

Development Assessment

Newsletter Issue 3 – January 2010

RiskSmart – update and review

Planning officers have recently undertaken a review of current RiskSmart documents and procedures and have determined that it will no longer be necessary for applicants to generate a Decision Notice for RiskSmart applications. This is for the ease of both Council and applicants, saving paper and time.

In the past we have received applications which require further conditions than those in the numbered standard conditions list. For your information, we will be providing a PDF attachment at the bottom of the checklist which contains all of the standard conditions to be placed on RiskSmart applications. Please keep in mind however that additional site specific conditions may be added to your particular Decision Notice by other Council internal referrals.

The current RiskSmart checklists have undergone some slight formatting changes; and in addition to this, some questions have been amended, deleted or added to. We wish to make the RiskSmart process and checklist easier for the applicant to use and we hope you find some benefit in these recent changes.

The next RiskSmart land use on the agenda is Second Detached Dwellings – with a 'Go Live' date of January 2010.

For further information please contact Vanessa Lay on 5582 8349.

Planning reform news

The new Queensland planning legislation, the **Sustainable Planning Act 2009** (SPA), commenced on 18 December 2009. The SPA replaces the *Integrated Planning Act 1997* (IPA). The associated regulations and guidelines that support the SPA are now available on the Department of Infrastructure Planning website www.dip.qld.gov.au/spa.

The new system aims to streamline planning and development assessment in Queensland and proposes changes including standard planning scheme provisions, the introduction of new assessment processes and approvals, and increased court powers to consider development applications.

A detailed review of the SPA has revealed that the changes are generally evolutionary, in that it:

- promotes continued growth in state involvement
- introduces compliance assessment
- introduces properly made applications
- introduces a mechanism to revive lapsed applications
- reduces the time for information responses
- clarifies changes to applications and approvals
- changes the timing for using superseded planning schemes.

The revolutionary components of the SPA are considered to be the:

- abandonment of Desired Environmental Outcomes
- introduction of a strategic plan
- new decisional rules
- introduction of prohibited development
- introduction of Deemed Approvals for Code Assessable applications.

To ensure business continuity and a high level of customer service during this transition period, we have held a number of information briefing sessions for councillors, senior management and staff. Training workshops have been held with relevant staff to identify issues, and to process change requirements and improvements.

PLEASE NOTE: in the transition between IPA and the SPA, there will be changes to information available on our website. Some information may be temporarily removed from the website but this will be replaced with updated information as Council adapts to the processes and systems under the new Act.

To assist applicants to lodge a development application with the recent SPA form changes, a matrix of forms by application type has been developed. This matrix called "What forms do I need?" identifies each SPA application type and lists the Council and IDAS forms by name that are required to lodge a properly made application.

This matrix is attached to this newsletter and is also available on our website at http://www.goldcoast.qld.gov.au/t_standard2.aspx?pid=286#development and provides hyperlinks to each Council and DIP form, for easy access. Please make sure you regularly check that you have the most recent version as changes are flowing through intermittently.

For further information please contact the PET Review Team on 5582 9047 or email to PETReviewTeam@goldcoast.qld.gov.au.

Deemed Approvals

The SPA introduces Deemed Approvals under section 331(1). To ensure the prompt management of these *Deemed Approval Notices* please send your Deemed Approval Notice to dart@goldcoast.qld.gov.au.

To *Request a Change or Modify an Approval* – in accordance with s370 of the SPA it provides that "if the responsible entity has a form for the request under s369, the request must be made in the form". Council's form is available on our website and the provision of this form is mandatory when lodging this type of request. http://www.goldcoast.qld.gov.au/t_standard2.aspx?pid=286

'Application for a Material Change of Use and/or Reconfiguring of Lot' and 'Application for Operational Works' Forms

These compulsory Council forms have been amended to meet the mandatory supporting information required under the SPA and are substantially smaller in size. The checklist forms are required to be included in your applications, with the embedded notes provided for your information only. These forms will be placed on our website as soon as possible.

Please note that the IDAS Checklists are mandatory under Council's well made requirements. The intent is to ensure quality applications are lodged to speed up the approval process.

For further information please contact the DART team on 5582 9053.

Development industry information

Please note that a new web page called "Development industry information" has been added to our website. We will be building on this page in the future but it currently provides links to useful information relevant to the development industry, including information sessions with our Development Assessment group, newsletters sharing new initiatives and business information, as well as links to documents of interest.

This page can be found by selecting the "Planning Building & Environment" drop down then choosing Building & Development and selecting the link called "Development Industry Information". This page can also be found by entering <http://www.goldcoast.qld.gov.au/devindustry> in your browser.

For further information please contact Jan Higley on 5582 8158.

Gold Coast Water – application lodgement requirements

In order to facilitate a more complete lodgement of applications and to reduce any additional information being requested, applicants must ensure that any services within the site (e.g. sewer, water or stormwater mains) are accurately located and shown on any proposal plans. Location of the services must be via survey and/or physical identification (potholing) as “As Constructed” plans are not guaranteed to be accurate. Location details are to include position and depth and be tied to a known datum (e.g. AHD).

Applicants are also advised that Council has strict policies on building near services and it is strongly recommended that any proposal that involves building near services or diversion of services is discussed with Gold Coast Water prior to an application being lodged.

For further information please contact Brian Burrows on 5582 8339.

Temporary Local Planning Instrument for Priority Infrastructure Plan charges

A Temporary Local Planning Instrument (TLPI) was introduced on 17 November 2009 for the suspension of:

- Gold Coast Planning Scheme Part 8 Division 2 Infrastructure Charges Schedule
- Policy 3A Policy for Infrastructure (Water Supply Network Developer Contribution)
- Policy 3B Policy for Infrastructure (Sewerage Network Developer Contribution)

Development applications assessed under the TLPI will be charged for the **proposed/actual** demand as detailed in the development application, as opposed to **planned** demand. For development applications lodged on or after 17 November 2009, the TLPI will apply. For development applications made and decisions pending on 17 November 2009, the TLPI will apply. For existing approvals and Infrastructure Charge Notices and where charges have been paid, the TLPI will not apply. The TLPI aims to provide short term stimulus to the Gold Coast economy. It will cease to have effect at the close of business on 16 November 2010 unless Council decides to revoke or extend the TLPI.

For further information please contact Peter Cramp on 5582 8957.

Reintroduction of Infrastructure Charges Estimate Service

Council is reintroducing the Infrastructure Charges Estimate Service. Applications for Infrastructure Charges estimates can be made from 30 November 2009. Estimates will take a minimum of 20 business days to complete, with calculations taking longer if the proposal is complex or if additional information is required. RiskSmart applications will incur no fee, Attached Dwellings (duplexes) are \$250 per application, and all other application types incur a fee of \$400. The property owner's consent will be required to proceed with this service. Estimates are created on the basis of the information provided; therefore the quality of the information you give may impact upon the accuracy of the estimate. Infrastructure Charges Estimate Request forms are available from all Council offices and can be found on our website at www.goldcoastcity.com.au/forms

For further information please contact the Developer Contributions Group on 5582 8052.

Infrastructure charge credits and rebates

In calculating infrastructure contributions Council recognises credits for existing lawful uses, previous payments, infrastructure agreements for offsets and in some cases nominal credits. In order to recognise those credits it is requested that the requests for credits are submitted with the development application on the appropriate form. This will enable the charge to be calculated correctly at the front end of the process and will avoid unnecessary delays.

In order to recognise the contribution made to the community by certain not-for-profit organisations, Council may grant a rebate to those organisations which meet the criteria. Our Priority Infrastructure Plan requires that a request for rebate must be made at the time the development application is submitted. Again, if the appropriate form and supporting evidence is submitted at the front end of the development assessment process, this will help to avoid delays.

For further information please contact the Developer Contributions Group on 5582 8052.

Gold Coast Planning Scheme Amendment 5 – commences 25 January 2010 (Covered Car Parking Spaces and Carports)

Council have endorsed Gold Coast Planning Scheme Version 1.2 Amended January 2010 to commence on 25 January 2010. This new version of the planning scheme will incorporate endorsed changes from Amendment Package No. 5 and Amendment Package No. 8 (PIP Water and Wastewater).

Amendment Package No 5 includes numerous operational amendments, including but not limited to an amendment to covered car parking and carport requirements. Currently, the residential domains and many Local Area Plan precincts exclude covered car parking spaces and carports from development requirements for building setbacks. The siting of open carports within the front building setback is assessed under the Queensland Development Code.

Gold Coast Planning Scheme Version 1.2 Amended January 2010 will require a Council assessment for a variation of building setback for carports. The proposed changes will clarify that assessment for a variation to a building setback is required to be undertaken against the Performance Criteria of the Gold Coast Planning Scheme.

Draft Gold Coast Planning Scheme Policy 21 – Social and Health Impact Assessment (SHIA) Policy

The draft SHIA Policy will be on public notification from 18 January to 1 March 2010. The draft policy provides support and guidance to the Gold Coast Planning Scheme 2003 to ensure that social and health impacts of new development are assessed and understood. In addition, the purpose is to provide additional information to assist applicants to prepare an Initial Review and/or Social and Health Impact Assessment (SHIA) Report.

The draft policy will be available for inspection and purchase at Council's Nerang and Bundall Administration Centres and Coolangatta Branch Office. It will also be available for view online at goldcoastcity.com.au/planningscheme.

Planning Environment & Transport Directorate

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Which Development Application forms do I require?

Material Change of Use

IDAS Form 1 – Application details

IDAS Form 5 – Material Change of use assessable against a Planning Scheme

IDAS Checklists 1 and 2

Application for Material Change of Use and/or Reconfiguration of a Lot

Infrastructure Charges Form Requirements

Infrastructure Charges Material Change of Use

Infrastructure Charges Land Use Category Table of Material Change of Use (MCU) and Building Applications (BA)

Infrastructure Charges Credit Request (per Existing Lot)

Infrastructure Charges Impervious Area Work Sheet

Reconfiguring a Lot

IDAS Form 1 – Application details

IDAS Form 7 – Reconfiguring a lot

IDAS Checklists 1 and 3

Application for Material Change of Use and/or Reconfiguration of a Lot

Infrastructure Charges Form Requirements

Infrastructure Charges Reconfiguration of Lot (ROL)

Operational Works – Civil Engineering (subdivisions only)

IDAS Form 1 – Application details

IDAS Form 6 – Building or operational work assessable against a planning scheme

IDAS Checklists 1 and 4

Application for Operational Works

Form Supplementary Information Sheet Operational Works and Town Planning Compliance

Appendix A Engineering Drawings – Application Checklist – Gold Coast City Council Land Development Guidelines

Appendix B Application for Approval of Engineering Drawings – Gold Coast City Council Land Development Guidelines

Operational Works - Tree Works – not associated with a development

IDAS Form 1 – Application details

IDAS Form 6 – Building or operational work assessable against a planning scheme

Form Supplementary Information Sheet Operational Works and Town Planning Compliance

Site Plan for tree works

Operational Works Tree Works – associated with a development

IDAS Form 1 – Application Details

IDAS Form 6 – Building or operational work assessable against a planning scheme

IDAS Checklists 1 and 4

Form Application for Operational Works

Form Supplementary Information Sheet Operational Works and Town Planning Compliance

Operational Works – Change to Ground Level (single lots only)

IDAS Form 1 – Application details

IDAS Form 6 – Building or operational work assessable against a planning scheme

IDAS Checklists 1 and 4

Application for Operational Works

Form Supplementary Information Sheet Operational Works and Town Planning Compliance

Appendix A Engineering Drawings – Application Checklist – Gold Coast City Council Land Development Guidelines

Appendix B Application for Approval of Engineering Drawings – Gold Coast City Council Land Development Guidelines

Operational Works – Electrical Drawings

- * IDAS Form 1 – Application details
- * IDAS Form 6 – Building or operational work assessable against a planning scheme
- * *IDAS Forms 1 & 6 are only required when the existing OPW Civil application number is not known or provided.*

Operational Works – Car Parking

- IDAS Form 1 – Application details
- IDAS Form 6 – Building or operational work assessable against a planning scheme
- IDAS Checklists 1 and 4
- Application for Operational Works
- Form Supplementary Information Sheet Operational Works and Town Planning Compliance
- Appendix A Engineering Drawings – Application Checklist – GCCC Land Development Guidelines
- Appendix B Application for Approval of Engineering Drawings – GCCC Land Development Guidelines

Operational Works – Landscaping private and public

- IDAS Form 1 – Application details
- IDAS Form 6 – Building or operational work assessable against a planning scheme
- IDAS Checklists 1 and 4
- Form Application for Operational Works
- Form Supplementary Information Sheet Operational Works and Town Planning Compliance

Operational Works – Associated Building Works

- IDAS Form 1 – Application details
- IDAS Form 6 – Building or operational work assessable against a planning scheme
- Form Application for Operational Works
- Form Supplementary Information Sheet Operational Works and Town Planning Compliance
- Appendix A Engineering Drawings – Application Checklist – Gold Coast City Council Land Development Guidelines
- Appendix B Application for Approval of Engineering Drawings – Gold Coast City Council Land Development Guidelines

Operational Works – Sediment and Erosion Control (when lodged as single application)

- IDAS Form 1 – Application details
- IDAS Form 6 – Building or operational work assessable against a planning scheme
- IDAS Checklists 1 and 4
- Form Application for Operational Works
- Form Supplementary Information Sheet Operational Works and Town Planning Compliance

Operational Works – Prescribed Tidal Works and Non-Tidal Works

- IDAS Form 1 – Application details
- IDAS Form 28 – Prescribed tidal work
- IDAS Checklists 1 and 4
- Form Application for Operational Works
- Form Supplementary Information Sheet Operational Works and Town Planning Compliance
- Application for Approval to Construct Non-Tidal Coastal Works
- Information Sheet for Tidal and Non-Tidal Works

Compliance Assessment

- IDAS Form 32 – Compliance Assessment

SPA Request to change an existing approval

- Form Request to Change an existing approval

Preliminary Approval to vary the effect of a local Planning instrument

- IDAS Form 1 – Application details
- IDAS Form 31 – Application for preliminary approval varying the effect of a local planning instrument

Deemed Approval

- SPA Form 1 – Deemed approval notice