

# Final development approval application (Robina only)

Economy, Planning & Environment  
Planning Assessment  
City Development

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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 to provide the services requested, perform associated Council functions and services, and to update and maintain Council's customer information records. Your information is handled in accordance with the **Information Privacy Act (Qld) 2009** and may only be accessed by Councillors, Council employees and authorised contractors. Unless authorised or required by law, we will not provide your personal information to any other person or agency. For further information go to <http://www.cityofgoldcoast.com.au/privacy>.

Council may also use your personal information in order to contact you to provide you with information regarding Council functions and services. If you do not wish to receive such information please opt out using the unsubscribe link in the communication material sent to you.

For more information to assist with your application and to submit online, please visit [cityofgoldcoast.com.au/lodgeda](http://cityofgoldcoast.com.au/lodgeda)

\* Indicates the field is mandatory

## Applicant\*

Name	
Postal address	
Phone	
Email	

## Contact person

Where a 'Contact' is required, provide details of the primary contact person for this application.

Name	
Postal address	
Phone	
Email	

## Application type\*

Please select

Final development approval for core area (Part 9, Section 5) RCPA	
Final development approval for outer core area (Part 10, Section 4) RCPA	
Amendment to a final development approval	
If amendment, provide original (FDA) application number	

## Property details\*

Lot number		Registered plan number	
Existing approval number			
Date of approval			
Council's reference file number			
Property address			
Proposed property description			
Area of land			
Location of land			
Specific location of use			
Plan of development applicable			

## Office use only

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

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Precinct			
Length of each road frontage			
Current zoning of the land			
Describe the proposed use of the land and buildings to be erected.			
If required, I grant permission for an authorised City officer to enter the property during normal business hours, for the purpose of an inspection	Yes <input type="checkbox"/>	No <input type="checkbox"/>	

Fees	
	Account number
100% of land use code assessment application fee	99097
These fees are in accordance with Council's regulatory fees and non-regulatory charges. A copy of these fees and charges can be found on Council's website <a href="http://cityofgoldcoast.com.au">cityofgoldcoast.com.au</a>	

Payment options	
Business partner account (BP)	
Business partner name	Business partner number
Cash, cheque or credit card at any of Council's branch offices. For branch office locations and operating hours, please refer to Council's website: <a href="http://cityofgoldcoast.com.au">cityofgoldcoast.com.au</a> .	
Please be advised that payment by credit card will incur a surcharge.	
Cheque or money order may be posted to Council's post office box address as above. Please ensure that you provide adequate reference details or attachments to allow the cheque to be appropriately received.	

Owner/s' consent*	
Name of all owner/s of the land	

Declaration*				
I/We, the owner/s of the land, consent to the making of this request.				
<b>Name</b>		<b>Signature</b>		<b>Date</b>
<b>Name</b>		<b>Signature</b>		<b>Date</b>
<b>Name</b>		<b>Signature</b>		<b>Date</b>
<b>Name</b>		<b>Signature</b>		<b>Date</b>

Present use*	
Present use of the land	
If the land is not being used, list the previous use of the land	
Are there any existing buildings to be retained?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Building description	

Development requirements and guidelines for lodgement – Robina Central		
Planning agreement	General requirements	Amenity

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<p>1. Please submit in one of the following formats:</p> <ul style="list-style-type: none"> <li>on-line via Council's Development Application and Requests SmartForm for new applications only</li> <li>digital copy (PDF format) or hard copy of all documentation (two (2) x complete copies, inclusive of plans) at the counter</li> </ul>	
<p>2. Application lodgement information is to be provided in four (4) sections and PDF's:</p> <ul style="list-style-type: none"> <li>application form (Council form)</li> <li>supporting documents (i.e. planning report, code templates, photographs, visual impact analysis, etc.)</li> <li>plans and drawings</li> <li>specialist reports including, but not limited to, 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 (i.e. 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> </ul> </li> <li>an estimate of the establishment costs to deliver the infrastructure calculated in accordance with Statutory Guidelines 03/14 <i>Local Government Infrastructure Plan</i> and <i>Gold Coast's City Council's Local Government Infrastructure Plan</i></li> </ul>	

### Section 1 – Forms\*

#### Council of the City of Gold Coast forms

Form Application for final development approval

### Section 2 – Supporting documents

	Is this applicable?		
<p>Planning assessment report</p> <ul style="list-style-type: none"> <li>proposal including covering letter, report, alternate solutions and conclusion</li> </ul>	Yes		No
<p>Economic needs analysis (final development approval only)</p> <ul style="list-style-type: none"> <li>provide information if applicable to the nature of the proposal</li> </ul>	Yes		No
<p>Visual impact analysis (final development approval only)</p> <ul style="list-style-type: none"> <li>provide a photo montage outlining the proposal</li> </ul>	Yes		No
<p><i>Robina Central Planning Agreement</i> general requirements</p> <ul style="list-style-type: none"> <li>the relevance of these codes can be identified by using the property applicable plan of development</li> </ul>	Yes		No
<p>Photographs to support application</p>	Yes		No
<p>Miscellaneous</p> <ul style="list-style-type: none"> <li>list any additional information provided to support the application</li> </ul>	Yes		No

### Section 3 – Plans and drawings

<p>Plans and drawings (final development approval only)</p> <ul style="list-style-type: none"> <li>architectural floor plans and colour elevations</li> <li>site plan</li> <li>building evaluations</li> <li>site analysis plan</li> <li>other drawings relevant to development</li> <li>other drawings relevant to development including photo montage and colour perspectives</li> </ul>	Yes		No
Please provide details			
<p>Plans and drawings (subdivision only)</p> <ul style="list-style-type: none"> <li>subdivisional proposal plan (site plan)</li> <li>slope analysis plan</li> <li>site analysis plan</li> <li>building envelope plan</li> <li>proposed earthworks plan</li> <li>photographs</li> <li>other drawings relevant to development perspectives</li> </ul>	Yes		No

### Section 4 – Specialist reports

#### Environmental health

Acoustic report is required when:

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<ul style="list-style-type: none"> <li>road noise impacts onto a noise sensitive area             <ul style="list-style-type: none"> <li>road noise from a local road (10,000 vehicles per day) 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</li> </ul> </li> </ul> <p>OR</p> <ul style="list-style-type: none"> <li>road noise from a state controlled or local road (10,000 vehicles per day) directly adjacent to the noise sensitive development</li> </ul>	
<p>Railway noise:</p> <ul style="list-style-type: none"> <li>applies to noise sensitive development within 100-metres of a rail corridor</li> <li>commercial/industrial operational noise:             <ul style="list-style-type: none"> <li>applies to commercial/industrial development adjacent to existing proposed noise sensitive developments</li> </ul> </li> </ul>	
<p>Odour/dust management plan</p> <ul style="list-style-type: none"> <li>applies to residential development in proximity to industry/commercial activities which release airborne contaminants, e.g. asphalt manufacturing plants, marine and/or waterfront industries, bulk landscape supplies, service stations, etc.</li> </ul>	
<p>Waste management:</p> <ul style="list-style-type: none"> <li>applies to commercial/industrial/residential development and must have practical, user and environmentally friendly solid waste management storage and collection design</li> </ul> <p>Please refer to the <i>Environmental Protection (Waste Management) Regulation 2000</i> and the <i>Solid Waste Management Guideline for New Developments, July 2011, Version 1</i> to address the minimum requirements for refuse facilities and information on refuse vehicle access, egress and manoeuvring.</p>	
<p>Open space management statement</p>	

**Water and sewerage**

Water and sewerage capacity assessment report:

- includes information addressing the proposed development intended to service the development

**Transport and traffic**

Road traffic assessment report

Other relevant transport and traffic documents or notes

- includes information addressing the proposed development infrastructure intended to service the development

Has the State Assessment and Referral Agency (SARA) been triggered as a concurrence agency for this proposal?

Yes		No
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If "Yes", has pre-lodgement advice been obtained from Main Roads?

Yes		No
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**Hydraulic, water quality and geotechnical engineering**

Flood search report

Hydraulics report

Stormwater management plan

- includes information addressing the proposed development infrastructure intended to service the development

Geotechnical report

Dewatering management plan

Lake management study

Waterway study

Water quality management plan

Other relevant hydraulic and water quality documents or notes

**Signage and artworks**

What types of signs are proposed?

- primary
- secondary
- tertiary

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Are freestanding sign structures proposed?					
<ul style="list-style-type: none"> <li>• tower</li> <li>• blade</li> </ul>					
Do the signage designs, referred to the questions above, comply with the signage requirements specified in the plan of development?				Yes	No
If "No", note departures from requirements.					
Are signage sketches providing particulars of proposed signage and artworks attached?				Yes	No

**Environmental, open space and landscaping**

Statement of landscape intent	
Bushfire management plan	
Vegetation management plan	
Ecological assessment	
Open space management statement <ul style="list-style-type: none"> <li>• includes information addressing the proposed development infrastructure intended to service the development</li> </ul>	
Arborist reports	
Photographs identifying all trees on the site	
Effluent disposal areas	
Acid sulphate soils investigation and management plan	
Other relevant environmental, open space or landscaping documents or notes regarding the applicability of the required plans and documents	

**Declaration\***

I acknowledge that under Section 8.5 of the *Local Government (Planning & Environment) Act 1990* (the Act), a person who furnishes a document that is false or misleading in a material particular, whether by way of a statement in or omission from the document commits an offence against the Act.

Authority is granted for Council to reproduce and/or copy any documents and plans.

I understand and acknowledge that:

- by making this application, I the applicant, declare that the owner has given written consent to the making of this application/s.
- the information provided in this application is true and complete to the best of my knowledge
- Council may refuse this application if it becomes evident that any information or supporting documents provided is incomplete or false
- I approve of the information that has been provided in this application
- I acknowledge Queensland State Laws will accept this communication as containing my signature within the meaning of the *Electronic Transactions (Queensland) Act 2001*

<b>Signature</b>		<b>Date</b>	
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