



# RiskSmart

## Planning and Development Online

### What is RiskSmart?

RiskSmart streamlines the assessment of selected low risk development applications, significantly reducing the time it takes to process them.

### Which low risk development applications can be lodged using RiskSmart?

Currently Family Accommodation, Industry/Warehouse and Attached Dwellings and Second Detached Dwellings are available with further land uses being investigated.

### What are the benefits of submitting a development application using the RiskSmart process?

- The application will usually be assessed and a decision made within five business days from the date the application is lodged with Council.
- The process that has been formulated by Council provides applicants with a greater level of certainty in relation to the outcome of their application and the conditions that will be attached to an approval.

### How can I commence the RiskSmart process?

- Download the applicable RiskSmart Application Form from Council's website ([www.goldcoastcity.com.au](http://www.goldcoastcity.com.au)) and the associated IDAS forms at [www.dip.qld.gov.au/spa](http://www.dip.qld.gov.au/spa), or
- Collect a copy from one of the Council's Customer Service Centres or the Technical Advice Counter at Nerang.

### It may be necessary to seek the services of a professional town planning consultant regarding completing the Checklist.

Town Planning Consultants are listed in the yellow pages under Town and Regional Planning.

### Who can lodge a RiskSmart application?

Anyone is permitted to lodge a RiskSmart application.

### Where can I lodge my RiskSmart application?

In order to provide the most efficient timeframes possible, applications can only be accepted when lodged in person at the Nerang Customer Service Centre.

### What do I need to lodge?

- RiskSmart Application Checklist Form (Family Accommodation, Industry and Warehouse, Attached Dwellings, or Second Detached Dwellings)
- IDAS Form 1 Development Application Applicant Details
- IDAS Form 5 Development Application Material Change of Use against a Planning Scheme OR IDAS Form 7 Reconfiguration of a Lot
- Plans (site plan, coloured elevations, floor plans drawn to an appropriate scale, numbered and dated)
- Site analysis, site photos
- CD containing a copy of the proposal

### How much does it cost to lodge a RiskSmart application?

The costs are the same as lodging a Material Change of Use for the selected land use type, ie. Industry and Warehouse, Family Accommodation, Attached Dwellings, Second Detached Dwellings. Refer to Fees and Charges Booklet.