

Industry Warehouse

Gold Coast City Council is collecting your personal information in accordance with the Sustainable Planning Act 2009 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

RiskSmart Application

Office use only	Application number	Date
	Receipt number	Records barcode
	Customer service officer	Sundry debtor number
	Sundry debtor name	
	<ul style="list-style-type: none"> • Check that all parts of application are received. • Immediately phone Development Assessment Review Team (DART) on ext 8866 (<i>select option #4</i>) to collect two copies of the application. • Forward remaining copy and receipt to Records as soon as possible. • Ensure this RiskSmart cover sheet is the first page when sent to Records. 	

There are a number of questions in this checklist which could trigger your proposal out of the RiskSmart process. Please ensure that you read over the entire document before commencing assessment.

Prior to submitting your application, please ensure that you have included and ticked the following:

- This cover sheet must remain on the front of your RiskSmart application.
 - The application can ONLY be lodged in person at the Customer Service Centre, Nerang Administration.
 - Three (3) complete paper copies of the application.
 - A compact disc (CD) copy of the proposal.
 - Completed versions of the current Integrated Development Assessment System (IDAS) form 1 – ‘Application details’, form 5 ‘Material change of use assessable against a planning scheme’ and IDAS checklists 1 and 2.
 - Correct owner’s consent.
 - Council’s RiskSmart Checklist.
 - Plans (Site plan, coloured elevations, floor plans drawn to an appropriate scale, numbered and dated).
 - Property enquiry print off (refer to www.goldcoastcity.com.au/pdonline).
 - Site Analysis (prepared in accordance with Planning Scheme Policy 17).
 - Site photos.
 - Developer Contributions charges estimate.
 - Referral Agency Responses, (if relevant).
 - For the application to proceed, the correct fee must be paid at the Customer Service Counter, Nerang
- Council will resolve this application within five working days. You will receive a Decision Notice.

Instructions	<p>Please complete each of the following questions by answering Yes, No or N/A, and proceed as instructed in the right hand column. The right hand column will tell you which question to go to next, or whether the proposal is not suitable for RiskSmart assessment. In this case, the application would require a full Council Material Change of Use (MCU) assessment.</p> <p>If at any point you are instructed that the proposal is not suitable for RiskSmart assessment, it means that the proposal is not considered to be low risk and cannot be lodged as a RiskSmart application. In this event, stop completing this form, a full MCU application will be required to be lodged with Council. For further information on lodging an application contact the Town Planning Advice Counter located at the Nerang Administration Centre.</p> <p>To complete the questions you will require a property enquiry print off, which can be obtained from www.goldcoastcity.com.au/pdonline.</p>																	
Note to applicant	Where an asterisk (*) is shown in the right hand column, this indicates that Council Standard Conditions may apply.																	
Property details	Lot number and registered plan number <input type="text"/> <hr/> Site address <input type="text"/> <input type="text"/>																	
Limited to Industry 1 and Industry 2 Domains, Yatala Enterprise, Nerang and Southport LAPs	<p>1. What Domain is the subject site located within?</p> <table border="1" data-bbox="370 779 1497 880"> <tr> <td data-bbox="370 779 603 880">Industry 1 <input type="checkbox"/></td> <td data-bbox="609 779 783 880">Industry 2 <input type="checkbox"/></td> <td data-bbox="790 779 1086 880">Yatala Enterprise LAP <input type="checkbox"/> Precincts 1-3</td> <td data-bbox="1093 779 1294 880">Nerang LAP <input type="checkbox"/> Precinct 8</td> <td data-bbox="1300 779 1497 880">Southport LAP <input type="checkbox"/> Precinct 6</td> </tr> </table> <p>2. Is the application Code Assessable in accordance with the relevant Domain's & LAP's Table of Development?</p> <table border="1" data-bbox="1129 889 1497 1043"> <tr> <td data-bbox="1129 889 1294 920">Yes <input type="checkbox"/></td> <td data-bbox="1300 889 1497 920">No <input type="checkbox"/></td> </tr> <tr> <td colspan="2" data-bbox="1129 929 1497 1043"> If yes proceed to Q3 If no the application is not suitable for RiskSmart assessment </td> </tr> </table> <p>3. Have you consulted with Developer Contributions Group (DCG) and been provided with an estimate of Infrastructure Charges? Note: DCG can be contacted on (07) 5582 8052 (select option #2) or via email on dcg@goldcoast.qld.gov.au</p> <table border="1" data-bbox="1129 1052 1497 1234"> <tr> <td data-bbox="1129 1052 1294 1084">Yes <input type="checkbox"/></td> <td data-bbox="1300 1052 1497 1084">No <input type="checkbox"/></td> </tr> <tr> <td colspan="2" data-bbox="1129 1093 1497 1234"> If yes, include copy of the estimate and proceed to Q4 If no the application is not suitable for RiskSmart assessment </td> </tr> </table>					Industry 1 <input type="checkbox"/>	Industry 2 <input type="checkbox"/>	Yatala Enterprise LAP <input type="checkbox"/> Precincts 1-3	Nerang LAP <input type="checkbox"/> Precinct 8	Southport LAP <input type="checkbox"/> Precinct 6	Yes <input type="checkbox"/>	No <input type="checkbox"/>	If yes proceed to Q3 If no the application is not suitable for RiskSmart assessment		Yes <input type="checkbox"/>	No <input type="checkbox"/>	If yes, include copy of the estimate and proceed to Q4 If no the application is not suitable for RiskSmart assessment	
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Sustainable Planning Act 2009 requirements																		
APD01, APD06, APD07, APD08, APD10, APD12, WAT23, WAT24, SEW24A, WAT15, SEE01, AME01, AME02, AME03, AME04, AME07, CON01, CON05, CON07, RFT23, RFT24, RFT26, RFT27, ADV01, ADV03, HEA09, HEA10, EDM07, HYD02, SWQ25, SWQ26, SWQ27, COM01, ASG02, ASG03 & Notes to Applicant	<p>4. Is the application 'properly made' in accordance with s261 of the <i>Sustainable Planning Act 2009</i>?</p> <table border="1" data-bbox="1129 1283 1497 1464"> <tr> <td data-bbox="1129 1283 1294 1314">Yes <input type="checkbox"/></td> <td data-bbox="1300 1283 1497 1314">No <input type="checkbox"/></td> </tr> <tr> <td colspan="2" data-bbox="1129 1323 1497 1464"> If yes proceed to Q5 If no this is a Not Properly Made Application. You cannot proceed until all outstanding items are rectified </td> </tr> </table>					Yes <input type="checkbox"/>	No <input type="checkbox"/>	If yes proceed to Q5 If no this is a Not Properly Made Application. You cannot proceed until all outstanding items are rectified										
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If yes proceed to Q5 If no this is a Not Properly Made Application. You cannot proceed until all outstanding items are rectified																		
Referral Agencies	<p>5. Does the development application trigger referral to any Referral Agencies?</p> <table border="1" data-bbox="1129 1814 1497 1921"> <tr> <td data-bbox="1129 1814 1294 1845">Yes <input type="checkbox"/></td> <td data-bbox="1300 1814 1497 1845">No <input type="checkbox"/></td> </tr> <tr> <td colspan="2" data-bbox="1129 1854 1497 1921"> If yes proceed to Q6 If no proceed to Q7 </td> </tr> </table>					Yes <input type="checkbox"/>	No <input type="checkbox"/>	If yes proceed to Q6 If no proceed to Q7										
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If yes proceed to Q6 If no proceed to Q7																		
REF04, REF02	<p>6. Has a Referral Agency response been provided in accordance with Section 271 of the <i>Sustainable Planning Act 2009</i>?</p> <table border="1" data-bbox="1129 1930 1497 2096"> <tr> <td data-bbox="1129 1930 1294 1962">Yes <input type="checkbox"/></td> <td data-bbox="1300 1930 1497 1962">No <input type="checkbox"/></td> </tr> <tr> <td colspan="2" data-bbox="1129 1971 1497 2096"> If yes proceed to Q7 If no, the application is not suitable for RiskSmart assessment </td> </tr> </table>					Yes <input type="checkbox"/>	No <input type="checkbox"/>	If yes proceed to Q7 If no, the application is not suitable for RiskSmart assessment										
Yes <input type="checkbox"/>	No <input type="checkbox"/>																	
If yes proceed to Q7 If no, the application is not suitable for RiskSmart assessment																		

Site and Land Use Details	7. Is the subject site less than 4000m ² ?	Yes <input type="checkbox"/> No <input type="checkbox"/>
		If yes proceed to Q8 If no the application is not suitable for RiskSmart assessment
	8. Has the site been subject to an approval for an ROL?	Yes <input type="checkbox"/> No <input type="checkbox"/>
		If yes proceed to Q8.1 If no proceed to Q9
	8.1 Have all associated operational works been completed, and all relevant conditions complied with?	Yes <input type="checkbox"/> No <input type="checkbox"/>
		If yes proceed to Q9 If no the application is not suitable for RiskSmart assessment

Constraint Triggers (this section requires a Property Enquiry report which can be obtained from

www.goldcoastcity.com.au/pdonline

Gold Coast Airport and Aviation Facilities Constraint Code	9. Is the subject site triggered by Overlay Map 8a and/or Overlay Map 8b (Gold Coast Airport)?	Yes <input type="checkbox"/> No <input type="checkbox"/>
		If yes proceed to Q9.1 if no proceed to Q10
	9.1 Does the height of the proposed building exceed the current maximum allowable height applicable for the site, as shown on the current OLS and PAN-OPS surface mapping (OM8a and OM8b)?	Yes <input type="checkbox"/> No <input type="checkbox"/>
		If yes the application is not suitable for RiskSmart assessment If no proceed to Q10
AME09	10. Is the subject site within the 20ANEF contour (as indicated on Overlay Map 8c (Noise Exposure Contours))?	Yes <input type="checkbox"/> No <input type="checkbox"/>
		If yes the application is not suitable for RiskSmart assessment If no proceed to Q11
	11. Is the subject site triggered by Overlay Map 8d (Gold Coast Airport Lighting Zone)?	Yes <input type="checkbox"/> No <input type="checkbox"/>
		If yes * proceed to Q12 If no proceed to Q12
	12. Is the site identified as being within the public safety area identified on Overlay Map 8e?	Yes <input type="checkbox"/> No <input type="checkbox"/>
	If yes the application is not suitable for RiskSmart assessment If no proceed to Q13	
	13. Is the subject site identified and triggered by Overlay Map 9 (Air service and Aviation Facilities)?	Yes <input type="checkbox"/> No <input type="checkbox"/>
		If yes the application is not suitable for RiskSmart assessment If no proceed to Q14
Potential Bushfire Hazard Areas Constraint Code	14. Is the subject site listed as Medium or High on Overlay Map 10 (Potential Bushfire Hazard Areas)?	Yes <input type="checkbox"/> No <input type="checkbox"/>
		If yes proceed to Q14.1 if no proceed to Q15
BSH01	14.1 Is the application accompanied by a Bushfire Management Plan that has been approved by Queensland Fire and Rescue Service? Note: All Bushfire Management Plans must be stamped and approved by Queensland Fire and Rescue Service prior to the lodgement of this application with Council – please contact David Heck (5582 8803) for further information.	Yes <input type="checkbox"/> No <input type="checkbox"/>
		If yes* proceed to Q15 If no the application is not suitable for RiskSmart assessment

Wetland and Waterways Constraint Code	15. Does the subject site include, or is it directly adjacent to, a waterway identified under the Wetland and Waterway Constraint Code Overlay Map 11?	Yes <input type="checkbox"/> No <input type="checkbox"/> If yes the application is not suitable for RiskSmart assessment If no proceed to Q16								
Canals and Waterways Constraint Code	16. Are there any structures proposed within the building setback line under Overlay Map 13 (Canals and Waterways Setback)?	Yes <input type="checkbox"/> No <input type="checkbox"/> If yes the application is not suitable for RiskSmart assessment If no proceed to Q17								
Steep Slopes or Unstable Soils Constraint Code	17. Is the subject site listed as Very High, High or Moderate risk on Overlay Map 16 (Unstable Soils)?	Yes <input type="checkbox"/> No <input type="checkbox"/> If yes proceed to Q17.1 if no proceed to Q18								
	17.1 Is the application accompanied by a Geotechnical report, prepared by a suitably qualified person, which states that the location where the Warehouse/Industry footprint, car parking and access is proposed has a low risk of unstable soils/landslip?	Yes <input type="checkbox"/> No <input type="checkbox"/> If yes proceed to Q18 If no the application is not suitable for RiskSmart assessment								
Potential Flood Inundation Constraint Code	18. Are the finished levels on all buildings and car parking areas above the designated flood level as defined in Overlay Map 17 (Potential Flood Inundation) and able to provide flood free access?	Yes <input type="checkbox"/> No <input type="checkbox"/> If yes proceed to Q19 If no the application is not suitable for RiskSmart assessment								
Stormwater	19. Does the development allow for free passage of stormwater via an overland flow path between the street and any waterway?	Yes <input type="checkbox"/> No <input type="checkbox"/> If yes, proceed to Q20 If no the application is not suitable for RiskSmart assessment								
	20. Is certification attached from a suitably qualified engineer confirming that the stormwater discharge rate in the developed situation is in accordance with the permissible site discharge given in Table 1 below? Table 1: Permissible Site Discharge for 10 and 100 year storm events with indicative detention volume required. <table border="1" data-bbox="387 1361 1066 1514"> <thead> <tr> <th>Storm Event</th> <th>Formula</th> </tr> </thead> <tbody> <tr> <td>Q₁₀ (m³/s)</td> <td>0.156*A</td> </tr> <tr> <td>Q₁₀₀ (m³/s)</td> <td>0.261*A</td> </tr> <tr> <td>Storage (m³)</td> <td>270*A</td> </tr> </tbody> </table> Where A is the area of the site in Hectares.	Storm Event	Formula	Q ₁₀ (m ³ /s)	0.156*A	Q ₁₀₀ (m ³ /s)	0.261*A	Storage (m ³)	270*A	Yes <input type="checkbox"/> No <input type="checkbox"/> If yes, proceed to Q21 If no the application is not suitable for RiskSmart assessment
	Storm Event	Formula								
Q ₁₀ (m ³ /s)	0.156*A									
Q ₁₀₀ (m ³ /s)	0.261*A									
Storage (m ³)	270*A									
21. Is certification attached from a suitably qualified engineer confirming that the proposal incorporates stormwater treatment devices in accordance with those given in Table 2 below? Table 2: Required Stormwater Quality Improvement Devices (SQID's). <table border="1" data-bbox="387 1733 1066 1966"> <thead> <tr> <th>SQID</th> <th>Size</th> </tr> </thead> <tbody> <tr> <td>Gross Pollutant Trap (oil * grit separator)</td> <td>Appropriately sized to treat three (3) month flows from all impervious areas.</td> </tr> <tr> <td>Bio-retention System</td> <td>2.5% of the site</td> </tr> <tr> <td>Rainwater Tank</td> <td>Sized by an appropriate water balance model.</td> </tr> </tbody> </table> Further details regarding stormwater treatment can be found in Council's Stormwater Quality Management Guidelines (July 2006).	SQID	Size	Gross Pollutant Trap (oil * grit separator)	Appropriately sized to treat three (3) month flows from all impervious areas.	Bio-retention System	2.5% of the site	Rainwater Tank	Sized by an appropriate water balance model.	Yes <input type="checkbox"/> No <input type="checkbox"/> If yes proceed to Q22 If no the application is not suitable for RiskSmart assessment	
SQID	Size									
Gross Pollutant Trap (oil * grit separator)	Appropriately sized to treat three (3) month flows from all impervious areas.									
Bio-retention System	2.5% of the site									
Rainwater Tank	Sized by an appropriate water balance model.									

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 Risk Smart development application.		Council MCU assessment is likely to be required
Nature Conservation Constraint Code	22. Is the subject site triggered by Overlay Map 20 (conservation Strategy)?	Yes <input type="checkbox"/> No <input type="checkbox"/> If yes proceed to Q22.1 If no proceed to Q23
	22.1 Does the site trigger 'Committed to Development' only?	Yes <input type="checkbox"/> No <input type="checkbox"/> If yes proceed to Q23 If no the application is not suitable for RiskSmart assessment
	23. Is any part of the site identified as Open Space under the relevant LAP, Domain or Yatala Enterprise Area LAP?	Yes <input type="checkbox"/> No <input type="checkbox"/> If yes, Council MCU assessment will be required If no, proceed to Q24
	24. Is the subject site or part of the site identified as, or directly adjacent to an area, of Conservation, Other Open Spaces or Links under the relevant LAP or Domain / Yatala Enterprise Area LAP?	Yes <input type="checkbox"/> No <input type="checkbox"/> If yes the application is not suitable for RiskSmart assessment If no, proceed to Q25
Cultural Heritage (Historic) Constraint Code	25. Is the site located or adjacent to a site listed in: <ul style="list-style-type: none"> • Overlay Map 3- Cultural Heritage Routes? • The Queensland Heritage Register (Queensland Heritage Act (1992))? • The register of the National Estate (Australian Commission Act (1975))? • The National Trust of Queensland list; or • Any list of places of local heritage significances identified in on LAP adopted by the Gold Coast City Council? 	Yes <input type="checkbox"/> No <input type="checkbox"/> If yes the application is not suitable for RiskSmart assessment If no, proceed to Q26
Car Parking, Access and Transport Integration Constraint Code	26. Is the site affected by 'future road requirements' and or road widening as shown on the relevant Domain Maps?	Yes <input type="checkbox"/> No <input type="checkbox"/> If yes the application is not suitable for RiskSmart assessment If no, proceed to Q27
CAR21, CAR25 CAR01, CAR10, CAR16, CAR23	27. Does the development require a new crossover?	Yes <input type="checkbox"/> No <input type="checkbox"/> If yes * proceed to Q28 If no proceed to Q28
	28. Does the development incorporate a maximum of two vehicle crossovers and with a minimum distance of three metres separating the two crossovers?	Yes <input type="checkbox"/> No <input type="checkbox"/> If yes proceed to Q29 If no the application is not suitable for RiskSmart assessment
	29. Is a loading and set down area provided on the site that is consistent with AS2890.2 – Off Street Parking, Part 2: Commercial Vehicles and AS14.1-14.4 of the Planning Scheme's Car Parking, Access and Transport Integration Constraint Code?	Yes <input type="checkbox"/> No <input type="checkbox"/> If yes * proceed to Q30 If no the application is not suitable for RiskSmart assessment
	30. Does the development provide the number of spaces required for the specific use as listed in the AS16.1?	Yes <input type="checkbox"/> No <input type="checkbox"/> If yes proceed to Q31 If no the application is not suitable for RiskSmart assessment
	31. Does the proposed development exceed 100 car parking spaces?	Yes <input type="checkbox"/> No <input type="checkbox"/> If yes the application is not suitable for RiskSmart assessment If no proceed to Q32

Allconnex Requirements SEW01, SEW11, SEW15	32. Is the site connected to a Council's reticulated sewer system or proposed to be connected to a Council's reticulated sewer system?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
		If yes* proceed to Q33 If no the application is not suitable for RiskSmart assessment	

General Questions

FVR06	33 Will the proposal result in damage to, or removal of vegetation?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
		If yes,* condition will apply, OR submit an OPW Vegetation Clearing application and proceed to Q34 If no proceed to Q33	

Allconnex Requirements WAT01, WAT11, WAT13, WAT12 SEE08 WAT22, SEE09	34 Is the subject site serviced by Council's Water system?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
	If yes * proceed to Q35 If no proceed to Q35		
	35 Are all works clear of easements?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
	If yes* proceed to Q36 If no the application is not suitable for RiskSmart assessment		
	36 Do the proposed works encroach within an easement or within two (2) metres of Council infrastructure? Note: The works would include any stormwater treatment devices.	Yes <input type="checkbox"/>	No <input type="checkbox"/>
If no * proceed to Q37 If yes the application is not suitable for RiskSmart assessment			
	37 Has a Site Analysis Plan been provided in accordance with Policy 17 – Site Analysis? • Identification / location of significant vegetation on site. Note: The Site Analysis Plan shall include site photos	Yes <input type="checkbox"/>	No <input type="checkbox"/>
If yes proceed to Q38 If no the application is not suitable for RiskSmart assessment			

ONLY ANSWER THE QUESTIONS BELOW RELEVANT TO YOUR DOMAIN

Limited to Industry 1 and Industry 2 Domains, Yatala Enterprise, Nerang and Southport LAPs	38 What Domain/Local Area Plan & Precinct is the subject site located within?				
	Industry 1 <input type="checkbox"/>	Industry 2 <input type="checkbox"/>	Yatala Enterprise LAP <input type="checkbox"/> Precincts 1-3	Nerang LAP <input type="checkbox"/> Precinct 8	Southport LAP <input type="checkbox"/> Precinct 6

Industry 1, Industry 2 and Yatala Enterprise LAP (Precincts 1-3)

	39 Is the building or any structures more than 11.5 metres in height or 3 storeys? Note: Building height and storey is defined in Part 4, Division 1, Chapters 1-3 of the Gold Coast Planning Scheme.	Yes <input type="checkbox"/>	No <input type="checkbox"/>
	If yes the application is not suitable for RiskSmart assessment If no, proceed to Q41		
	Nerang LAP (Precinct 8) and Southport LAP (Precinct 6)		
	40 Is the building or any structures more than 2 storeys? Note: Building height and storey is defined in Part 4, Division 1, Chapters 1-3 of the Gold Coast Planning Scheme.	Yes <input type="checkbox"/>	No <input type="checkbox"/>
If yes the application is not suitable for RiskSmart assessment If no, proceed to Q41			

ALL AREAS		
Setbacks	41 Is the building and/or any structures set back and designed in accordance with the following: <ul style="list-style-type: none"> • 8 metres from the primary frontage of the site, provided that the façade which addresses the primary frontage is the front of the building which contains the entrance and window openings; and • 5 metres from the secondary frontage(s). 	Yes <input type="checkbox"/> No <input type="checkbox"/> If yes, proceed to Q42 If no the application is not suitable for RiskSmart assessment
Public Open Space	42 Does the subject site adjoin a residential lot or public open space?	Yes <input type="checkbox"/> No <input type="checkbox"/> If yes the application is not suitable for RiskSmart assessment If no, proceed to Q43
Site Coverage	43 Does the proposed development result in a site coverage which is 70% or less?	Yes <input type="checkbox"/> No <input type="checkbox"/> If yes, proceed to Q44 If no the application is not suitable for RiskSmart assessment
Building Design	44 Is a colour perspective included with the application demonstrating that the building incorporates strong architectural merit, showing appropriate use of colours, materials, awnings and landscaping that complements the character of the area?	Yes <input type="checkbox"/> No <input type="checkbox"/> If yes, proceed to Q45 If no the application is not suitable for RiskSmart assessment
Privacy	45 Does the building contain glass exceeding the maximum degree of reflection of both heat and light of 20%?	Yes <input type="checkbox"/> No <input type="checkbox"/> If yes the application is not suitable for RiskSmart assessment If no, proceed to Q46
Landscaping and Open Space LAN01	46 Is the application accompanied by a landscape intent (prepared in accordance with Planning Scheme Policy 13 – Landscape Strategy Part 2) that provides a minimum of 50% soft landscaping within the front 3m of the entire frontage of the site?	Yes <input type="checkbox"/> No <input type="checkbox"/> If yes* proceed to Q47 If no the application is not suitable for RiskSmart assessment
Amenity AME05	47 Is the storage (in open areas) of vehicles, machinery, goods and materials used on the site effectively screened with fencing or vegetation from the view from the street?	Yes <input type="checkbox"/> No <input type="checkbox"/> If yes* proceed to Q48 If no the application is not suitable for RiskSmart assessment
Noise	48 Is the proposed Industry/Warehouse land use within 50m of a residential site or residential dwelling?	Yes <input type="checkbox"/> No <input type="checkbox"/> If yes, Proceed to Q49 If no, Proceed to Q50
	49 Is the application accompanied by an acoustic report, prepared by a qualified acoustic engineer, clearly demonstrating that the noise levels emitted from all mechanical plant & equipment, (including noise from forklifts, delivery vehicles, air conditioning units, refrigeration plant and exhaust fans) on the site of the industrial/warehouse activity does not exceed the following noise levels measured over a fifteen (15) minute period?	Yes <input type="checkbox"/> No <input type="checkbox"/> If yes proceed to Q50 If no the application is not suitable for RiskSmart assessment

	NOISE LIMITS AT A NOISE SENSITIVE PLACE		
	PERIOD	Noise level at noise sensitive place measured as the adjusted maximum sound pressure level (L_{Amax,adj,T})	
	7am – 6pm	Background noise level (L _{Abg,T}) plus 5 dB(A)	
	6pm – 10pm	Background noise level plus 5 dB(A)	
	10pm – 7am	Background noise level plus 3 dB(A)	
	NOISE LIMITS AT A COMMERCIAL PLACE		
	PERIOD	Noise level at a commercial place measured as the adjusted maximum sound pressure level (L_{Amax,adj,T})	
	7am – 6pm	Background noise level (L _{Abg,T}) plus 10 dB(A)	
	6pm – 10pm	Background noise level plus 10 dB(A)	
	10pm – 7am	Background noise level plus 8 dB(A)	
Health HEA07	50	Will the site be used to store any flammable or combustible liquids as defined in the Dangerous Goods Safety Management Act 2001 and/or Dangerous Goods Safety Management Regulations 2001?	Yes <input type="checkbox"/> No <input type="checkbox"/> If yes * proceed to Q501 If no proceed to Q51
HEA08	51	Do the plans depict a refuse storage area screened from all property boundaries and the street?	Yes <input type="checkbox"/> No <input type="checkbox"/> If yes * proceed to Q52 If no the application is not suitable for RiskSmart assessment
Architectural design	52	Will the development be visible from the Pacific Motorway or Gold Coast City Railway Line?	Yes <input type="checkbox"/> No <input type="checkbox"/> If yes, Proceed to Q52.1 If no, Proceed to Q53
	52.1	Is the façade facing the motorway or rail line designed to incorporate strong architectural merit showing appropriate use of colours, materials, awnings and landscaping so as to exhibit a high standard of architectural presentation?	Yes <input type="checkbox"/> No <input type="checkbox"/> If yes proceed to Q53 If no the application is not suitable for RiskSmart assessment
Landscaping	53.	Is ground level parking sited and designed to include the following? <ul style="list-style-type: none"> • Preservation of Significant trees; and • Landscaped bays for the planting of shade trees, and the incorporation of one (1) canopy tree for every eight (8) car park spaces installed on a 4m² diamond in compliance with Planning Scheme Policy 13 (Landscape Strategy Part 2, Landscape Work Documentation Manual section C, point 8). 	Yes <input type="checkbox"/> No <input type="checkbox"/> If yes proceed to Q54 If no the application is not suitable for RiskSmart assessment
	54.	If the site contains natural features of ecological and/or landscape value, such as stands of remnant vegetation and gullies/ridges, are these incorporated in the open space/landscape areas?	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> If yes or N/A, Proceed to Q55 If no the application is not suitable for RiskSmart assessment
	55.	Does the landscape design include provision of pleasant, shaded areas with appropriate furniture for lunch/relaxation areas for workers and visitors?	Yes <input type="checkbox"/> No <input type="checkbox"/> If yes, Proceed to Q56 If no the application is not suitable for RiskSmart assessment

Agricultural land	56. Does the site adjoin an agricultural land use or land contained within the Rural Domain?	Yes <input type="checkbox"/> No <input type="checkbox"/> If yes the application is not suitable for RiskSmart assessment If no, proceed to Q57
Inter regional transport corridor (IRTC)	57. Is any part of the site within the boundaries of the Intra Regional Transport Corridor (IRTC)?	Yes <input type="checkbox"/> No <input type="checkbox"/> If yes the application is not suitable for RiskSmart assessment If no you have successfully completed the RiskSmart checklist.

Thank you for completing this checklist.

Please refer to the coversheet for all necessary inclusions prior to submitting your application.

For your information, please review the list of conditions that may be applied to any approval issued on this proposal.

Please note that this list is not exhaustive and additional conditions may be applied relevant to your subject site.