn't require connection to Gold Coast Water's reticulated sewerage system (ie. Rural, Park Living or Village Domains/ Precincts)?                                                                                                                                       | Yes <input type="checkbox"/><br>Proceed to Q19.1.                                                                                                                                                                                                                                             | No <input checked="" type="checkbox"/> <b>QUESTION SATISFIED</b><br>Proceed to Q20.                                                                            |
| <b>Q19.1)</b> Has an effluent disposal report been prepared and provided with application AND the effluent disposal area maintain set back distances complying with Tables T4, T5 and T7 of <i>Queensland Plumbing and Wastewater Code</i>                                                                                                  | Yes <input type="checkbox"/> <b>QUESTION SATISFIED</b><br>Proceed to Q20.                                                                                                                                                                                                                     | No <input type="checkbox"/> <b>NOT RISKSMT</b><br>If no - You will not be able to lodge this form. A full application will be required for your proposal.      |
| <b>Q20)</b> Are the proposed lots either; <ul style="list-style-type: none"> <li>- Connected to Gold Coast Water's reticulated sewerage system; or</li> <li>- Proposed to be connected to Gold Coast Water's reticulated sewerage system?</li> </ul> <i>(Not applicable to lots in the Rural, Park Living or Village Domain/ Precincts)</i> | Yes <input checked="" type="checkbox"/><br>Proceed to Q20.1.                                                                                                                                                                                                                                  | No <input type="checkbox"/> <b>NOT RISKSMT</b><br>If no - You will not be able to lodge this form. A full application will be required for your proposal.      |
| <b>Q20.1)</b> Are there any upstream sewerage connections required from adjoining properties?                                                                                                                                                                                                                                               | Yes <input type="checkbox"/> <b>FURTHER ASSESSMENT</b><br>If yes - A 5 day turnaround cannot be guaranteed, however you may continue to lodge with this form. You will be required to fill in Section 4 of this form providing detailed longitudinal sewer plans to scale.<br>Proceed to Q21. | No <input type="checkbox"/> <b>QUESTION SATISFIED</b><br>Proceed to Q21.                                                                                       |
| <b>Q21)</b> Are the proposed lots either: <ul style="list-style-type: none"> <li>- Serviced by Gold Coast Water's reticulated water system?; or</li> <li>- Proposed to be serviced by Gold Coast Water's reticulated water system?</li> </ul> <i>(Not applicable to the Rural Domain and Precincts)</i>                                     | Yes <input checked="" type="checkbox"/><br>Proceed to Q21.1.                                                                                                                                                                                                                                  | No <input type="checkbox"/> <b>NOT RISKSMT</b><br>If no - You will not be able to lodge with this form. A full application will be required for your proposal. |
| <b>Q21.1)</b> Is any extension of an Gold Coast Water's reticulated water main required to provide property service connection to the boundary of each lot?                                                                                                                                                                                 | Yes <input type="checkbox"/> <b>NOT RISKSMT</b><br>If yes - You will not be able to lodge with this form. A full application will be required for your proposal.                                                                                                                              | No <input type="checkbox"/> <b>QUESTION SATISFIED</b><br>Proceed to Q22.                                                                                       |



|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                           |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Q22)</b> Is the site subject to the future dual reticulation (Coomera and Coomera Town Centre LAPs only)?</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <p>Yes <input type="checkbox"/> <b>FURTHER ASSESSMENT</b></p> <p>If yes - A 5 day turnaround cannot be guaranteed, however you may continue to lodge with this form. All live connections to the existing sewerage main or a manhole (MH) are to be performed by Gold Coast Water at the applicant's cost. The applicant must liaise with Gold Coast Water's Network Reliability Branch (phone 5581 7564) to make arrangements for the connection and to obtain a quotation for the work.</p> <p>Proceed to Q23.</p> | <p>No <input checked="" type="checkbox"/> <b>QUESTION SATISFIED</b></p> <p>Proceed to Q23</p>                                                                             |
| <b>Bushfire Risk</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                           |
| <p><b>Q23)</b> Does one of the following options apply to the subject site?</p> <p>(a) Is the subject site listed as Medium or High on Overlay Map 10 (Potential Bushfire Hazard Areas)?</p> <p>(b) Is the subject site adjacent to or within 50 metres of a site with Medium Potential Bushfire Hazard Risk?</p> <p>(c) Is the subject site adjacent to or within 100 metres of a site with High Potential Bushfire Hazard Risk?</p> <p><i>Please refer to overlay map 10:<br/><a href="http://cityofgoldcoast.com.au/mapsOM10">cityofgoldcoast.com.au/mapsOM10</a></i></p> | <p>Yes <input checked="" type="checkbox"/></p> <p>Proceed to Q23.1.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                              | <p>No <input type="checkbox"/> <b>QUESTION SATISFIED</b></p> <p>Proceed to Q24.</p>                                                                                       |
| <p><b>Q23.1)</b> Is the application accompanied by a Bushfire Management Plan that has been approved by the Queensland Fire and Emergency Service?</p> <p><i>Note: All Bushfire Management Plans must be stamped and approved by Queensland Fire and Emergency Service prior to the lodgement of this application with Council – please contact Queensland Fire and Emergency Services Officer, email <a href="mailto:mail@goldcoast.qld.gov.au">mail@goldcoast.qld.gov.au</a> or phone 07 5582 8803</i></p>                                                                 | <p>Yes <input type="checkbox"/> <b>QUESTION SATISFIED</b></p> <p>Proceed to Q24.</p> <p><b>NOT APPLICABLE</b></p>                                                                                                                                                                                                                                                                                                                                                                                                    | <p>No <input type="checkbox"/> <b>NOT RISKSMT</b></p> <p>If no - You will not be able to lodge with this form. A full application will be required for your proposal.</p> |



| Other risk overlays                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                           |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Q24)</b> Is the site subject to the Ocean Front Land Constraint Code under Overlay Map 12 (Foreshore Seawall Line and Building Setback Line from Ocean Beaches)?</p> <p><i>Please refer to overlay map 12:</i><br/> <a href="http://cityofgoldcoast.com.au/mapsOM12">cityofgoldcoast.com.au/mapsOM12</a></p>                                                    | <p>Yes <input type="checkbox"/> <b>QUESTION SATISFIED</b></p> <p>Proceed to Q24.1</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <p>No <input checked="" type="checkbox"/></p> <p>Proceed to Q25.</p>                                                                                                      |
| <p><b>Q24.1)</b> And sufficient area exists for future buildings/structures to be set back not less than 8.1 metres from the foreshore seawall line (A line)? .</p>                                                                                                                                                                                                   | <p>Yes <input type="checkbox"/> <b>QUESTION SATISFIED</b></p> <p>Proceed to Q25.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <p>No <input type="checkbox"/> <b>NOT RISKSMA</b></p> <p>If no - You will not be able to lodge with this form. A full application will be required for your proposal.</p> |
| <p><b>Q25)</b> Is the subject site affected by the Overlay Map 13 (Canals and Waterways Setback) and there structures proposed greater than 1.2 metres in height (i.e. Retaining Walls) within the building setback line?</p> <p><i>Please refer to overlay map 13:</i><br/> <a href="http://cityofgoldcoast.com.au/mapsOM13">cityofgoldcoast.com.au/mapsOM13</a></p> | <p>Yes <input type="checkbox"/> <b>FURTHER ASSESSMENT</b></p> <p>If yes - A 5 day turnaround cannot be guaranteed, however you may continue to lodge with this form. You will be required to fill in Section 4 of this form, specifically addressing the Canals and Waterways Constraint Code.</p> <p>Proceed to Q26.</p>                                                                                                                                                                                                                                                                                                                                              | <p>No <input checked="" type="checkbox"/> <b>QUESTION SATISFIED</b></p> <p>Proceed to Q26.</p>                                                                            |
| <p><b>Q26)</b> Is the subject site listed as Very High, High or Moderate risk on Overlay Map 16 (Unstable Soils)?</p>                                                                                                                                                                                                                                                 | <p>Yes <input type="checkbox"/> <b>FURTHER ASSESSMENT</b></p> <p>If yes - A 5 day turnaround cannot be guaranteed, however you may continue to lodge with this form. You will be required to fill in Section 4 of this form, specifically you will be required to:</p> <p><b>either</b> provide a Slope Stability Assessment confirming low instability risk for proposed building works (built form, access and effluent management if applicable)</p> <p><b>or</b> if unable to provide a low risk of instability confirmation a Geotechnical Analysis Report addressing the Steep Slopes and Unstable Soils Constraint Code is required.</p> <p>Proceed to Q27.</p> | <p>No <input checked="" type="checkbox"/> <b>QUESTION SATISFIED</b></p> <p>Proceed to Q27.</p>                                                                            |



|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                      |
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| <p><b>Q27)</b> Is the subject site affected by flood inundation as defined by Overlay Map 17 (Potential Flood Inundation)?</p> <p><i>Please refer to overlay map 17:<br/><a href="http://cityofgoldcoast.com.au/mapsOM17">cityofgoldcoast.com.au/mapsOM17</a></i></p>                                                                                                                                                                                                           | <p>Yes <input type="checkbox"/> <b>FURTHER ASSESSMENT</b></p> <p>If yes - It is a requirement that a Flood Search Report is obtained which shows site specific flood levels and ancillary standards (eg. The Designated Flood Level). Please include the Flood Search Report with the proposal at Section 4.</p> <p>Proceed to Q27.1.</p> | <p>No <input checked="" type="checkbox"/> <b>QUESTION SATISFIED</b></p> <p>Proceed to Q28.</p>                                                                       |
| <p><b>Q27.1)</b> Is the minimum area available above the planning flood level for each lot in accordance with the Table 2? *</p> <p><i>* See Attachment at the back of the checklist – Table 2</i></p>                                                                                                                                                                                                                                                                          | <p>Yes <input type="checkbox"/></p> <p>Proceed to question Q27.2.</p>                                                                                                                                                                                                                                                                     | <p>No <input type="checkbox"/> <b>NOT RISKSMT</b></p> <p>If no - You will not be able to lodge this form. A full application will be required for your proposal.</p> |
| <p><b>Q27.2)</b> Do all new lots have flood free access available in accordance and PC10 of the Flood Affected Areas Constraint Code?</p> <p><i>* See Attachment at the back of the checklist - Table 2</i></p>                                                                                                                                                                                                                                                                 | <p>Yes <input type="checkbox"/></p> <p>Proceed to question Q27.3.</p>                                                                                                                                                                                                                                                                     | <p>No <input type="checkbox"/> <b>NOT RISKSMT</b></p> <p>If no - You will not be able to lodge this form. A full application will be required for your proposal.</p> |
| <p><b>Q27.3)</b> Does the flood free area provided in accordance with the Table 2* have access to a road frontage that is above the designated flood level?</p> <p><i>* See Attachment at the back of the checklist - Table 2</i></p>                                                                                                                                                                                                                                           | <p>Yes <input type="checkbox"/> <b>QUESTION SATISFIED</b></p> <p>Proceed to Q28.</p>                                                                                                                                                                                                                                                      | <p>No <input type="checkbox"/> <b>NOT RISKSMT</b></p> <p>If no - You will not be able to lodge this form. A full application will be required for your proposal.</p> |
| <p><b>Q28)</b> Is there any filling to be undertaken?</p>                                                                                                                                                                                                                                                                                                                                                                                                                       | <p>Yes <input type="checkbox"/></p> <p>Proceed to question 28.1.</p>                                                                                                                                                                                                                                                                      | <p>No <input checked="" type="checkbox"/> <b>QUESTION SATISFIED</b></p> <p>Proceed to Q29.</p>                                                                       |
| <p><b>Q28.1)</b> Does the fill provide the minimum area above the planning flood level required by Table 2*, and is in accordance with the Changes to Ground Level Specific Development Code, the Flood Affected Areas Constraint Code and the Natural Wetlands and Waterways Constraint Code?</p> <p><i>* See Attachment at the back of the checklist</i></p> <p><b>NOTE: Any fill required below the Designated Flood Level is to achieve the requirements of Table 2</b></p> | <p>Yes <input type="checkbox"/> <b>QUESTION SATISFIED</b></p> <p>Proceed to Q29.</p>                                                                                                                                                                                                                                                      | <p>No <input type="checkbox"/> <b>NOT RISKSMT</b></p> <p>If no - You will not be able to lodge this form. A full application will be required for your proposal.</p> |
| <h2>Stormwater Management</h2>                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                      |
| <p><b>Q29)</b> Is certification attached confirming that the proposal incorporates stormwater treatment devices in accordance with Section 13.1 of the Land Development Guidelines?</p> <p><i>Check section 13.1 of the Land Development Guidelines:<br/><a href="http://cityofgoldcoast.com.au/policy11">cityofgoldcoast.com.au/policy11</a></i></p>                                                                                                                           | <p>Yes or NA <input checked="" type="checkbox"/> <b>QUESTION SATISFIED</b></p> <p>Proceed to Q30.</p>                                                                                                                                                                                                                                     | <p>No <input type="checkbox"/> <b>NOT RISKSMT</b></p> <p>If no - You will not be able to lodge this form. A full application will be required for your proposal.</p> |



|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Q30)</b> Do any of the proposed lots lie on an overland flow path and the future building footprint or any associated works will restrict the overland flow?</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <p>Yes <input type="checkbox"/> <b>FURTHER ASSESSMENT</b></p> <p>If Yes - A 5 day turn around cannot be guaranteed, however you will be able to continue to lodge with this form. You will be required to fill out Section 4 of this form, specifically completing a Stormwater Management Plan (Quantity).</p> <p>Proceed to Q31.</p> | <p>No <input checked="" type="checkbox"/> <b>QUESTION SATISFIED</b></p> <p>Proceed to Q31.</p>                                                                            |
| <p><b>Q31)</b> Is there a lawful point of discharge from the site in accordance with Section 3.02 of the Queensland Urban Drainage Manual {QUDM}?</p> <p><i>Check the website here: <a href="#">Department of Natural Resources and Mines</a></i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <p>Yes <input checked="" type="checkbox"/> <b>QUESTION SATISFIED</b></p> <p>Proceed to Q32.</p>                                                                                                                                                                                                                                        | <p>No <input type="checkbox"/> <b>NOT RISKSMT</b></p> <p>If no - You will not be able to lodge this form. A full application will be required for your proposal.</p>      |
| <p><b>Q32)</b> Does the site slope towards the rear?</p> <p><i>NOTE: Should Council's records indicate that there is a drainage complaint on the site or adjacent properties, the development application may not be assessed as a RiskSmart development application</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                 | <p>Yes <input checked="" type="checkbox"/> Proceed to Q32.1</p>                                                                                                                                                                                                                                                                        | <p>No <input type="checkbox"/> Proceed to Q33.</p>                                                                                                                        |
| <p><b>Q32.1)</b> Is there interallotment stormwater drainage service (that is a stormwater pipe to the rear of the site)?</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <p>Yes <input type="checkbox"/> <b>QUESTION SATISFIED</b></p> <p>Proceed to Q33.</p>                                                                                                                                                                                                                                                   | <p>No <input type="checkbox"/> <b>NOT RISKSMT</b></p> <p>If no - You will not be able to lodge with this form. A full application will be required for your proposal.</p> |
| <h2>Heritage</h2>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                           |
| <p><b>Q33)</b> Is the site located or adjacent to a site listed in:</p> <ul style="list-style-type: none"> <li>• Overlay Map 3 – Cultural Heritage Sites</li> <li>• The Queensland Heritage Register (<i>Queensland Heritage Act (1992)</i>)</li> <li>• The register of the National estate (<i>Australian Commission Act (1975)</i>)</li> <li>• The National Trust of Queensland list; or</li> <li>• Any list of places of local heritage significance identified in an LAP adopted by the Gold Coast City Council?</li> </ul> <p><i>Refer to Planning Scheme Map Overlay 3 Heritage Buildings and Sites:</i></p> <p><a href="http://cityofgoldcoast.com.au/mapsMO3">cityofgoldcoast.com.au/mapsMO3</a></p> | <p>Yes <input type="checkbox"/> <b>NOT RISKSMT</b></p> <p>If yes - You will not be able to lodge this form. A full application will be required for your proposal.</p>                                                                                                                                                                 | <p>No <input checked="" type="checkbox"/> <b>QUESTION SATISFIED</b></p> <p>Proceed to END.</p>                                                                            |



**END**

**Note:** As would have been identified through the above checklist, where a response triggered an issue, you will need to address that issue through Section 4 of this form, or lodge a full application for consideration by Council.

Where all questions were answered and no issues identified, Council will be able to assess the application as a 'RiskSmart' application, if lodged via the SmartForm assessment will be completed within a 5 business day turn around. You will not need to complete Section 4 of this form.

## Electronic Submission Agreement ☒

By ticking this checkbox I acknowledge Queensland State Laws will accept this communication as containing my signature within the meaning of the *Electronic Transactions (Queensland) Act 2001*, and I consent to receive relevant digitally signed correspondence/notices relating to this application from Council.'

## PDF Format

In order to lodge this application electronically, I acknowledge this form must be converted into PDF format. (Please do not scan this form to PDF as this will make the document size too large.)

☒ I acknowledge

# Section 4

## Further Assessment required



### Overview

Section 4 is only required where you cannot meet all of the requirements of Section 3. In this section you will be required to address the provisions or codes as directed within section 3.

### Declaration

I hereby declare that the application has been assessed against the codes listed below and where alternate solutions are required code templates and/or relevant reports are attached:

| Code                                                                                                                                                                                         | Compliant                           | Non-compliant            | Report attached          |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|--------------------------|--------------------------|
| Bushfire Management Areas – the proposal does not involve any new buildings or increase in intensity of the existing use. There will be no increased risk of bushfire to people or property. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|                                                                                                                                                                                              | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|                                                                                                                                                                                              | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|                                                                                                                                                                                              | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|                                                                                                                                                                                              | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|                                                                                                                                                                                              | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|                                                                                                                                                                                              | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|                                                                                                                                                                                              | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|                                                                                                                                                                                              | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

|             |                                |
|-------------|--------------------------------|
| Print name  | Date                           |
| Will Rowles | 23 <sup>rd</sup> November 2015 |

# Appendix A

## IDAS Forms

IDAS Form 1 – Development Application, is the standard form for making an application. This form is applicable across the state, regardless of whether the application is made to a Queensland local government, state government agency, or private building certifier.

Each application for a preliminary approval, development approval, compliance permit or a compliance certificate requires an IDAS Form 1 – Development details, and the applicable IDAS Forms 2 to 32.

A copy of all the IDAS Forms are available at all Council service centres or can be downloaded and printed from *Department of State Development, Infrastructure and Planning*. Copies of IDAS checklists are not available from Council.

## Owners Consent

### Property ownership

If there are multiple owners of a single lot, the consent of each owner of the lot is required (if there are four lot owners, four signatures are required).

### Corporation / company

Where the owner is identified as a corporation, the company ACN number is required, accompanied with one of the three below:

- Names, titles and signatures of two (2) company directors
- Names, titles and signature of director and company secretary
- Where the company only has one (1) director, provide that persons name, signature and the words “sole director”

### Body Corporate

Where the owner is identified as a Body Corporate, one of the following A, B or C options is required:

- A      Body Corporate Seal; and  
         Body Corporate resolution consenting to the proposal; and  
         Two (2) signatures, one of which must be chairperson
- B      Body Corporate Seal; and  
         A letter of consent signed by the chairperson and secretary
- C      signed letter of consent from each lot owner covered by the Body Corporate

### Other ownership arrangements

Leased land – the lessors of the land must give owner’s consent

Dedicated parkland – the owner or the trustee, within the terms of the trust or reserve, must give owner’s consent

PTO...

# Appendix A

## **Applicant should note...**

*If a change of ownership has occurred in the last six (6) months, it is recommended that the provision of an official legal document advising the transfer date is attached to the application( ie solicitors letter).*

**A** A Power of Attorney has the authority to sign on behalf of the owner, in this instance either option A or B is required:

A certified copy of the Power of Attorney; and

*Each page of the Power of Attorney must be certified to the effect that the copy is a true and complete copy of the corresponding page of the original; and*

*The last page must be certified to the effect that it is true and complete*

**B** the relevant signature(s); and  
Dealing numbers where appropriate

**Table 1a minimum lot sizes for domains**

| COLUMN 1                | COLUMN 2                                        | COLUMN 3                                                                                      | COLUMN 4                                                       | COLUMN 5                                      |
|-------------------------|-------------------------------------------------|-----------------------------------------------------------------------------------------------|----------------------------------------------------------------|-----------------------------------------------|
| DOMAIN                  | MINIMUM AREA<br>^ REAR LOT<br>(M <sup>2</sup> ) | MINIMUM<br>FRONTAGE/MINIMUM<br>AVERAGE WIDTH FOR<br>IRREGULARLY SHAPED<br>ALLOTMENTS (METRES) | MINIMUM<br>WIDTH OF<br>ACCESS STRIP OR<br>EASEMENT<br>(METRES) | MAXIMUM RATIO<br>OF AVERAGE DEPTH<br>TO WIDTH |
| Rural*                  | 20 ha                                           | 200                                                                                           | 10                                                             | 3:1                                           |
| Park Living             | 4,000 minimum<br>With an<br>8 000 average       | 50                                                                                            | 6                                                              | 3:1                                           |
| Village                 | 600                                             | 17                                                                                            | 4.5                                                            | 2.5:1                                         |
| Detached Dwelling       | 600                                             | 17                                                                                            | 4.5                                                            | 2.5:1                                         |
| Residential Choice      | 400                                             | 15                                                                                            | 4.5                                                            | 2:1                                           |
| Tourist and Residential | 1,000                                           | 25                                                                                            | 6.0                                                            | 2:1                                           |
| Integrated Business *   | 1,000                                           | 18                                                                                            | 4.5                                                            | 4:1                                           |
| Local Business          | 1,000                                           | 18                                                                                            | 4.5                                                            | 4:1                                           |
| Fringe Business *       | 1,000                                           | 25                                                                                            | 8                                                              | 4:1                                           |
| Industry 1 *^           | 2,000                                           | 25                                                                                            | 8                                                              | 4:1                                           |
| Industry 2 *^           | 1,000                                           | 25                                                                                            | 8                                                              | 4:1                                           |
| Marine Industry *^      | 1,000                                           | 25                                                                                            | 8                                                              | 4:1                                           |

### **KEY:**

\* Minimum 4000 metre<sup>2</sup> lot size when fronting a major road as defined in AS2890.2-2002

^ Minimum lot size an additional 1000 metre<sup>2</sup> greater for rear allotments

# Appendix A

**Table 1b Minimum Lot Sizes for Local Area Plans**

|                                                                                                     |                                                                                                                                                          |
|-----------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| <u>Broadbeach</u><br>Precincts 1, 3, 8 -10<br>Precinct 2                                            | 1,000m <sup>2</sup><br>600m <sup>2</sup>                                                                                                                 |
| <u>Bundall Central</u><br>Precincts 1                                                               | 1,000m <sup>2</sup>                                                                                                                                      |
| <u>Bundall Equestrian</u><br>Precincts 1 -2                                                         | 1,000m <sup>2</sup>                                                                                                                                      |
| <u>Burleigh</u><br>Precincts 1-5                                                                    | 1,000m <sup>2</sup>                                                                                                                                      |
| <u>Burleigh Ridge</u><br>Precincts 1- 2                                                             | 600m <sup>2</sup>                                                                                                                                        |
| <u>Chevron Island</u><br>Precincts 1-3                                                              | 500m <sup>2</sup>                                                                                                                                        |
| <u>Coolangatta</u><br>Precincts 1-2, 7<br>Precinct 4<br>Precinct 5 -6                               | 1000m <sup>2</sup><br>400m <sup>2</sup><br>600m <sup>2</sup>                                                                                             |
| <u>Coomera</u><br>Precinct 1- (R1)<br>Precinct 1 (R2)<br>Precincts 2 - 5<br>Precinct 7- Park Living | 400m <sup>2</sup><br>200m <sup>2</sup><br>1,000m <sup>2</sup><br>Average lot size no less than 8000m <sup>2</sup> , no lots less than 4000m <sup>2</sup> |
| <u>Coomera Town Centre</u><br>Precincts 2, 6<br>Precinct 4                                          | 1,000m <sup>2</sup><br>400m <sup>2</sup>                                                                                                                 |
| <u>Currumbin Hill</u><br>Precincts 1, 3<br>Precinct 2                                               | 600m <sup>2</sup><br>400m <sup>2</sup>                                                                                                                   |
| <u>Helensvale Town Centre</u><br>Precincts 1, 3<br>Precinct 2                                       | 1,000m <sup>2</sup><br>400m <sup>2</sup>                                                                                                                 |
| <u>Hope Island</u><br>Precinct 2<br>Precincts 4, 7<br>Precincts 5-6                                 | 600m <sup>2</sup><br>400m <sup>2</sup><br>1,000m <sup>2</sup>                                                                                            |

# Appendix A

|                                                                                                                                              |                                                                                                                         |
|----------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
| <u>Mudgeeraba Village</u><br>Precincts 1-2, 4                                                                                                | 600m2                                                                                                                   |
| <u>Nerang</u><br>Precincts 1 -2 , 8, 11<br>Precincts 4-6, 9<br>Precinct 10                                                                   | 1,000m2<br>600m2 (RD1 category) or 400m2 (RD4) on LAP Map 18.5<br>Nerang Beaudesert Rd North = 4,000m2, South = 2,000m2 |
| <u>Oxenford</u><br>Precinct 4<br>Precincts 5-6, 8<br>Precinct 7                                                                              | 4000m2<br>600m2<br>1000m2                                                                                               |
| <u>Palm Beach</u><br>Precincts 1-4                                                                                                           | 800m2                                                                                                                   |
| <u>Paradise Point</u><br>Precincts 1-3                                                                                                       | 1,000m2                                                                                                                 |
| <u>Southport</u><br>Precincts 1-6<br>Precinct 9 - RCa<br>Precinct 9 - RCb- RCd<br>Precinct 9 - RCe-<br>Precinct 9 - RCf-<br>Precincts 10, 12 | 1,000m2<br>450m2<br>1,000m2<br>520m2<br>600m2<br>1,000m2                                                                |
| <u>Surfers Paradise</u><br>Precincts 1-6                                                                                                     | 1,000m2                                                                                                                 |
| <u>Uplands Drive and Woodlands Way</u><br>Precinct 1<br>Precinct 2                                                                           | 2,500m2<br>3,500m2                                                                                                      |
| <u>West Burleigh Township</u><br>Precinct 1                                                                                                  | 600m2                                                                                                                   |
| <u>Yatala Enterprise Area</u><br>Precinct 1<br>Precinct 2                                                                                    | 4,000m2<br>2,000m2                                                                                                      |

# Appendix A

**Table 2**

| COLUMN 1                | COLUMN 2                                                                |
|-------------------------|-------------------------------------------------------------------------|
| DOMAIN                  | MINIMUM AREA THAT IS FLOOD FREE                                         |
| Rural                   | 1,000m <sup>2</sup> plus additional area required for effluent disposal |
| Park Living             | 1,000m <sup>2</sup> plus additional area required for effluent disposal |
| Village                 | 450m <sup>2</sup>                                                       |
| Detached Dwelling       | 450m <sup>2</sup>                                                       |
| Residential Choice      | 100% of allotment                                                       |
| Residential and Tourist | 800m <sup>2</sup>                                                       |
| Integrated Business     | 800m <sup>2</sup>                                                       |
| Local Business          | 800m <sup>2</sup>                                                       |
| Fringe Business         | 800m <sup>2</sup>                                                       |
| Industry 1              | 1,000m <sup>2</sup>                                                     |
| Industry 2              | 800m <sup>2</sup>                                                       |
| Marine Industry         | 800m <sup>2</sup>                                                       |

# IDAS form 1—Application details

(Sustainable Planning Act 2009 version 4.2 effective 3 August 2015)

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

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

For all development applications, you must:

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

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

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

This form and any other IDAS form relevant to your application must be used for development applications relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994* and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. Whenever a planning scheme is mentioned, take it to mean land use plan for the strategic port land, Brisbane core port land or airport land.

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

## Mandatory requirements

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

Name/s (individual or company name in full)

**Amgrow Pty Ltd C/- Gassman Development Perspectives**

For companies, contact name

**Will Rowles**

Postal address

PO Box 392

Suburb      Beenleigh

State      QLD

Postcode

4207

Country      Australia

Contact phone number

(07) 3807 3333

Mobile number (non-mandatory requirement)

Fax number (non-mandatory requirement)

Email address (non-mandatory requirement)

wrowles

@gassman.com.au

Applicant's reference number (non-mandatory requirement)

1292

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

- a) What is the nature of the development? (Please only tick one box.)
- ☐ Material change of use    ☒ Reconfiguring a lot    ☐ Building work    ☐ Operational work
- b) What is the approval type? (Please only tick one box.)
- ☐ Preliminary approval under s241 of SPA    ☐ Preliminary approval under s241 and s242 of SPA    ☒ Development permit
- c) Provide a brief description of the proposal, including use definition and number of buildings or structures where applicable (e.g. six unit apartment building defined as a *multi-unit dwelling*, 30 lot residential subdivision etc.)
- Minor amendment to the boundaries of an existing lease area. The amended lease area will be for a term greater than ten (10) years.
- d) What is the level of assessment? (Please only tick one box.)
- ☐ Impact assessment    ☒ Code assessment

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

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

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

- ☐ Refer attached schedule    ☐ Not required

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

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

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

| Street address |          |            |                                                |           | Lot on plan description |                        | Local government area<br>(e.g. Logan, Cairns) |
|----------------|----------|------------|------------------------------------------------|-----------|-------------------------|------------------------|-----------------------------------------------|
| Lot            | Unit no. | Street no. | Street name and official suburb/ locality name | Post-code | Lot no.                 | Plan type and plan no. |                                               |
| i)             |          | 82         | Christensen Road, Stapylton                    | 4207      | 240                     | W31320                 | Gold Coast City Council                       |
| ii)            |          |            |                                                |           |                         |                        |                                               |
| iii)           |          |            |                                                |           |                         |                        |                                               |

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

| Lot  | Applicable zone / precinct                       | Applicable local plan / precinct       | Applicable overlay/s |
|------|--------------------------------------------------|----------------------------------------|----------------------|
| i)   | Future Industry Precinct and Open Space Precinct | Yatala Enterprise Area Local Area Plan | Potential            |
| ii)  |                                                  |                                        |                      |
| iii) |                                                  |                                        |                      |

**Table E**—Premises coordinates (Appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay.) (Attach a separate schedule if there is insufficient space in this table.)

| Coordinates<br>(Note: place each set of coordinates in a separate row) |          |          |           | Zone reference | Datum                                                                                              | Local government area (if applicable) |
|------------------------------------------------------------------------|----------|----------|-----------|----------------|----------------------------------------------------------------------------------------------------|---------------------------------------|
| Easting                                                                | Northing | Latitude | Longitude |                |                                                                                                    |                                       |
|                                                                        |          |          |           |                | <input type="checkbox"/> GDA94<br><input type="checkbox"/> WGS84<br><input type="checkbox"/> other |                                       |

**3. Total area of the premises on which the development is proposed** (indicate square metres)526,090m<sup>2</sup>**4. Current use/s of the premises** (e.g. vacant land, house, apartment building, cane farm etc.)

Industrial – fertiliser manufacturing (existing Lease A)  
 Rural/vacant (Lot 240 outside of existing Lease A)

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

☒ No ☐ Yes—provide details below

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

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

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

**Table F**

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

**Table G**

|                                                                                                                                       |                                                            |
|---------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|
| Name of owner/s of the land                                                                                                           | <b>Patricia Ann Hester</b><br><b>William Arthur Hester</b> |
| <input checked="" type="checkbox"/> The owner's written consent is attached or will be provided separately to the assessment manager. |                                                            |

**Table H**

|                                                                                                                                                           |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| Name of owner/s of the land                                                                                                                               |  |
| <input type="checkbox"/> By making this application, I, the applicant, declare that the owner has given written consent to the making of the application. |  |

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

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

**Table I**

|                                            |
|--------------------------------------------|
| Name of water body, watercourse or aquifer |
|                                            |

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

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

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

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

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

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

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

☒ No—go to question 12 ☐ Yes

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

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

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

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

- ☒ No
- ☐ Yes—please provide details below

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

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

| Description of attachment or title of attachment | Method of lodgement to assessment manager |
|--------------------------------------------------|-------------------------------------------|
| Refer to attached covering letter                | Electronically                            |
|                                                  |                                           |
|                                                  |                                           |
|                                                  |                                           |
|                                                  |                                           |

**14. Applicant's declaration**

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

**Notes for completing this form**

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

**Applicant details**

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

**Question 1**

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

**Question 6**

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

**Question 7**

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

**Question 11**

- The *Building and Construction Industry (Portable Long Service Leave) Act 1991* prescribes when the portable long service leave levy is payable.
- The portable long service leave levy amount and other prescribed percentages and rates for calculating the levy are prescribed in the Building and Construction Industry (Portable Long Service Leave) Regulation 2002.

**Question 12**

- The portable long service leave levy need not be paid when the application is made, but the *Building and Construction Industry (Portable Long Service Leave) Act 1991* requires the levy to be paid before a development permit is issued.
- Building and construction industry notification and payment forms 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 on 1800 803 481 or visit [www.qleave.qld.gov.au](http://www.qleave.qld.gov.au).

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

**OFFICE USE ONLY**

Date received

Reference numbers

**NOTIFICATION OF ENGAGEMENT OF A PRIVATE CERTIFIER**

To

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

| Date of engagement   | Name                 | BSA Certification license number | Building classification/s |
|----------------------|----------------------|----------------------------------|---------------------------|
| <input type="text"/> | <input type="text"/> | <input type="text"/>             | <input type="text"/>      |

**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 |
|-------------------------|-----------------------|----------------------|----------------------|---------------------------------------------------|--------------------------------------|
| <input type="text"/>    | <input type="text"/>  | <input type="text"/> | <input type="text"/> | <input type="text"/>                              | <input type="text"/>                 |

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

**Individual owner's consent to the making of a development application under the Sustainable Planning Act 2009**

I, PATRICIA ANN HESTER [insert name in full]

And

I, WILLIAM ARTHUR HESTER [insert name in full]

as owner of premises identified as follows

82 Christensen Road, Stapylton (Lot 240 on W31320)

[insert street address, lot on plan description, or coordinates of the premises the subject of the application]

consent to the making of a development application under the Sustainable Planning Act 2009 by

Gassman Development Perspectives Pty Ltd

[insert name of applicant]

on the premises described above for the purposes of:

Development Application for Reconfiguring a Lot (lease term greater than 10 years)

[insert details of the proposed development, e.g. material change of use for three storey apartment building]

P. A Hester

[signature of owner]

signed on the 19<sup>th</sup> day of November 2015

W A Hester

[signature of owner]

signed on the 19<sup>th</sup> day of November 2015

# IDAS form 7—Reconfiguring a lot

(Sustainable Planning Act 2009 version 3.2 effective 3 August 2015)

This form must be used for development applications or requests for compliance assessment for reconfiguring a lot.

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

For all development applications, you must:

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

For requests for compliance assessment, you must:

- complete IDAS form 32—Compliance assessment
- Provide any mandatory supporting information identified on the forms as being required to accompany your request

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

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

## Mandatory requirements

**1. What is the total number of existing lots making up the premises?** **One (1)**

**2. What is the nature of the lot reconfiguration? (Tick all applicable boxes.)**

- ☐ subdivision—complete questions 3–6 and 11
- ☐ boundary realignment—complete questions 8, 9 and 11
- ☐ creating an easement giving access to a lot from a constructed road—complete questions 10 and 11
- ☒ dividing land into parts by agreement—please provide details below and complete questions 7 and 11

**3. Within the subdivision, what is the number of additional lots being created and their intended final use?**

| Intended final use of new lots    | Residential | Commercial | Industrial | Other—specify |
|-----------------------------------|-------------|------------|------------|---------------|
| Number of additional lots created |             |            |            |               |

**4. What type of approval is being sought for the subdivision?**

- ☐ Development permit
- ☐ Preliminary approval
- ☐ Compliance permit

**5. Are there any current approvals associated with this subdivision application or request?**  
(E.g. material change of use.)

☐ No ☐ Yes—provide details below

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

**6. Does the proposal involve multiple stages?**

☐ No—complete Table A ☐ Yes—complete Table B

**Table A**

- a) What is the total length of any new road to be constructed? (metres)
- b) What is the total area of land to be contributed for community purposes? (square metres)
- c) Does the proposal involve the construction of a canal or artificial waterway?  
☐ No ☐ Yes
- d) Does the proposal involve operational work for the building of a retaining wall?  
☐ No ☐ Yes

|  |
|--|
|  |
|  |

**Table B—complete a new Table B for every stage if the application involves more than one stage**

- a) What is the proposed estate name? (if known and if applicable)
- b) What stage in the development does this table refer to?
- c) If a development permit is being sought for this stage, will the development permit result in additional residential lots?  
☐ No ☐ Yes—specify the total number
- d) What is the total area of land for this stage? (square metres)
- e) What is the total length of any new road to be constructed at this stage? (metres)
- f) What is the total area of land to be contributed for community purposes at this stage? (square metres)
- g) Does the proposal involve the construction of a canal or artificial waterway?  
☐ No ☐ Yes
- h) Does the proposal involve operational work for the building of a retaining wall?  
☐ No ☐ Yes

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**7. Lease/agreement details—how many parts are being created and what is their intended final use?**

| Intended final use of new parts    | Residential | Commercial | Industrial | Other—specify                                                                                                 |
|------------------------------------|-------------|------------|------------|---------------------------------------------------------------------------------------------------------------|
| Number of additional parts created |             |            |            | No additional parts are being created – proposal involves minor amendment to an existing lease boundary only. |

**8. What are the current and proposed dimensions following the boundary realignment for each lot forming the premises?**

| Current lot          |                      |                         | Proposed lot |                      |                         |
|----------------------|----------------------|-------------------------|--------------|----------------------|-------------------------|
| Lot plan description | Area (square metres) | Length of road frontage | Lot number   | Area (square metres) | Length of road frontage |
|                      |                      |                         |              |                      |                         |

**9. What is the reason for the boundary realignment?**

|  |
|--|
|  |
|--|

**10. What are the dimensions and nature of the proposed easement? (If there are more than two easements proposed please list in a separate table on an extra page and attach to this form.)**

| Width (m) | Length (m) | Purpose of the easement (e.g. pedestrian access)? | What land is benefitted by the easement? |
|-----------|------------|---------------------------------------------------|------------------------------------------|
|           |            |                                                   |                                          |
|           |            |                                                   |                                          |

**Mandatory supporting information**

**11. Confirm that the following mandatory supporting information accompanies this application or request**

| Mandatory supporting information                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Confirmation of lodgement                     | Method of lodgement |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|---------------------|
| <b>All applications and requests for reconfiguring a lot</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                               |                     |
| <p>Site plans drawn to an appropriate scale (1:100, 1:200 or 1:500 are the <b>recommended</b> scales) which show the following:</p> <ul style="list-style-type: none"> <li>the location and site area of the land to which the application or request relates (<b>relevant land</b>)</li> <li>the north point</li> <li>the boundaries of the relevant land</li> <li>any road frontages of the relevant land, including the name of the road</li> <li>the contours and natural ground levels of the relevant land</li> <li>the location of any existing buildings or structures on the relevant land</li> <li>the allotment layout showing existing lots, any proposed lots (including the dimensions of those lots), existing or proposed road reserves, building envelopes and existing or proposed open space (note: numbering is required for all lots)</li> <li>any drainage features over the relevant land, including any watercourse, creek, dam, waterhole or spring and any land subject to a flood with an annual exceedance probability of 1%</li> <li>any existing or proposed easements on the relevant land and their function</li> <li>all existing and proposed roads and access points on the relevant land</li> <li>any existing or proposed car parking areas on the relevant land</li> <li>the location of any proposed retaining walls on the relevant land and their height</li> <li>the location of any stormwater detention on the relevant land</li> <li>the location and dimension of any land dedicated for community</li> </ul> | <input checked="" type="checkbox"/> Confirmed | Electronically      |

|                                                                                                                                                                                                                                                                                                                                                                       |                                                                                          |                |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|----------------|
| purposes <ul style="list-style-type: none"> <li>the final intended use of any new lots.</li> </ul>                                                                                                                                                                                                                                                                    |                                                                                          |                |
| For a development application – A statement about how the proposed development addresses the local government's planning scheme and any other planning documents relevant to the application.<br>For a request for compliance assessment – A statement about how the proposed development addresses the matters or things against which the request must be assessed. | <input checked="" type="checkbox"/> Confirmed                                            | Electronically |
| A statement addressing the relevant part(s) of the State Development Assessment Provisions (SDAP).                                                                                                                                                                                                                                                                    | <input type="checkbox"/> Confirmed<br><input checked="" type="checkbox"/> Not applicable |                |

**Notes for completing this form**

- For supporting information requirements for requests for compliance assessment, please refer to the relevant matters for which compliance assessment will be carried out against. To avoid an action notice, it is recommended that you provide as much of the mandatory information listed in this form as possible.

**Privacy**—Please refer to your assessment manager, referral agency and/or building certifier for further details on the use of information recorded in this form.

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Reference numbers

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

# Schedule 3 Assessable Development

## Checklist 1—Various aspects of development

(Sustainable Planning Act 2009 version 3.3 effective 3 August 2015)

This checklist applies to the carrying out of various aspects of development, as specified in the Sustainable Planning Regulation 2009, Schedule 3, Part 1, Table 5.

You may complete this checklist as part of your development application. The checklist will:

- help you identify whether you need to make a development application for the proposed development
- help you identify the relevant Integrated Development Assessment System (IDAS) form you need to complete as part of your application
- assist in identifying the assessment manager or referral agency for development that is assessable development under schedule 3 of the Sustainable Planning Regulation 2009.

If your development involves a material change of use, reconfiguring a lot, operational work or building work, it is recommended you complete the relevant checklists: *Checklist 2—Material change of use*, *Checklist 3—Reconfiguring a lot*, *Checklist 4—Operational work*, or *Checklist 5—Building work*.

If you are unsure how to answer any questions on this checklist, phone or visit your local government, or go to the Department of Infrastructure, Local Government and Planning's (DILGP) website at [www.dilgp.qld.gov.au](http://www.dilgp.qld.gov.au).

All terms used in this checklist have the meaning given in the *Sustainable Planning Act 2009* or the Sustainable Planning Regulation 2009.

### Part 1—General questions

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

- |                                        |                                     |
|----------------------------------------|-------------------------------------|
| <input checked="" type="checkbox"/> No | • Continue to question 1.2          |
| <input type="checkbox"/> Yes           | • Complete part 2 of this checklist |

#### 1.2 Does the proposal involve development on a local heritage place?

- |                                        |                                     |
|----------------------------------------|-------------------------------------|
| <input checked="" type="checkbox"/> No | • Continue to question 1.3          |
| <input type="checkbox"/> Yes           | • Complete part 3 of this checklist |

#### 1.3 Is any part of the development on strategic port land or airport land (other than development for a material change of use that is inconsistent with the land use plan for the strategic port land or airport land mentioned in the Sustainable Planning Regulation 2009, Schedule 3, Part 1, Table 2, item 3 or 4)?

- |                                        |                                                                                                                                                                  |
|----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> No | • End of checklist – A development permit is not required for this aspect of development under Sustainable Planning Regulation 2009, Schedule 3, Part 1, Table 5 |
| <input type="checkbox"/> Yes           | • Complete part 4 of this checklist                                                                                                                              |

### Part 2—Queensland heritage place

#### 2.1 Do any of the following apply to the proposal?

|                                                                                           |                                                          |
|-------------------------------------------------------------------------------------------|----------------------------------------------------------|
| The proposed development is only ongoing maintenance or minor work permitted by a general | <input type="checkbox"/> Yes <input type="checkbox"/> No |
|-------------------------------------------------------------------------------------------|----------------------------------------------------------|



|                                                                                                                  |                                                          |
|------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|
| exemption certificate issued under section 75 of the <i>Queensland Heritage Act 1992</i> .                       |                                                          |
| An exemption certificate has been issued under the <i>Queensland Heritage Act 1992</i> .                         | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| The proposed development is liturgical development under section 78 of the <i>Queensland Heritage Act 1992</i> . | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| The work is being carried out by the state.                                                                      | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| The work is being carried out in a priority development area.                                                    | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| The development is mentioned in schedule 4 of the Sustainable Planning Regulation 2009.                          | <input type="checkbox"/> Yes <input type="checkbox"/> No |

- If you answered **no** to all of the above, a development permit is required and this application requires assessment by the chief executive of DILGP as assessment manager or concurrence agency against the *Queensland Heritage Place State Code* in the SDAP.
- Your application must include *IDAS form 3—Queensland heritage place*.
- If you answered **yes** to any of the above, a development permit is not required. End of part 2 of this checklist.

Section reference:

- Sustainable Planning Regulation 2009, schedule 3, part 1, table 5, item 2
- Sustainable Planning Regulation 2009, schedule 7, table 2, item 19

### Part 3—Local heritage place

#### 3.1 Do any of the following apply to the proposal?

|                                                                                                                                                    |                                                          |
|----------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|
| The development is building works to be carried out by or on behalf of the state, a public sector entity or a local government                     | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| The development is for public housing                                                                                                              | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| The development is to be carried out by the state on land designated for community infrastructure under the <i>Sustainable Planning Act 2009</i> . | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| The development is mentioned in schedule 4 of the Sustainable Planning Regulation 2009.                                                            | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| The local heritage place is on an airport lessee's airport land under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i> .            | <input type="checkbox"/> Yes <input type="checkbox"/> No |

- If you answered **no** to all of the above, a development permit is required and your application to the local government, as assessment manager, must include *IDAS form 4—Local heritage place*.
- If you answered **yes** to any of the above, a development permit is not required.

Section reference:

- Sustainable Planning Regulation 2009, schedule 3, part 1, table 5, item 3
- Sustainable Planning Regulation 2009, schedule 3, part 2, table 1, item 1
- *Airports Assets (Restructuring and Disposal) Act 2008*, section 54

### Part 4—Strategic port land or airport land

#### 4.1 Does the land use plan for the strategic port land or airport land state that the development is assessable development?

|                             |                                                                                               |
|-----------------------------|-----------------------------------------------------------------------------------------------|
| <input type="checkbox"/> No | • A development permit is not required for this aspect of development; end of this checklist. |
|-----------------------------|-----------------------------------------------------------------------------------------------|

|                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Yes | <ul style="list-style-type: none"> <li>• A development permit is required and your application may include, where applicable:           <ul style="list-style-type: none"> <li>• for a material change of use—<i>IDAS form 5—Material change of use assessable against a planning scheme</i></li> <li>• for building or operational work—<i>IDAS form 6—Building or operational work assessable against a planning scheme</i></li> <li>• for reconfiguring a lot—<i>IDAS form 7—Reconfiguring a lot</i></li> </ul> </li> <li>• The assessment manager will either be the local government or the port authority or DILGP.</li> </ul> |
|------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Section reference:

- Sustainable Planning Regulation 2009, schedule 3, part 1, table 5, items 6 and 7

**Privacy—Please refer to your assessment manager for further details on the use of information recorded in this checklist.**

**Disclaimer:**

While DILGP believes that the information contained on this checklist 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. It is your responsibility to make your own enquiries regarding the interpretation and application of the applicable legislation to your circumstances.

To the full extent permitted by law, DILGP 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 checklist.

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Reference numbers

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# Schedule 3 Assessable Development

## Checklist 3—Reconfiguring a lot

(Sustainable Planning Act 2009 version 3.2 effective 3 August 2015)

This checklist only applies when the development application seeks approval for reconfiguring a lot. Before completing this checklist, it is recommended you complete *Checklist 1—Various aspects of development*.

You may complete this checklist as part of your development application. The checklist will:

- help you identify whether you need to make a development application for the proposed development
- help you identify the relevant Integrated Development Assessment System (IDAS) form you need to complete as part of your application
- assist in identifying the assessment manager or referral agency for development that is assessable development under schedule 3 of the Sustainable Planning Regulation 2009.

If your development involves a material change of use, operational work or building work, it is recommended you complete the relevant checklists: *Checklist 2—Material change of use*, *Checklist 4—Operational work* or *Checklist 5—Building work* where relevant.

If you are unsure how to answer any questions on this checklist, phone or visit your local government, or go to the Department of Infrastructure, Local Government and Planning's (DILGP) website at [www.dilgp.qld.gov.au](http://www.dilgp.qld.gov.au)

All terms used in this checklist have the meaning given in the *Sustainable Planning Act 2009* or the Sustainable Planning Regulation 2009.

### Part 1—General questions

**1.1 Does the proposal involve reconfiguring a lot under the *Land Title Act 1994* or reconfiguring a lot that is assessable development under the planning scheme, a temporary local planning instrument, a preliminary approval to which section 242 of the *Sustainable Planning Act 2009* applies, or a state planning regulatory provision?**

|                                         |                                   |
|-----------------------------------------|-----------------------------------|
| <input type="checkbox"/> No             | End of checklist                  |
| <input checked="" type="checkbox"/> Yes | Complete part 2 of this checklist |

### Part 2—Reconfiguring a lot under the *Land Title Act 1994*

#### 2.1 Do any of the following apply?

|                                                                                                                                                                                                             |                              |                                        |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|----------------------------------------|
| The reconfiguration requires compliance assessment under schedule 18 of the Sustainable Planning Regulation 2009, or                                                                                        | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| the reconfiguration is under a relevant instrument of lease, or                                                                                                                                             | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| the plan of subdivision necessary for the reconfiguration:                                                                                                                                                  |                              |                                        |
| • is a building format plan of subdivision that does not subdivide land on or below the surface of the land, or                                                                                             | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| • is for amalgamation of 2 or more lots, or                                                                                                                                                                 | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| • is for the incorporation, under the <i>Body Corporate and Community Management Act 1997</i> , section 41, of a lot with common property for a community titles scheme, or                                 | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| • is for the conversion, under the <i>Body Corporate and Community Management Act 1997</i> , section 43, of lessee common property within the meaning of that Act to a lot in a community titles scheme, or | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>is in relation to the acquisition, including by agreement, under the <i>Acquisition of Land Act 1967</i> or otherwise, of land by: <ul style="list-style-type: none"> <li>i) a constructing authority, as defined under that Act, for a purpose set out in parts 1 to 13 (other than part 10, second dot point) of the schedule to that Act, or</li> <li>ii) an authorised electricity entity, or</li> </ul> </li> </ul> | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| <ul style="list-style-type: none"> <li>is for land held by the state, or a statutory body representing the state, and the land is being subdivided for a purpose set out in the <i>Acquisition of Land Act 1967</i>, schedule, parts 1 to 13 (other than part 10, second dot point) whether or not the land relates to an acquisition, or</li> </ul>                                                                                                            | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| <ul style="list-style-type: none"> <li>is for reconfiguring a lot comprising strategic port land, or</li> </ul>                                                                                                                                                                                                                                                                                                                                                 | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| <ul style="list-style-type: none"> <li>is for reconfiguring a South Bank lot within the corporation area under the <i>South Bank Corporation Act 1989</i>, or</li> </ul>                                                                                                                                                                                                                                                                                        | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| <ul style="list-style-type: none"> <li>is for the <i>Transport Infrastructure Act 1994</i>, section 240, or</li> </ul>                                                                                                                                                                                                                                                                                                                                          | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| <ul style="list-style-type: none"> <li>is in relation to the acquisition of land for a water infrastructure facility, or</li> </ul>                                                                                                                                                                                                                                                                                                                             | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| <ul style="list-style-type: none"> <li>is for land in a priority development area.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

- If **yes** to any of the above, and this is the only aspect of your development, then you do not require a development permit. End of checklist.
- If **no** to all of the above, then your development requires a development permit, and you must submit a development application to your local government as assessment manager. Please contact your local government for further information. End of checklist.

**Privacy—Please refer to your assessment manager or referral agency for further details on the use of information recorded in this form.**

#### Disclaimer:

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To the full extent permitted by law, DILGP 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.

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Reference numbers

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

Planning and Environment  
Planning Assessment  
City Development

PO Box 5042 GOLD COAST MC QLD 9729

P: (07) 5582 8866 F: (07) 5596 3653

E: [mail@goldcoast.qld.gov.au](mailto:mail@goldcoast.qld.gov.au)

W: [cityofgoldcoast.com.au](http://cityofgoldcoast.com.au)

Please use BLOCK LETTERS and complete all details in full

## Privacy statement

Council of the City of Gold Coast (Council) is collecting your personal information in accordance with *The Sustainable Planning Act 2009* in order to assist with the assessing of your application. The information will only be used by authorised Council officers for the purpose of assessment; statistical reporting and ensuring our records are accurate. Your information will not be given to any other person or agency unless you have given us permission or we are required by law.

|                                                                                                                                                                                                                                                                                                                                                          |                                                                                                  |                              |                        |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|------------------------------|------------------------|
| <b>Request type (Please select)</b>                                                                                                                                                                                                                                                                                                                      |                                                                                                  |                              |                        |
| Material Change of use                                                                                                                                                                                                                                                                                                                                   |                                                                                                  |                              |                        |
| Proposed use                                                                                                                                                                                                                                                                                                                                             | N/A                                                                                              |                              |                        |
| Reconfiguration of Lot                                                                                                                                                                                                                                                                                                                                   |                                                                                                  |                              |                        |
| Proposed use                                                                                                                                                                                                                                                                                                                                             | Minor amendment to existing lease boundary relating to an existing fertiliser manufacturing use. |                              |                        |
| Access easement (AE)                                                                                                                                                                                                                                                                                                                                     | Boundary realignment (BR)                                                                        | Community title (CT)         |                        |
| Freehold subdivision (FRE)                                                                                                                                                                                                                                                                                                                               | Management lot subdivision (MAG)                                                                 | Miscellaneous (MIS)          |                        |
| Subdivision by lease (LE)                                                                                                                                                                                                                                                                                                                                | X                                                                                                | Volumetric subdivision (VOL) |                        |
| <b>Level of assessment (Please tick one)</b>                                                                                                                                                                                                                                                                                                             |                                                                                                  |                              |                        |
| Preliminary                                                                                                                                                                                                                                                                                                                                              | Code                                                                                             | X                            | Impact                 |
| <b>Pre Lodgement meeting held (Please tick one)</b>                                                                                                                                                                                                                                                                                                      |                                                                                                  |                              |                        |
| Yes (Please attach minutes)                                                                                                                                                                                                                                                                                                                              |                                                                                                  | Yes                          | X No                   |
| <b>Property information</b>                                                                                                                                                                                                                                                                                                                              |                                                                                                  |                              |                        |
| What is the funding source for the proposed development?                                                                                                                                                                                                                                                                                                 |                                                                                                  | X                            | Domestic International |
| <i>Note: The funding source will be determined by the location of the proposed development owner's main head office.<br/>In certain cases funding may come from multiple sources and from multiple locations. In this circumstance, the location of the majority owner(s) head office location will determine the destination of the funding source.</i> |                                                                                                  |                              |                        |
| What is the cost (\$AUD) of the proposed development?                                                                                                                                                                                                                                                                                                    |                                                                                                  | AUD \$3,000                  |                        |
| <b>Mandatory requirements for a 'Properly Made' application</b>                                                                                                                                                                                                                                                                                          |                                                                                                  |                              |                        |
| <i>Note: Combined material change of use, reconfiguration of lot and operational works applications should address all requirements where relevant.</i>                                                                                                                                                                                                  |                                                                                                  |                              |                        |
| <b>Correct versions of these forms must be provided to be considered a properly made application</b>                                                                                                                                                                                                                                                     |                                                                                                  |                              |                        |
| <i>(Refer to Section 260 of the Sustainable Planning Act 2009)</i>                                                                                                                                                                                                                                                                                       |                                                                                                  |                              |                        |
| The property owner(s) provide written consent to the making of the application (owner's consent)                                                                                                                                                                                                                                                         |                                                                                                  |                              | X                      |
| Correct application fee as prescribed by current Council budget                                                                                                                                                                                                                                                                                          |                                                                                                  |                              | X                      |
| All parts of relevant IDAS application forms completed, ensuring that all completed IDAS forms are the current version number                                                                                                                                                                                                                            |                                                                                                  |                              | X                      |
| <b>Application forms (Relevant IDAS forms – Mandatory requirement)</b>                                                                                                                                                                                                                                                                                   |                                                                                                  |                              |                        |
| Application details – IDAS Form 1                                                                                                                                                                                                                                                                                                                        |                                                                                                  |                              | X                      |
| Material Change of Use assessable against a planning scheme – IDAS Form 5                                                                                                                                                                                                                                                                                |                                                                                                  |                              | N/A                    |
| Reconfiguring a Lot – IDAS Form 7                                                                                                                                                                                                                                                                                                                        |                                                                                                  |                              | X                      |

## Fees

These fees are in accordance with the Councils regulatory fees and non-regulatory charges. A copy of the Councils regulatory fees and non-regulatory charges can be found on the website [cityofgoldcoast.com.au](http://cityofgoldcoast.com.au)

## Payment options

- Business partner account (BP) – please complete details below
- Cash, cheque or credit card at any of Councils branch offices. For branch office locations and operating hours, please refer to the City's website [cityofgoldcoast.com.au](http://cityofgoldcoast.com.au)
- Cheque or money order by post to Council of the City of Gold Coast PO Box 5042 Gold Coast MC QLD 9729. Please ensure that you provide adequate reference details or attachments to allow the cheque to be appropriately receipted.

Please be advised that payments by credit card will incur a surcharge of 0.60%.

## Office use only

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

**Application for material change of use and/or reconfiguration of a lot****Lodgement requirements**Please refer to [cityofgoldcoast.com.au](http://cityofgoldcoast.com.au) for full lodgement requirements.

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |   |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|
| 1. Correct number of application copies including all forms and supplementary information <ul style="list-style-type: none"> <li>1x digital copy (PDF format)</li> <li>1x hard copy of planning documentation</li> <li>3x sets of plans (scaled in A3)</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | X |
| 2. Application lodgement information is to be provided in four (4) sections and PDF's <ul style="list-style-type: none"> <li>application forms (that is IDAS and Council forms, etc)</li> <li>supporting documents (that is Planning report, Code templates, photographs, visual impact analysis, etc)</li> <li>plans and drawings</li> <li>specialist reports including, but not limited by, arborist report, engineering report, hydraulic report, stormwater management plans, etc, where relevant to the provision of new or the upgrading of development infrastructure, report must ensure the following is clearly identified; <ul style="list-style-type: none"> <li>the type of infrastructure proposed (that is necessary trunk, additional trunk, and/or non-trunk) and whether it is included in <i>Gold Coast City Council's Local Government Infrastructure Plan</i></li> <li>an estimate of the establishment costs to deliver the infrastructure calculated in accordance with Statutory Guideline 03/14 <i>Local Government Infrastructure Plan</i> and <i>Gold Coast City Council's Local Government Infrastructure Plan</i></li> </ul> </li> <li>whether an infrastructure agreement is needed between Council and the Applicant and whether the Applicant is agreeable to the preparation of one</li> </ul> | X |

**Section 1 - Forms****IDAS forms**

|                                                    |   |
|----------------------------------------------------|---|
| Development application IDAS assessment checklists | X |
| Relevant IDAS forms – <i>Mandatory requirement</i> | X |

**Council of the City of Gold Coast forms**

|                                                                                                |   |
|------------------------------------------------------------------------------------------------|---|
| Form application for a material change of use or reconfiguring of lot                          | X |
| Infrastructure charge proposal summary                                                         | X |
| If the infrastructure charge proposal summary is not applicable,<br>(Please provide reasoning) |   |

**Section 2 – Supporting documents****Note - Please refer to the information notes for further clarification of requirements.**

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Is this applicable? |     |   |    |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|-----|---|----|
| Planning assessment report                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                     |     |   |    |
| Proposal including covering letter, report, alternate solutions and conclusion.<br>Refer to <i>IDAS Form 5 and 7</i> for mandatory requirements for inclusion in this report.                                                                                                                                                                                                                                                                                                                  | X                   | Yes |   | No |
| Economic needs analysis (material change of use only)<br>Provide information if applicable to the nature of the proposal.<br>Refer to <i>IDAS Form 5</i> for mandatory requirements for inclusion in this report.                                                                                                                                                                                                                                                                              |                     | Yes | X | No |
| Visual impact analysis (material change of use only)<br>Provide a photo montage outlining the proposal.                                                                                                                                                                                                                                                                                                                                                                                        |                     | Yes | X | No |
| Planning scheme codes<br>Relevant to subject site and proposed development to be completed using Councils code table template.<br>The relevance of these codes can be identified by using the property enquiry tool on Councils website.<br><i>Note: Not all constraint codes triggered by the property enquiry tool may be relevant to your application.</i> <ul style="list-style-type: none"> <li>Domain place code</li> <li>Specific development code</li> <li>Constraint codes</li> </ul> | X                   | Yes |   | No |
| Photographs to support application                                                                                                                                                                                                                                                                                                                                                                                                                                                             | X                   | Yes |   | No |
| Miscellaneous - list any additional information provided to support the application                                                                                                                                                                                                                                                                                                                                                                                                            |                     | Yes | X | No |

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

**Section 3 – Plans and drawings**Plans and drawings (material change of use) (Refer *IDAS Form 5* and *IDAS Form 7* for mandatory requirements for inclusion in the application)

- Architectural floor plans and colour elevations
- Site plan
- Building elevations
- Site analysis plan
- Other drawings relevant to development
- Other drawings to development including photo montage and colour perspectives.

N/A

Yes

No

(Please provide details)

Plans and drawings (reconfiguration of lot) (Refer *IDAS Form 7*)

- Subdivisional proposal plan (site plan)
- Slope analysis plan
- Site analysis plan
- Building envelope plan
- Proposed earthworks plan
- Photographs
- Other drawings relevant to development

X

Yes

No

**Section 4 – Specialist reports****Environmental health**

Acoustic report is required when:

- Road noise impacts onto a noise sensitive area.
  - Road noise from a local road (10,000 VPD) or from a state controlled road whereby the local/state controlled is NOT directly adjacent but within 100 metres to the proposed noise sensitive development.

OR

- Road noise from a state controlled or local road (10,000 VPD) directly adjacent to the noise sensitive development.

Railway noise:

- Applies to noise sensitive development within 100 metres of a rail corridor
- Commercial/Industrial operational noise: Applies to commercial/industrial development adjacent to existing/proposed noise sensitive developments

N/A

**Odour/dust management plan**

- Applies to residential development in proximity to industry/commercial activities which release airborne contaminants (for example, asphalt manufacturing plants, marine and/or waterfront industries, bulk landscape supplies, service stations).

N/A

**Waste management**

- 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 "Solid Waste Management Guideline for New Developments July 2011 Version 1", to address the minimum requirements for refuse facilities and information on refuse vehicle access, egress and manoeuvring.

N/A

**Open space management statement**

N/A

**Water and sewerage**

Water and sewerage capacity assessment report (including information addressing the proposed development infrastructure intended to service the development).

N/A

**Transport and traffic****Road traffic assessment report**

N/A

Any other relevant transport and traffic documents or notes (including information addressing the proposed development infrastructure intended to service the development).

N/A

Has the Department of Main Roads been triggered as a concurrence agency for this proposal?

Yes

X

No

If yes, has pre-lodgement advice been obtained from Main Roads?

**Hydraulic, water quality and geotechnical engineering****Flood search report**

N/A

**Hydraulics report**

N/A

Storm water management plan (including information addressing the proposed development infrastructure intended to service the development)

N/A

**Geotechnical report**

N/A

**Dewatering management plan**

N/A

**Lake management study**

N/A

**Waterway study**

N/A

**Water quality management plan**

N/A

Any other relevant hydraulic and water quality documents or notes

N/A

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

**Section 4 – Specialist reports**

## Environment, open space and landscaping

Refer to *Landscape Works Specific Development Code – Sections 2.1 and 6.1.1.*Refer to *Gold Coast City Landscape Strategy Part 2 landscape works documentation manual sections B 3.0.*

|                                                                                                                                                |     |
|------------------------------------------------------------------------------------------------------------------------------------------------|-----|
| Statement of landscape intent                                                                                                                  | N/A |
| Bushfire management plan                                                                                                                       | N/A |
| Vegetation management plan                                                                                                                     | N/A |
| Ecological assessment                                                                                                                          | N/A |
| Open space management statement (including information addressing the proposed development infrastructure intended to service the development) | N/A |
| Arborist reports                                                                                                                               | N/A |
| Photographs identifying all trees on the site                                                                                                  | N/A |
| Effluent disposal areas                                                                                                                        | N/A |
| Acid sulphate soils investigation and management plan                                                                                          | N/A |
| Any other relevant environmental, open space or landscaping documents or notes regarding applicability of the required plans and documents.    | N/A |

**Attachments***Information notes to assist applicants in completing material change of use and reconfiguring a lot forms*To be read in conjunction with the application for material change of use and reconfiguring a lot form [cityofgoldcoast.com.au](http://cityofgoldcoast.com.au)**Guide to owners consent requirements**

Refer to section 371 of the *Sustainable Planning Act 2009* 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 application details *IDAS Form 1*. The term of "owner" of land is defined in Schedule 3 of the *Sustainable 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 3 of the *Sustainable 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 *Sustainable 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 (for example, four persons owning one lot requires a signature from each of the four owners).

**Corporation/company**

Where the owner is identified as a corporation, the following is required:

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

**Body Corporate**

Where the owner is identified as a body corporate, the following is required:

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

Or

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

Or

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

**Other ownership arrangements**

If the land is:

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

**Declaration**

I declare that:

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

Signature



Date

23/11/2015

# Infrastructure charge proposal summary

Planning & Environment  
Contributed Assets  
City Development

PO Box 5042 GOLD COAST MC QLD 9729

P: 5582 9030 F: 5582 8241

E: [mail@goldcoast.qld.gov.au](mailto:mail@goldcoast.qld.gov.au)W: [cityofgoldcoast.com.au](http://cityofgoldcoast.com.au)

Please use BLOCK LETTERS and complete all details in full

**Privacy statement**

Council of the City of Gold Coast (Council) is collecting your personal information in order for us to calculate infrastructure charges in accordance with the *Sustainable Planning Act 2009* and other legislation. This information will only be used by authorised Council officers for the purpose of calculating infrastructure charges and ensuring our records are accurate. Some of your personal information may also be made available to Gold Coast Water and Council's Planning and Development Online web site for public viewing in accordance with the *Sustainable Planning Act 2009*. Your information will not be given to any other person or agency unless you have given us permission or we are required by law.

All rates are based on areas fully serviced by Gold Coast Water. See notes for filling out this form for rate adjustments in areas not fully serviced by Gold Coast Water.

| Reconfiguration of lot application                                                                                                                                                                              | Type                                  | Proposed No of lots | Existing No of lots | Rate per lot (FY 2015-16)                |                                       |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|---------------------|---------------------|------------------------------------------|---------------------------------------|
| Enter the appropriate number of lots                                                                                                                                                                            | • Residential lots                    | <b>NO NEW LOTS</b>  |                     | \$28,000                                 |                                       |
|                                                                                                                                                                                                                 | • Non residential lots                |                     |                     |                                          |                                       |
|                                                                                                                                                                                                                 | • Management lots                     |                     |                     |                                          |                                       |
| <b>Residential land use (material change of use and building only)</b><br><br>Enter the appropriate number of dwellings<br><br><b>Note</b><br>Credits will only be given for existing lawfully established uses | <b>Type</b>                           |                     | <b>Proposed qty</b> | <b>Lawfully established existing qty</b> | <b>Rate per dwelling (FY 2015-16)</b> |
|                                                                                                                                                                                                                 | Detached dwellings                    | 1 bdrm              |                     |                                          | \$20,000.00                           |
|                                                                                                                                                                                                                 |                                       | 2 bdrms             |                     |                                          | \$20,000.00                           |
|                                                                                                                                                                                                                 |                                       | 3+bdrms             |                     |                                          | \$28,000.00                           |
|                                                                                                                                                                                                                 | Attached dwellings                    | 1 bdrm              |                     |                                          | \$20,000.00                           |
|                                                                                                                                                                                                                 |                                       | 2 bdrms             |                     |                                          | \$20,000.00                           |
|                                                                                                                                                                                                                 |                                       | 3+bdrms             |                     |                                          | \$28,000.00                           |
|                                                                                                                                                                                                                 | Apartment                             | 1 bdrm              |                     |                                          | \$20,000.00                           |
|                                                                                                                                                                                                                 |                                       | 2 bdrms             |                     |                                          | \$20,000.00                           |
|                                                                                                                                                                                                                 |                                       | 3+bdrms             |                     |                                          | \$28,000.00                           |
|                                                                                                                                                                                                                 | <b>Family accommodation dwellings</b> |                     |                     |                                          |                                       |
|                                                                                                                                                                                                                 | <b>Type</b>                           |                     | <b>Proposed qty</b> | <b>Lawfully established existing qty</b> | <b>Rate per dwelling (FY 2015-16)</b> |
|                                                                                                                                                                                                                 | Detached dwellings                    | 1 bdrm              |                     |                                          | \$20,000.00                           |
|                                                                                                                                                                                                                 |                                       | 2 bdrms             |                     |                                          | \$20,000.00                           |
|                                                                                                                                                                                                                 |                                       | 3+bdrms             |                     |                                          | \$28,000.00                           |
|                                                                                                                                                                                                                 | Attached dwellings                    | 1 bdrm              |                     |                                          | \$20,000.00                           |
|                                                                                                                                                                                                                 |                                       | 2 bdrms             |                     |                                          | \$20,000.00                           |
|                                                                                                                                                                                                                 |                                       | 3+bdrms             |                     |                                          | \$28,000.00                           |
|                                                                                                                                                                                                                 | Apartment                             | 1 bdrm              |                     |                                          | \$20,000.00                           |
|                                                                                                                                                                                                                 |                                       | 2 bdrms             |                     |                                          | \$20,000.00                           |
| 3+bdrms                                                                                                                                                                                                         |                                       |                     |                     | \$28,000.00                              |                                       |

| <div>Non residential land use (material change of use and building only)</div> <div>Enter the appropriate quantity</div> <div>Note<br/>Credits will only be given for existing lawfully established uses</div> | Charging category        | Type               |         | Proposed qty | Lawfully established existing qty | Rate per dwelling (FY 2015-16) | Included land use (for information only)                                                                                                                                                           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------|---------|--------------|-----------------------------------|--------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                | Long term accommodation  | Detached dwellings | 1 bdrm  |              |                                   | \$20,000.00                    | <ul style="list-style-type: none"><li>Aged persons accommodation</li><li>Relocatable home park</li><li>Special accommodation</li><li>Hostel accommodation</li></ul>                                |
|                                                                                                                                                                                                                |                          |                    | 2 bdrms |              |                                   | \$20,000.00                    |                                                                                                                                                                                                    |
|                                                                                                                                                                                                                |                          |                    | 3+bdrms |              |                                   | \$28,000.00                    |                                                                                                                                                                                                    |
|                                                                                                                                                                                                                |                          | Attached dwellings | 1 bdrm  |              |                                   | \$20,000.00                    |                                                                                                                                                                                                    |
|                                                                                                                                                                                                                |                          |                    | 2 bdrms |              |                                   | \$20,000.00                    |                                                                                                                                                                                                    |
|                                                                                                                                                                                                                |                          |                    | 3+bdrms |              |                                   | \$28,000.00                    |                                                                                                                                                                                                    |
|                                                                                                                                                                                                                |                          | Apartment          | 1 bdrm  |              |                                   | \$20,000.00                    |                                                                                                                                                                                                    |
|                                                                                                                                                                                                                |                          |                    | 2 bdrms |              |                                   | \$20,000.00                    |                                                                                                                                                                                                    |
|                                                                                                                                                                                                                |                          |                    | 3+bdrms |              |                                   | \$28,000.00                    |                                                                                                                                                                                                    |
|                                                                                                                                                                                                                | Short term accommodation | Detached dwellings | 1 bdrm  |              |                                   | \$10,000.00                    | <ul style="list-style-type: none"><li>Camping ground</li><li>Caravan park</li><li>Motel</li><li>Resort hotel</li><li>Tourist cabins</li></ul> <div>See further details in AICR V 1.4 table 2</div> |
|                                                                                                                                                                                                                |                          |                    | 2 bdrms |              |                                   | \$10,000.00                    |                                                                                                                                                                                                    |
|                                                                                                                                                                                                                |                          |                    | 3+bdrms |              |                                   | \$14,000.00                    |                                                                                                                                                                                                    |
|                                                                                                                                                                                                                |                          | Attached dwellings | 1 bdrm  |              |                                   | \$10,000.00                    |                                                                                                                                                                                                    |
|                                                                                                                                                                                                                |                          |                    | 2 bdrms |              |                                   | \$10,000.00                    |                                                                                                                                                                                                    |
|                                                                                                                                                                                                                |                          |                    | 3+bdrms |              |                                   | \$14,000.00                    |                                                                                                                                                                                                    |
|                                                                                                                                                                                                                |                          | Apartment          | 1 bdrm  |              |                                   | \$10,000.00                    |                                                                                                                                                                                                    |
|                                                                                                                                                                                                                |                          |                    | 2 bdrms |              |                                   | \$10,000.00                    |                                                                                                                                                                                                    |
|                                                                                                                                                                                                                |                          |                    | 3+bdrms |              |                                   | \$14,000.00                    |                                                                                                                                                                                                    |

Previous quarterly charge rates can be found on Council's website [cityofgoldcoast.com.au](http://cityofgoldcoast.com.au)

| <b>Non residential land use (material change of use and building only)</b><br><br>Enter the gross floor area (GFA)<br><br><b>Note</b><br>Credits will only be given for existing lawfully established GFAs | Charging category       | Proposed GFA | Lawfully established existing GFA | Rate per m <sup>2</sup> GFA (FY 2015 – 16) | Included land use (for information only)                                                                                                                                                                                                                                                                                                                                |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|--------------|-----------------------------------|--------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                            | Place of assembly       |              |                                   | \$70                                       | <ul style="list-style-type: none"> <li>Community purpose (art gallery, community hall, library, museum, scout hall and other community organised uses)</li> <li>Funeral parlour</li> <li>Place of worship</li> <li>Reception room</li> <li>Restricted club</li> <li>Surf life saving club</li> </ul>                                                                    |
|                                                                                                                                                                                                            | Common area             |              |                                   |                                            |                                                                                                                                                                                                                                                                                                                                                                         |
|                                                                                                                                                                                                            | Commercial (bulk goods) |              |                                   | \$140                                      | <ul style="list-style-type: none"> <li>Bulk garden supplies</li> <li>Retail plant nursery</li> <li>Showroom</li> <li>Vehicle hire premises</li> <li>Vehicle sales premises</li> </ul>                                                                                                                                                                                   |
|                                                                                                                                                                                                            | Common area             |              |                                   |                                            |                                                                                                                                                                                                                                                                                                                                                                         |
|                                                                                                                                                                                                            | Commercial (office)     |              |                                   | \$140                                      | <ul style="list-style-type: none"> <li>Commercial services</li> <li>Display home</li> <li>Estate sales office</li> <li>Funeral business</li> <li>Office</li> <li>Vehicle hire office</li> </ul>                                                                                                                                                                         |
|                                                                                                                                                                                                            | Common area             |              |                                   |                                            |                                                                                                                                                                                                                                                                                                                                                                         |
|                                                                                                                                                                                                            | Commercial (retail)     |              |                                   | \$180                                      | <ul style="list-style-type: none"> <li>Cafe</li> <li>Convenience shop</li> <li>Department store</li> <li>Fast food remises</li> <li>Laundromat</li> <li>Manufacturer's shop</li> <li>Restaurant</li> <li>Service industry</li> <li>Service station</li> <li>Shop</li> <li>Shopping centre development</li> <li>Take away food premises</li> <li>Tourist shop</li> </ul> |
|                                                                                                                                                                                                            | Common area             |              |                                   |                                            |                                                                                                                                                                                                                                                                                                                                                                         |
|                                                                                                                                                                                                            | Education               |              |                                   | \$140                                      | <ul style="list-style-type: none"> <li>Child care centre</li> <li>Community purposes (child day care)</li> <li>Educational establishment</li> </ul>                                                                                                                                                                                                                     |
|                                                                                                                                                                                                            | Common area             |              |                                   |                                            |                                                                                                                                                                                                                                                                                                                                                                         |

| Non residential land use (material change of use and building only)              | Charging category                      | Proposed GFA | Lawfully established existing GFA | Rate per m <sup>2</sup> GFA (FY 2015 – 16) | Included land use (for information only)                                                                                                                                                                                                                                                                                                                                  |
|----------------------------------------------------------------------------------|----------------------------------------|--------------|-----------------------------------|--------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                  | Entertainment                          |              |                                   | \$200                                      | <ul style="list-style-type: none"> <li>• Adult entertainment</li> <li>• Amusement parlour</li> <li>• Brothel</li> <li>• Cinema</li> <li>• Hotel (non-residential component)</li> <li>• Night club</li> <li>• Tavern</li> </ul>                                                                                                                                            |
| Enter the gross floor area (GFA)                                                 | Common area                            |              |                                   |                                            |                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Note</b><br>Credits will only be given for existing lawfully established uses | Indoor sport and recreational facility |              |                                   | \$200                                      | <ul style="list-style-type: none"> <li>• Indoor sport and recreation facility (excluding courts)</li> </ul>                                                                                                                                                                                                                                                               |
|                                                                                  |                                        |              |                                   | \$20                                       | <ul style="list-style-type: none"> <li>• Indoor sport and recreation facility (courts)</li> </ul>                                                                                                                                                                                                                                                                         |
|                                                                                  | Common area                            |              |                                   |                                            |                                                                                                                                                                                                                                                                                                                                                                           |
|                                                                                  | Essential services                     |              |                                   | \$140                                      | <ul style="list-style-type: none"> <li>• Community care centre</li> <li>• Community purposes (day respite care)</li> <li>• Community purposes (emergency services)</li> <li>• Community purposes (health services)</li> <li>• Corrective institution</li> <li>• Hospital</li> <li>• Medical centre</li> <li>• Veterinary clinic</li> <li>• Veterinary hospital</li> </ul> |
|                                                                                  |                                        |              |                                   |                                            |                                                                                                                                                                                                                                                                                                                                                                           |
|                                                                                  | Common area                            |              |                                   |                                            |                                                                                                                                                                                                                                                                                                                                                                           |
|                                                                                  | High impact industry                   |              |                                   | \$70                                       |                                                                                                                                                                                                                                                                                                                                                                           |
|                                                                                  |                                        |              |                                   |                                            |                                                                                                                                                                                                                                                                                                                                                                           |
|                                                                                  | Industry                               |              |                                   | \$50                                       | <ul style="list-style-type: none"> <li>• Fuel depot</li> <li>• Industry</li> <li>• Milk depot</li> <li>• Motor vehicle repairs</li> <li>• Outdoor storage area</li> <li>• Rural industry</li> <li>• Salvage yard</li> <li>• Storage</li> <li>• Warehouse</li> <li>• Waterfront (or marine) industry</li> </ul>                                                            |
|                                                                                  |                                        |              |                                   |                                            |                                                                                                                                                                                                                                                                                                                                                                           |
|                                                                                  | High impact rural                      |              |                                   | \$20                                       | <ul style="list-style-type: none"> <li>• Aquaculture</li> <li>• Minor aquaculture</li> </ul>                                                                                                                                                                                                                                                                              |
|                                                                                  |                                        |              |                                   |                                            |                                                                                                                                                                                                                                                                                                                                                                           |
|                                                                                  | Low impact rural                       |              |                                   | \$0                                        | <ul style="list-style-type: none"> <li>• Agriculture</li> <li>• Animal husbandry</li> <li>• Farm forestry</li> </ul>                                                                                                                                                                                                                                                      |
|                                                                                  |                                        |              |                                   |                                            |                                                                                                                                                                                                                                                                                                                                                                           |

| Non residential land use (material change of use and building only)                                                      | Charging category | Proposed GFA | Lawfully established existing GFA | Rate per m <sup>2</sup> GFA (FY 2015 – 16) | Included land use (for information only)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |  |
|--------------------------------------------------------------------------------------------------------------------------|-------------------|--------------|-----------------------------------|--------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|
| Enter the gross floor area (GFA)<br><br><b>Note</b><br>Credits will only be given for existing lawfully established GFAs | Minor use         |              |                                   | \$0                                        | <ul style="list-style-type: none"> <li>Advertising device</li> <li>Bed and breakfast</li> <li>Cemetery</li> <li>Family day care home</li> <li>Farm stay</li> <li>High impact telecommunications facility</li> <li>Home occupation</li> <li>Home office</li> <li>Kiosk</li> <li>Low impact telecommunications facility</li> <li>Market</li> <li>Stall</li> <li>Substantial structure</li> <li>Temporary use</li> </ul>                                                                                                                                                                                                            |  |  |
|                                                                                                                          | Common area       |              |                                   |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |  |
|                                                                                                                          | Specialist uses   |              |                                   | Rates determined at time of assessment     | <ul style="list-style-type: none"> <li>Caretakers residence</li> <li>Car park</li> <li>Commercial groundwater extraction</li> <li>Community purposes (government use)</li> <li>Ecotourism facility</li> <li>Extractive industry</li> <li>Helipad</li> <li>Kennel</li> <li>Marina</li> <li>Minor tourist facility</li> <li>Outdoor sport and recreation</li> <li>Private recreation</li> <li>Public utility</li> <li>Railway activities</li> <li>Refuse disposal</li> <li>Refuse transfer station</li> <li>Telecommunications facility</li> <li>Tourist facilities</li> <li>Transit centre</li> <li>Transport terminal</li> </ul> |  |  |
|                                                                                                                          |                   |              |                                   |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |  |
|                                                                                                                          |                   |              |                                   |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |  |
|                                                                                                                          |                   |              |                                   |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |  |
|                                                                                                                          |                   |              |                                   |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |  |
|                                                                                                                          |                   |              |                                   |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |  |
|                                                                                                                          |                   |              |                                   |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |  |
|                                                                                                                          |                   |              |                                   |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |  |
|                                                                                                                          |                   |              |                                   |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |  |
|                                                                                                                          |                   |              |                                   |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |  |
|                                                                                                                          |                   |              |                                   |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |  |
|                                                                                                                          |                   |              |                                   |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |  |
|                                                                                                                          |                   |              |                                   |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |  |
|                                                                                                                          |                   |              |                                   |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |  |
|                                                                                                                          |                   |              |                                   |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |  |
|                                                                                                                          |                   | Common area  |                                   |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |  |

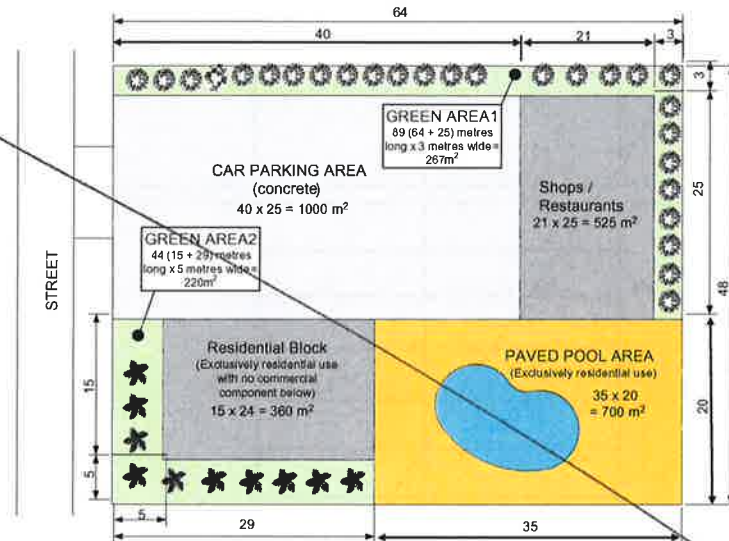
- ☐ Confirmation that GFA is as per Queensland Planning Provisions definition (see notes for filling out this form)
- ☐ Lawful use operating at date of lodgement
- If not, date of use ceasing \_\_\_\_/\_\_\_\_/\_\_\_\_

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

| Impervious area | Advise the total impervious area for this development below. Note: Mixed use developments will be charged at the non-residential stormwater rate for all proposed impervious areas unless it can be shown by the applicant that specific impervious areas are for exclusive residential use only. |                                                 |                                       |                                    |  |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|---------------------------------------|------------------------------------|--|
|                 | Total impervious area (A)                                                                                                                                                                                                                                                                         | Total exclusive residential impervious area (B) | Net total impervious area (A – B = C) | Rate per impervious m <sup>2</sup> |  |
| Proposed        | No m <sup>2</sup>                                                                                                                                                                                                                                                                                 | NEW lots m <sup>2</sup>                         | OR m <sup>2</sup>                     | \$10                               |  |
| Existing        | CHANGE TO m <sup>2</sup>                                                                                                                                                                                                                                                                          | EXISTING m <sup>2</sup>                         | LOT m <sup>2</sup>                    |                                    |  |

**Calculation example****Note**

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



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

|                                              |                                                       |                         |                                                                           |                       |   |
|----------------------------------------------|-------------------------------------------------------|-------------------------|---------------------------------------------------------------------------|-----------------------|---|
| Total roofed area                            | Total vehicle surfaces (road, parking, driveway, etc) |                         | Total other impervious areas (including pool, pool surrounds, pavers etc) |                       |   |
| 360 + 525 = 885m <sup>2</sup> (A)            | +                                                     | 1000m <sup>2</sup> (A)  | +                                                                         | 700m <sup>2</sup> (A) | - |
| Total exclusive residential impervious areas | Net total impervious area (Sum of A) - B = C          |                         | Rate per impervious m <sup>2</sup>                                        |                       |   |
| 360 + 700 = 1,060m <sup>2</sup>              | =                                                     | 1,525m <sup>2</sup> (C) | \$10                                                                      |                       |   |

## Notes for filling out this form

|                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Use of this form                                                 | Use this form to provide Council with details of a development application to assist Council in the calculation of infrastructure charges.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Rate adjustments in areas not fully serviced by Gold Coast Water | <p>All charge rates are based on areas fully serviced by Gold Coast Water. In areas not planned to be fully serviced by Gold Coast Water, rate adjustments will apply.</p> <p>Areas in the City's local government area which are not planned to be serviced by water supply or wastewater are identified in clause 8.3 (water supply service area) and clause 9.3 (wastewater service area) of the Council's Local Government Infrastructure Plan (LGIP).</p> <p>In these areas, the assessable demand rate will be reduced by Gold Coast Water's water supply or wastewater component of the charge depending on which service is not planned to be provided. If the development is in an area:</p> <ol style="list-style-type: none"> <li>not planned to be serviced by water supply, the assessable demand rate will be reduced by 10.9%</li> <li>not planned to be serviced by wastewater, the assessable demand rate will be reduced by 33.6%.</li> </ol> |
| Charging categories                                              | Use the column "included land use" on the right of each page to determine the appropriate charging category.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Common areas                                                     | <p>At Council's absolute discretion, if it can be clearly demonstrated that specific common areas apply to only one charging category then charges for that common area will be determined on the charge rates for that charging category.</p> <p>If a development includes an area which is common to two or more charging categories and no clear breakdown of these common areas attributable to a particular charging category is provided, the assessable demand for the common area will be based on the charging category with the highest charge rate.</p>                                                                                                                                                                                                                                                                                                                                                                                              |
| Credits for existing lawfully established use                    | <p>A credit will only be applied in respect of a lawful use in existence up to four years before the development application is made.</p> <p>Enter the number of existing dwellings/units or the gross floor area of any existing use against the appropriate charging category. Use the "included land use" column on the right as a guide to determine the appropriate charging category to use.</p> <p>Evidence of the prior lawfully established use must be provided.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Gross floor area (GFA)                                           | <p>Means the total floor area of all storeys of a building (measured from the outside of the external walls or the centre of a common wall), other than areas used for the following:</p> <ol style="list-style-type: none"> <li>building services, plant and equipment</li> <li>access between levels</li> <li>ground floor public lobby</li> <li>a mall</li> <li>the parking, loading and manoeuvring of motor vehicles</li> <li>unenclosed private balconies whether roofed or not.</li> </ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Not-for-profit organisations                                     | <p>If you are a not-for-profit community group, you may be entitled to a rebate on the charges you must pay. You will need to fill out the "Application for infrastructure offset agreement, infrastructure payment deferral or not-for-profit rebate request" form contained in your application kit.</p> <p>Please note that assessment of "not-for-profit" applications will not be conducted by the City when assessing infrastructure charges.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Exemption under section 5 of the charges resolution              | Section 5 of the charges resolution details exemptions that may be available. If an exemption is sought, please attach relevant evidence.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

