



Notice of concurrence agency response

Sections 3.3.16 and 3.3.18 *Integrated Planning Act 1997*

This notice is issued by the administering authority pursuant to sections 3.3.16 and 3.3.18 of the *Integrated Planning Act 1997*, to advise you of a decision or action.

Enquiries to: Sandra Avendano
Telephone: (07) 3225 1077 sandra.avendano@epa.qld.gov.au
Your reference: 3528/07
Our reference: Appl'n: 5739 Part 3 File No.: BNE31863

EMR UPDATED 1/8/07
BASE PARCEL L1/RP197452
NEW PARCEL L1/SP151283

sch4p4

CC:

sch4p4(6) Personal information

Ryter Planning Pty Ltd
PO Box 5872
MAROOCHYDORE QLD 4558

Ipswich City Council
PO Box 191
IPSWICH QLD 4305

Attention: Ms Mira Pavey

Re: Application (No. 3528/07) for development approval for assessable development to be carried out at 4 Saunders Street, Raceview Qld (Part of Lot 1 on SP151283).

Pursuant to the following items of Table 2 Schedule 2 of the *Integrated Planning Regulation 1998*, the Environmental Protection Agency – Waste and Contaminated Land Unit is a concurrence agency for the development application:

- ☐ Item 21, Table 2 of Schedule 2 of the *Integrated Planning Regulation 1998*
- ☒ Item 22, Table 2 of Schedule 2 of the *Integrated Planning Regulation 1998*

The Environmental Protection Agency – Waste and Contaminated Land Unit (EPA-WCLU), acting as a concurrence agency under the *Integrated Planning Act 1997*, provides its response to the application detailed above as attached.

It would be appreciated if Council could provide a signed hard copy of the final development approval issued by Council (which includes the Agency's concurrence conditions).

The EPA has not provided a notification to native title parties for this application. The State's Native Title Work Procedures indicate that responsibility for assessment of native title issues for an IDAS application rest with the Assessment Manager. It is recommended that you undertake an assessment using your own guidelines to determine if a native title notification is required for this application.

Should you require any further information please do not hesitate to contact the above officer on the telephone number provided.

sch4p4(6) Personal information

Signed

04.07.07
Date

Delegate of Administering Authority
Environmental Protection Act 1994.

Concurrence agency response

Sections 3.3.16 and 3.3.18 *Integrated Planning Act 1997*

Applicant:	Neumann Steel Pty Ltd
Council Application Number:	3528/07
EPA Application Number:	5739 Part 3
Date application received by EPA:	5/06/2007
Relevant Laws and Policies:	<i>Environmental Protection Act 1994</i>
Jurisdiction:	Chapter 7, Part 8 <i>Environmental Protection Act 1994</i>

Development Description:

Material Change of Use - Service trades for steel storage and distribution

where:

- ☐ the existing use of the land is, or if the land is vacant land with no existing use the most recent use of the land was, for a notifiable activity under the *Environmental Protection Act 1994*.
- ☐ the proposed use of the land is for child care, educational, recreational, residential or similar purposes and the existing use of the land is, or if the land is vacant land with no existing use the most recent use of the land was, for an industrial activity.
- ☒ the land is on the Environmental Management Register or Contaminated Land Register under the *Environmental Protection Act 1994*.
- ☐ the land is wholly or partly within an area for which an Area Management Advice for industrial activity or natural mineralisation has been issued and the proposed use of the land is for child care, educational, recreational, residential or similar purposes.
- ☐ the land is wholly or partly in an area for which an Area Management Advice for unexploded ordnance has been issued.

at the following place(s):

4 Saunders Street, Raceview Qld
(Part of Lot 1 on SP151283)

Response to Development Application

The Environmental Protection Agency, acting as a concurrence agency under the *Integrated Planning Act 1997*, provides its response to the application detailed above.

The concurrence agency response is that

- ☒ conditions must attach to any development approval
- ☐ any approval must be for part only of the development
- ☐ any approval must be a preliminary approval only
- ☐ there are no concurrence agency requirements
- ☐ the application must be refused

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Conditions of the development approval

If during any site earthworks or excavation, offensive or noxious odours and/or evidence of gross contamination not previously detected is observed, site works are to cease in that area and action taken to immediately abate the potential environmental harm. The administering authority is to be notified in writing within two (2) business days of detection and advised of appropriate remedial action.

Any remedial action is to be developed by an appropriate qualified and experienced person in accordance with Section 381 of the EP Act.

Additional comments or advice about the application

The removal of any contaminated soil from this site requires prior approval from the Environmental Protection Agency (EPA) (Waste and Contaminated Land Unit) under the section 424 of the *Environmental Protection Act 1994* (EP Act).

Reasons for inclusion of development conditions or refusal

In accordance with section 3.3.18 of the *Integrated Planning Act 1997* and section 27B of the *Acts Interpretation Act 1954*, a concurrence response must include reasons for a refusal or for the inclusion of development conditions.

The Environmental Protection Agency is recognised as a concurrence agency under the *Integrated Planning Regulation 1998* for the protection of the environment by the management of contaminated land. The Environmental Protection Agency concurrence agency conditions for this proposed development that are contained within this response are required to prevent or mitigate any potential risk to human health or the environment from possible hazardous contaminants present on the site.

Additional information for applicants

This concurrence response pursuant to Chapter 7, Part 8 of the *Environmental Protection Act 1994* applies only to contaminated land issues and does not remove the need to obtain any further approval for this development which may be required by this or other legislation, State and/or Commonwealth. Applicants are advised to check with all relevant statutory authorities for such approvals as may be required.

~ End of Concurrence Agency Response ~

Release

IPA APPLICATION ASSESSMENT SHEET – CONTAMINATED LAND UNIT

Assessment Due Date: 04 July 2007

1. PROPOSAL DETAILS

Proposal:

Material Change of Use

Proposal Description:

Service trades for steel storage and distribution

2. ADMINISTRATIVE DETAILS

EPA App'n No:

5739 Part 3

File No:

BNE31863

Referral Coordination (RCU) No:	No
ECOTRAK Project No:	
Project Manager Name:	
Other EPA Units involvement:	No

Council:

Ipswich City Council

LA App'n No:

3528/07

Site Address:

4 Saunders Street, Raceview Qld

Property Description:

Part of Lot 1 on SP151283

Applicant Name:

**Mr sch4p4(6) Personal in Neumann Steel Pty Ltd /
Ryter Planning Pty Ltd**

EMR/CLR/AMA details:

Lot/Plan	EMR/CLR/ AMA No:	Notifiable Activity (NA) or Hazardous Contamination.	On going NA Yes or No?
Lot 1 / SP151283	41617	NA 29. Petroleum product or oil storage	Yes

Lot(s) No EMR/CLR & proposed use is for child care, educational, recreational or residential purposes, including a caretaker residence on industrial land.

Lot/Plan	Industrial Activity has been identified (Yes or No)

3. APPLICATION ASSESSMENT

3.1 Information from the application, EMR or CLU files:

Any existing ERA's?: No

Any new ERA's?: No

ERA Jurisdiction:

3.2 Information from the application and IDAS forms, EMR or EPA-CLU files:

Past Use: The part where the new building is going to be located has been vacant. Local business and industry have operated in the other part of the land.

Current Use: The part where the new building is going to be located is vacant. The other part has local business and Industry.

3.3 Supporting information: (For incorrect referral skip 3.3.1)

3.3.1 Are there any Environmental Values that are at risk?

Minor risk to human health during excavations and construction.

Minor risk during operations if vapour contaminants penetrate the building through concrete slab.

3.3.2 Other relevant details supporting the conclusion(s)

- Since the site is currently used for industrial purposes and the notifiable activity is continuing, the option of issuing an exemption letter was taken into consideration. However, there is a minor risk to human health during construction and operations as no previous site investigations have been conducted, hence there is no information on the geology of the site and the migration of potential contaminants across the site.
- The tanks are located 100m approx from the boundary of "Part of Lot 1 on SP151283" where the new building will be located. There is only a gentle slope downhill towards the "Part of Lot 1 on SP151283".

4. ASSESSMENT OUTCOME

Conclusion: (Is the site suitable for the proposed development?)

The site is suitable for its intended use.
There are some minor risks associated.

Recommendation:

To issue a Concurrence Agency Response with the condition of stopping works if unexpected contamination is encountered and to provide an advise on disposal permit of contaminated soils.

sch4p4(6) Personal information

Assessor name: Officer selection

Assessor signature:

Date:

S. AVENDANO

04 JUL 07

Reviewer is required when EPA Assessment is involved (Site Investigation/Validation Report was submitted with the application or as a response of an Information Request Notice)

Reviewer Name:

Reviewer signature:

Revision Date:

Reviewer Comment(s)/Recommendation:

----- End of the Assessment -----



Notice of extension of Information Request period

Section 3.3.6 Integrated Planning Act 1997

This statutory notice is issued by the administering authority pursuant to section 3.3.6 of the *Integrated Planning Act 1997*, to advise you of a decision or action.

Enquiries to: Sandra Avendano
Telephone: (07) 3225 1077
Your reference: 3528/07
Our reference: Appl'n No.: 5739 Part: 3 File No.: BNE31863

CC: sch4p4(6) Personal information
Ryter Planning Pty Ltd
PO Box 5872
MAROOCHYDORE QLD 4558

Ipswich City Council
PO Box 191
IPSWICH QLD 4305

Attention: Ms Mira Pavey

Re: Application for development approval.

The Environmental Protection Agency, acting as a concurrence agency for **contaminated land issues**, has extended the Information Request period by 10 business days at the end of the current period 20 June 2007.

The extended Information Request Period will end on **04 July 2007**.

Application Information

Applicant: sch4p4(6) Personal information
Neumann Steel Pty Ltd
Council Application number: 3528/07
Description: Material Change of Use
Street address of subject land: 4 Saunders Street, Raceview Qld
Location details: Part of Lot 1 on SP151283

Concurrence Agency Information

Application received by EPA: 5/06/2007
EPA No.: 5739 Part 3
Relevant Laws and Policies: *Environmental Protection Act 1994*
Concurrence Agency Office: Southern Regional Office (Brisbane)
Postal Address: GPO Box 2771
BRISBANE QLD 4001

Should you require any further information please do not hesitate to contact the above officer on the telephone number listed:

sch4p4(6) Personal information

Signed

Date

15-06-07

Delegate of Administering Authority
Environmental Protection Act 1994.

30 SEP 2004

Your Reference: 6936/04 HMD:TMV
Our Reference: Harley Day
Contact Officer: 3810 6193
Telephone No.:

28 September 2004

INTEGRATED PLANNING ACT 1997
ASSESSMENT MANAGER ACKNOWLEDGMENT NOTICE

Application Details

Appn No:

6936/04

Assessment Manager:

Ipswich City Council
PO Box 191
IPSWICH QLD 4305
Ph: 3810 6888
Fax: 3281 7085

Note: See Appendix 1 for contact details.

Real Property Description:

Lot 1 SP151283

Property Location:

4 Saunders Street, Raceview

It is advised that the following matters relate to the above application.

Baird & Hayes Consulting Surveyors
PO Box 867
IPSWICH QLD 4305

Please Address All Correspondence to:
Chief Executive Officer
Ipswich City Council
A.B.N. 61 461 981 077
PO Box 191 Ipswich Qld 4305
Telephone: (07) 3810 6666
Facsimile: (07) 3810 6731
Email: council@gil.com.au
Website: www.ipswich.qld.gov.au

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1. Development Approval

The following development approval is being sought.

Proposal	Development	Approval Type
Reconfigure a Lot (One (1) Lot into Two (2) Lots)	Reconfiguring a lot	Development Permit

2. Referral Agencies

As there are referral agencies applicable to this application, it is advised that the applicant is required to give each referral agency the following:

- (a) A copy of the application; and
- (b) A copy of the acknowledgment notice; and
- (c) The fee prescribed under a regulation under the *Integrated Planning Act 1997* or another Act.

In accordance with Section 3.3.4.(1) of the *Integrated Planning Act 1997* the applicant is to give the assessment manager written notice of:

- (a) the day the applicant gave each referral agency the things mentioned above; and
- (b) if referral coordination is required - the day the applicant complied with Section 3.3.5(2) of the *Integrated Planning Act 1997*.

The following are Referral Agencies for this application:-

Concurrence Agencies

- (a) Contaminated Land Unit
Environmental Protection Agency
GPO Box 2771
BRISBANE QLD 4001
- (b) District Director
Metropolitan District Office
Department of Main Roads
P O Box 70
SPRINGHILL QLD 4004

3. Code Assessment

It is determined that an aspect of the development applied for requires Code Assessment.

The following are the applicable codes for this application:

- (a) Urban Area Code
- (b) Local Business and Industry Zone Code
- (c) Reconfiguring a Lot Code

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4. Impact Assessment

It is determined that the aspects of the development applied for do not require Impact Assessment.

5. Information Request

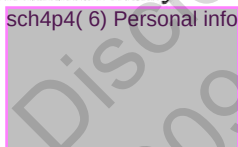
Council may require further information to be submitted. If so, the requirements will be notified within 10 business days of this Notice.

6. Referral Co-Ordination

It is determined that the application does not require referral co-ordination.

Yours faithfully

sch4p4(6) Personal info



Joanne Pocock
DEVELOPMENT TEAM CO-ORDINATOR
CENTRAL WEST

APPENDIX 1

Your application has been received and has been registered within Council's processing systems. As part of this, your application has been directed to one of Council's two assessment teams. The team and officers which are dealing with your application are:-

Central West Team

Harley Day - 3810 6193	Development Planner Town Planning assessment up to the time Council determines the application
Toni Vuzem - 3810 6834	Administration Officer Deals with the administration part of the application.

Published on DES Disclosure Log
RTI Act 2009

Release

Ipswich

BNE2005

CC4

IPA App'n 5739 Pt2

File 900732

Your Reference:
Our Reference: 6936/04 JFF:MSD
Contact Officer: James Fjeldsoe
Telephone No.: 3810 6191

3 February 2005

Access
18/2/05

sch4p4(6) Pers

INTEGRATED PLANNING ACT 1997

DEVELOPMENT APPLICATION DECISION NOTICE

Application Details

Application No: 6936/04

Real Property Description: Lot 1 SP 151283

Property Location: 4 Saunders Street, Raceview

Names and Addresses of all Referral Agencies: District Director
Metropolitan District Office
Department of Main Roads
PO Box 70
SPRING HILL QLD 4004
Contaminated Land Unit
Environmental Protection Agency
GPO Box 2771
BRISBANE QLD 4001

Decision Date: 2 February 2005

Decision: Approved subject to the conditions detailed below

Decision Authority: Team Co-ordinator - Central West



Baird & Hayes Consulting Surveyors
PO Box 867
IPSWICH QLD 4305

Please Address All Correspondence to:
Chief Executive Officer
Ipswich City Council
A.B.N. 61 461 981 077
PO Box 191 Ipswich Qld 4305
Telephone: (07) 3810 6666
Facsimile: (07) 3810 6731
Email: council@gil.com.au
Website: www.ipswich.qld.gov.au

Approval Details:

Proposal	Development	Decision	Approval Type
One (1) lot into Two (2) lots	Reconfiguring a lot Carrying out operational work	Approved Approved	Development Permit. Preliminary Approval.

Further Development Permits Required

Further Development Permits, as required by the *Integrated Planning Act 1997*, shall be obtained in respect of any Operational Works in relation to this approval before any such works are commenced.

Conditions***Assessment Manager (Ipswich City Council)******Conditions applicable to this approval under Integrated Planning Act:***1. Basis of Approval

Subject to these conditions, the facts and circumstances set out in the application and all relevant Council Local Laws and/or Planning Scheme Policies shall be adhered to.

2. Site Development

The Developer shall submit a plan of survey to conform with plan number P3-d REF 9279 prepared by Baird & Hayes, dated 25/8/2004 together with a declaration by a Licensed Surveyor that all buildings have the required boundary clearance from the new boundary between the proposed lots or have been demolished in accordance with Council's Local Laws and the *Building Act 1975* with the following amendments and clarifications:

- (a) An amended development plan shall be submitted and approved by the Development Manager prior to Council signing and dating any plan of survey. Such plan shall include, amongst other items an appropriate easement for drainage purposes along the northern property boundary from the proposed north west boundary between the proposed lots and the north east boundary abutting the Cunningham Highway.

3. Rates in Arrears

In accordance with the provisions of the *Integrated Planning Act 1997*, all rates and other expenses as a charge against the land shall not be in arrears at the date of signing of the plan of survey.

4. Engineering Requirements

The following engineering requirements, detailed in Conditions 5 – 15, shall be completed to the satisfaction of the Senior Development Engineer.

5. Terms

- (a) RPEQ - A Registered Professional Engineer of Queensland, suitably qualified and experienced in the particular area of expertise required. Furthermore, the RPEQ required for

the analysis and reporting for mining shall be experienced in the analysis of underground and surface mining within the Ipswich area.

- (b) QUDM - The Queensland Urban Drainage Manual, produced by the Queensland Department of Primary Industries.
- (c) Queensland Streets - The Design Guidelines for Subdivisional Street Works, prepared for the Institute of Municipal Engineers of Australia (QLD).
- (d) AMCORD - The Australian Model Code of Residential Development produced by the Commonwealth Department of Housing and Regional Development.
- (e) DMR - Department of Main Road.
- (f) MUTCD - The Manual of Uniform Traffic Control Devices, published by DMR.
- (g) Ipswich Water - Commercial Business Unit of Ipswich City Council providing water and sewerage services.
- (h) DNRM - Department of Natural Resources and Mines.

6. Mining

- (a) The proposed development shall be designed and constructed in accordance with the approved recommendations as outlined in the Geotechnical Report by Moreton Geotechnical Services Pty Ltd, titled Mining Study at Lot 7 Saunders Street Raceview, dated 6 August 2004.
- (b) Prior to the approval of any application for building works, the Developer shall submit to Council a Structural Engineer's Certificate certifying that the proposed structures have been designed in accordance with the abovementioned Geotechnical Report.

7. Roadworks

- (a) Roadworks shall be designed and constructed in accordance with Council's Standards, Queensland Streets, Austroads Publications, AMCORD, the relevant and appropriate roadworks design standards and guidelines, and any other documentation deemed appropriate by Council. Such design and construction shall ensure that road carriageway widths are consistent with the road function and position in the road hierarchy and are in accordance with the relevant design speed environment.
- (b) The pavement designs shall be in accordance with the Ipswich City Council's Planning Scheme Policy 3 - General Works, Part 1 – Standards for Design of Roadworks. All roads shall have two way crossfalls in accordance with Council's adopted standards.

The minimum dedicated road width, pavement width and footpath requirements shall be in accordance with Ipswich City Council's Planning Scheme Part 12, Div.5 – Reconfiguring a Lot Code current at time of the Operational Works submission.

- (c) The road pavement widths and geometric layout shall be sufficient to make adequate provision for Council's refuse collection vehicles and public transport movements.

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- (d) Traffic slow down devices shall be provided generally in accordance with Queensland Streets.
- (e) "No Through Road" signs shall be erected at the entries to cul-de-sacs and terminating roads.
- (f) All traffic signs and delineation shall be installed in accordance with MUTCD and as directed by the Senior Development Engineer.
- (g) The Developer shall provide a minimum 1.5 m wide concrete footpath on the same side of Saunders Street as the proposed development. The footpath shall extend from the required kerb ramp at South Station Road and extend to and terminate at an appropriate location at the cul-de-sac bulb to the satisfaction of the Senior Development Engineer.

The construction of footpaths shall be in accordance with Council's Standard Drawing SR.19 and the maximum longitudinal grade shall not exceed 1:8.

- (h) Kerb ramps are to be constructed in accordance with Council's Standard Drawing SR.18 at all intersections and at additional locations where required to connect the concrete pathways and cycleways. Generally at "T" intersections, 4 kerb ramps are required.
- (i) The Developer shall provide barrier type concrete kerb and channel matching the existing kerb and channel profile on an approximate four (4) metre alignment from the Saunders Street property boundary plus gravel pavement infill with asphaltic concrete overlay or full depth asphaltic concrete pavement between the new kerb and channel and the existing pavement. The extent to which the widening intrudes into the existing pavement shall be determined on site by the Senior Development Engineer and the asphaltic concrete overlay shall extend over the existing pavement where longitudinal and cross sectional profiles warrant.

The work shall extend from the corner of South Station Road and the eastern end of Saunders Street and include a vehicle turning area ie cul-de-sac at the eastern end of Saunders Street. The circular cul-de-sac turning head shall be based on a minimum turning circle for an articulated vehicle of 12.5 metre radius and shall include all necessary concrete kerb and channel, stormwater drainage, gravel pavement infill with asphaltic concrete overlay between the new kerb and channel and the existing pavement and the appropriate transitions back to the existing bituminous pavement and kerb and channel.

- (j) Prior to placing any kerb and channel the Developer shall arrange an on-site meeting with the Senior Development Engineer to determine an agreed alignment and extents of the proposed kerb and channel and road widening in relation to the existing road configuration.
- (k) The Developer shall upgrade the northern half road cross section of Saunders Street to Industrial Class 'E'. The works shall be designed and constructed in accordance with Ipswich Planning Scheme Policy 3 – General Works, Part 1 – Roadworks.
- (l) Provision shall be made for eight (8) metre, three chord truncations at intersections. The eight (8) metre distance is measured along each frontage from the property corner.

8. Access/Parking

- (a) Reinforced concrete laybacks and driveway slabs with minimum width of 6.5 metres, from the invert of the new kerb and channel to the property boundary, shall be constructed for

access to the two existing driveways in Saunders Street in accordance with Council's Standard Drawings SR.12, SR.13 and SR.14.

- (b) The access driveways within proposed Lot 217 shall be modified/reshaped with appropriate sealed/concrete transitions to connect to the new layback and driveway slabs at the property boundary and include any stormwater drainage.
- (c) The Developer shall construct a reinforced concrete (minimum thickness 100mm) layback and driveway slab equal in width to the opening of the covered car park on the Saunders Street boundary from the invert of the new kerb and channel to the property boundary in accordance with Council's Standard Drawings SR.12, SR.13 and SR.14.
- (d) The Developer shall review the current entry/exit arrangements for the existing covered car park abutting the Saunders Street boundary and provide a strategy that demonstrates that pedestrian safety is not compromised, vehicle conflict is minimised and statutory requirements are met in terms of vehicle reversing movements into/out of the car park.
- (e) The Developer shall remove the existing fence and letterbox located across the verge in Saunders Street.

9. Sewerage

The Developer shall pay the full cost for Council to provide a suitable connection into the existing sewerage reticulation system. All works on live sewers are to be carried out by Council at the Developer's expense, unless arranged otherwise with Ipswich Water.

10. Stormwater

- (a) The Developer shall provide all necessary stormwater drainage (both internal and external to the development) and such drainage works (except for roofwater systems) shall be designed and constructed in accordance with QUDM such that the overall drainage system caters for a storm event with an ARI of 100 years.

Overland flow paths shall be suitably designed to cater for the water from a storm event with an ARI of 100 years. In the case where the piped system is carrying part of the flow, the overland flow paths shall be designed to cater for that volume which is represented by the difference between the predicted volume from the storm event with an ARI of 100 years and the capacity of the pipe system, noting the requirements of QUDM.

- (b) A suitable roofwater system shall be designed in accordance with QUDM, for each Lot within the proposed development. The design is to be to a minimum Level IV in QUDM. The required roofwater system shall accommodate any existing roofwater currently discharging directly onto the Saunders Street road pavement.
- (c) All stormwater flows within and adjacent to the development, other than inter-allotment drainage, shall be confined to dedicated roads, drainage reserves, registered drainage easements or within parkland. The registered drainage easements, if related to piped drainage, shall be centrally located over such underground pipe system and shall be not less than four (4) metre wide, except for drainage easements required for side boundaries which may be three (3) metre wide where approved by the Senior Development Engineer. In

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addition, the easements shall be of suitable width to contain the predicted overland flow from the storm event with an ARI of 100 years in that location.

- (d) No ponding or redirection of stormwater shall occur onto adjoining land unless specifically approved by Council in consultation with the owner of the adjoining land.
- (e) All stormwater runoff from the development shall be discharged in a manner and to a point to be approved by the Senior Development Engineer.
- (f) Stormwater drainage plans and calculations are to be submitted and approved by the Senior Development Engineer, in conjunction with the submission of an Operational Works application.
- (g) Due to the topography and land shape of the development and surrounds, as a minimum, the Developer shall define an overland flow path on the property northern boundary with a suitable drainage easement over the defined flow path. Additionally as a consequence of the anticipated concentration of stormwater flows across the proposed new Lot the Developer shall provide a suitable drainage system such that the stormwater flow is suitably discharged into the receiving waterway with a configuration that provides minimal disturbance to vegetation, bank/ground stability management and energy dissipation and scour treatment at the outlet.
- (h) Appropriate works shall be carried out to ensure that stormwater drainage from the new kerb and channel discharges suitably into the existing drainage system.
- (i) Pollutant control devices shall be installed in the stormwater system. Locations and types of the devices shall be approved by the Senior Development Engineer.

There shall be minimal disturbance to vegetation in the gully area/road reserve, unless prior written approval is obtained from Council. Stormwater drainage outlets shall be the subject of detailed design in the preparation of plans for each stage of the development.

11. Public Utilities

- (a) Adequate provision shall be made in all proposed dedicated roads, access strips and easements, to cater for the public utility services that would normally serve the development.
- (b) The Developer shall provide appropriate road crossing conduits in accordance with Council's Standard Drawings SR.22 and SR.23. Where concrete footpaths are to be constructed, the conduits shall be extended to the property boundaries.
- (c) Street lighting shall be installed/upgraded by the Developer in accordance with the Australian Standard 1158 series for pedestrian and vehicles. All street lighting associated with the development shall be certified by a RPEQ.
- (d) The Developer shall provide an Energex approved electrical reticulation layout plan. The electricity layout shall also be shown on the water reticulation layout plans.
- (e) As part of the Operational Works application the Developer shall provide Council with a copy of an agreement with Energex for the supply of electricity to the development.

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- (f) Telephone and cable services may be laid in a combined trench, subject to the approval of the authorised telephone/cable service provider.
- (g) The Developer shall make suitable arrangements for the provision of telephone and (where applicable) cable services including the future connection of high-speed network communications to the proposed new lot within the development. Documentary evidence that discussions have commenced with any authorised telephone/cable service provider, on the provision of telephone/cable services, shall be provided prior to the signing of the plan of survey by Council.

12. Erosion & Silt Management

- (a) The Developer shall be responsible for the installation and maintenance of silt management facilities from the time of commencement of construction until the proposed development has been "off maintenance" by Council. All silt management facilities are to be in accordance with the document "Soil Erosion and Sediment Control" published by the Institution of Engineers Australia, or equivalent.
- (b) Silt traps shall be sited upstream from any park or reserve area discharge point preferably on land comprising future allotments, such that no silt impinges on the park or reserve areas. The silt trap areas may be phased out after the development work is complete and adequate grass cover is obtained.
- (c) Diversion drains and ponds, as necessary, shall be installed on the site before any other work is undertaken on site to ensure that "dirty water" is contained and/or isolated.
- (d) A procedure shall be submitted with the engineering drawings for approval for maintaining the facilities, setting out the frequency of attention, with inspections to be made after each significant rainfall event.
- (e) If the Senior Development Engineer determines that silt damage has occurred on the site, or the downstream drainage system has become silted, the Developer shall be responsible for restoration. Such restoration shall be completed in the time determined by the Senior Development Engineer. Should the Developer fail to complete the works determined by the Senior Development Engineer within the specified time, Council shall complete the work and recover all costs from the Developer associated with that work.

13. Operational Works – Municipal Works
(ie Works being handed over to Council)

- (a) Plans relating to all civil engineering works shall be prepared and submitted for review by Council under the cover of Form 1 - Part A (Common details for all applications) and Form 1 - Part E (Planning Scheme Works). The plans shall show full construction details, layout dimensions, and finished surface levels and shall be submitted together with the appropriate fees for Council approval, prior to the commencement of construction on site.
- (b) The Developer shall comply with the requirements of the documents entitled "Planning Scheme Policy 3 - General Works" and "Standard Drawings".

- (c) All engineering drawings submitted to Council shall be in accordance with Council's Planning Scheme Policy 3 - General Works and Standard Drawings, and shall include as a minimum the following:
- (i) Engineering drawings shall be marked as confirmation that they have been checked and approved by a RPEQ;
 - (ii) The drawings shall be submitted as three A3 size sets and one full size set; and
 - (iii) A "Certificate of Design" shall be submitted by a RPEQ, certifying that the design is in accordance with all relevant engineering standards, Council's requirements and standards, relevant development conditions of approval, and sound engineering practice.
- (d) Municipal works shall require a detailed design certified by a RPEQ, the design approved by Council Engineers with appropriate fees payable, a works pre-start meeting on-site and various detailed construction and audit inspections by Council Officers. A twelve month maintenance period is applicable for the works as well as the payment of a maintenance security deposit.
- (e) All works shall be supervised by a RPEQ competent in civil works and shall be undertaken by a nominated principal contractor experienced in the construction of municipal works. Council reserves the right to request evidence of the principal contractor's competency. Should it be deemed by the Senior Development Engineer that the contractor does not have the necessary competency or has constructed substandard works for Council in the past, Council reserves the right to reject the nominated contractor.
- (f) Municipal works shall be accepted "On Maintenance" prior to commencement of use. A maintenance bond equal to 5% of the construction cost (minimum of \$1,000.00) shall be retained by Council for a minimum period of twelve months, or until such time as the works are accepted "Off Maintenance" by Council.
- (g) "As Constructed" plans for municipal works shall be submitted to Council and approved prior to the formal acceptance of the works "On Maintenance".
- (h) On completion of the works a certificate shall be submitted to Council by a RPEQ certifying that the works have been constructed in accordance with Council's construction standards and in compliance with the approved plans and specification. It is expected that the RPEQ will undertake the necessary inspections to make this certification.
- (i) Council reserves the right to require further amendments and/or additions at a later date, should design errors or omissions become apparent in regard to the works relevant to the Operational Works approval.
- (j) Prior to the commencement of any municipal works associated with developments other than the subdivision of land, Council shall require the provision of a bond equivalent to not less than 10% (minimum of \$1,000.00) of the value of the works as security for the performance of the various construction obligations (including the provision of engineering certification and "As Constructed" information). The bond shall be reduced to an amount of not less than 5% of the value of the works upon formal acceptance of the works "On Maintenance" and shall be retained by Council during the maintenance period as security for the performance of

the maintenance obligations. The bond shall be returned upon formal acceptance of the works "Off Maintenance".

14. Plan of Survey

- (a) The Developer shall provide a certificate signed by a licensed surveyor with the submission of Operational Works application, stating that the existing building abutting Saunders Street alignment is contained wholly within proposed Lot 217.
- (b) The Developer shall grant, free of cost to or compensation payable by Council, minimum four (4) metre wide easements located centrally over proposed stormwater drains, water mains and sewerage rising mains, where they are located within private property.

The documentation associated with these easements may be prepared by the Developer in a form satisfactory to Council's City Solicitor, or the Developer may submit easement plans, only where Council is party to the easements, to Council for the preparation of easement documents at the Developer's expense.

- (c) Easements required for discharge of stormwater over adjacent land shall be agreed to in writing by the owner of the subject land prior to construction work commencing.
- (d) Easements shall be centrally located over the alignment of stormwater paths and be of a width sufficient to encompass the overland flow from a storm event with an ARI of 100 years.
- (e) Easements shall be of sufficient width to contain any fitting, access chamber etc located on stormwater drains, water mains, and sewerage rising mains.
- (f) All pre-existing easements crossing the site shall be pegged where they cross each property boundary and at every change of direction.
- (g) Adequate permanent survey marks shall be installed. The Developer shall submit a certificate signed by a licensed surveyor, stating that after the completion of all works associated with the development, permanent survey marks are in their correct position, in accordance with the plan of survey.

15. General

- (a) All disturbed verge areas and allotments shall be graded, grassed and left in a mowable condition. The grass cover shall be obtained as early as possible during the development and an acceptable grass cover shall be achieved before the development can be accepted "Off Maintenance".
- (b) Street name signs shall be manufactured to Council specifications and shall be erected in accordance with Council's Standard Drawing SR.26 at each intersection.
- (c) With reference to any works, on land under other private ownership, written permission for the works shall be obtained and forwarded to Council. Similarly, written clearances shall be obtained after the works are completed, unless otherwise accepted by the Senior Development Engineer.

- (d) All works required for this development shall take due regard of any and all existing services and, if considered necessary by the relevant authority or the Senior Development Engineer, such works shall be altered at the cost of the Developer.
- (e) Any allotment filling for a greater depth than 500 mm to provide for building platforms shall be conducted in accordance with Australian Standard 3798. Test results as required by Australian Standard 3798, and a certificate of quality and uniformity of fill shall be provided by a RPEQ. The level of responsibility shall be Level 1.
- (f) A certificate from a RPEQ shall be issued to Council certifying that any retaining wall greater than 800 mm in height is structurally sound and capable of withstanding any likely surcharge loads. Retaining walls greater than 1.0 m in height are to be provided with railings or other barriers to provide pedestrian safety.
- (g) Retaining walls shall be designed so that there are no imposed loads placed upon Council's underground services. This may include extending the footing to a level 300 mm below the invert of the pipe.
- (h) Filling of gully areas if permitted shall be carried out strictly in accordance with Australian Standard 3798. Test results as required by Australian Standard 3798 and a certificate of quality and uniformity of fill, shall be provided by the Supervising RPEQ for all filled areas.
- (i) For batters resulting from cutting and filling of the site and producing slopes greater than 1:6, Council requires a RPEQ to certify that they are stable and properly drained.
- (j) To assist the processing of the engineering plans, the developer shall provide as part of the operational works submission a concise report summarising:
 - (i) The manner in which each approval condition relating to engineering, hydraulic controls and water quality matters has been met; and
 - (ii) The design approach for each aspect of the development to the satisfaction of the Senior Development Engineer. Each design summary should include remarks concerning fundamental design criteria used relevant references, guides and standards and include a discussion of the design process that includes the high lighting of unusual or key features of the design.Accompanying this report shall be evidence that each aspect of the design has been independently verified and satisfactorily addresses Council, legislative and accepted engineering practices.
- (k) All structures undertaken for the development eg footpaths/cycleways, retaining walls, drainage components and the like, shall be designed in order that foundations effects, differential movements etc are accounted for and do not impeded the component operation or serviceability requirements during their expected lifetime eg avoidance of trip hazards, blockages, structural failures, traffic hazards etc.

- (l) Components that will become Council assets at the end of maintenance are subject to the following service life requirements:
 - (i) Roadworks – 20 years.
 - (ii) Drainage elements – 50 years.
 - (iii) Structures – 50 years.
 - (iv) All others – 50 years.
- (m) The Developer shall provide details of the intended method of installation and compaction of Stormwater Reinforced Concrete Pipes (RCP) with the Operational Works applications, demonstrating that the proposed technique considers and avoids premature failure of the service conduit. In the case of stormwater, this information should be incorporated on the long section schedule.
- (n) Approval of the Senior Development Engineer is required for any fill intended to be placed over Council's underground services.
- (o) If, after the preparation of detailed design plans for the various roads, it is found necessary to provide any additional dedicated road area, or modify the proposed dedicated roads to enable the full requirements of Council's standards, Queensland Streets, AMCORD and Austroads documents to be incorporated in any way (but particularly in the production of the required speed environment or because of longitudinal and cross sectional constraints) then the estate layout plan shall be altered accordingly.

16. Minor Alterations

Notwithstanding the requirements detailed in this approval, any other minor alterations and/or modifications acceptable to the Development Manager will suffice.

17. Compliance with Conditions

Unless otherwise stated all conditions shall be completed prior to the signing and dating of the relevant plan of survey by Council or as determined by the Development Manager.

18. When Approval Takes Effect

This approval has effect in accordance with the provisions of Section 3.5.19 of the *Integrated Planning Act 1997* as follows:

- (a) If the applicant does not appeal the decision to the court - from the time the decision notice is given (or if a negotiated decision notice is given, from the time the negotiated decision notice is given); or
- (b) If an appeal is made to the court - subject to the decision of the court, when the appeal is finally decided.

19. When Approval Lapses

- (a) The currency period for this approval is 4 years starting the day the approval takes effect. The Developer is required to submit to Council an accurate plan of survey before the end of the currency period, otherwise the approval will lapse.
- (b) An extended currency period may be agreed upon, pursuant to Section 3.5.22 of the *Integrated Planning Act 1997*, provided a written notice to Council is made before the end of the currency period. Such written notice is to be on Council's approved form, accompanied by the owner's consent and the prescribed fee in Council's Register of General Charges.

NOTE: Operational Works application(s) required to be submitted must be approved and works completed within the currency period stated above.

Advice

*The following advices are offered for your information only
and should not be viewed as mandatory conditions of this approval.*

Assessment Manager (Ipswich City Council)

1. Fire Ants

In accordance with the *Plant Protection Act 1989* and the Plant Protection Regulation 1990, a quarantine notice has been issued for the State of Queensland to prevent the spread of the Red Imported Fire Ant (ant species *Solenopsis invicta*) and to eradicate it from the State.

It is the legal obligation of the land owner or any consultant or contractor employed by the land owner to report the presence or suspicion of Fire Ants to the Queensland Department of Primary Industries on 132523 within 24 hours of becoming aware of the presence or suspicion, and to advise in writing within seven days to:

Director General
Department of Primary Industries
GPO Box 46, Brisbane QLD 4001

It should be noted that the movement of Fire Ants is prohibited, unless under the conditions of a Department of Primary Industries Inspectors Approval. More information can be obtained from the Queensland Department of Primary Industries website www.dpi.qld.gov.au.

The development approved herein, by its very nature, includes activities considered to be "high risk" in respect of controlling the spread of Fire Ants. The following lists show high risk activities and some precautions should be considered for implementation.

- (a) High risk activities can include:
 - (i) Earthworks of a minor or major scale;
 - (ii) Revegetation or rehabilitation;
 - (iii) Import of fill onto a site;

Release

- (iv) Export of fill or other materials such as soils, gravel, mulch and plants; and
 - (v) Export off or import on to a site of construction and demolition waste and materials or green waste.
- (b) Precautions for implementation
- (i) Checking for ants regularly;
 - (ii) Checking all soil, fill and waste materials (construction and green waste) for ants;
 - (iii) Asking questions about the quality and source of soil, fill and waste materials (construction and green waste);
 - (iv) Keeping records of all movements of soil, fill and waste materials (construction and green waste);
 - (v) Cleaning of all earthmoving or other soiled vehicles prior to exit from the site; and
 - (vi) Informing staff and contractors about these precautions.
2. Portable Long Service Leave

From 1 January 2001, the Building and Construction Industry (Portable Long Service Leave) Levy must be paid prior to the issue of a development permit where one is required for the 'Building and Construction Industry'. This applies to Building Works, Operational Works and Plumbing and Drainage Works applications, as defined under the *Integrated Planning Act 1997*, where the works are \$80 000 or more and matching the definition of 'Building and Construction Industry' under the *Building and Construction Industry (Portable Long Service Leave) Act 1991*.

Council will not be able to issue a decision notice without receipt of details that the levy has been paid. Should you require clarification in regard to the amendments to the *Building and Construction Industry (Portable Long Service Leave) Act 1991*, you should contact QLeave on **1800 803 481** (free call) or (07) 3212 6855.

3. The land to which this approval relates is contained within a 100 metre zone of influence for underground mining operations. Council, and its servants and agents, accept no liability or responsibility for any loss or damage to person or property of whatever nature or however caused as the direct or indirect consequence of the granting of the approval herein contained. Such approval has been granted at the request of the Developer and in reliance of information submitted by the Developer in support thereof.

Concurrence Agencies

1. The Department of Main Roads is a concurrence agency with regard to this development approval. The attached concurrence agency response, dated 23 November 2004, forms part of this Decision Notice.
2. The Environmental Protection Agency is a concurrence agency with regard to this development approval. The attached concurrence agency response, dated 15 October 2004, forms part of this Decision Notice.

Pursuant to the provisions of the *Integrated Planning Act 1997*, I also enclose herewith a copy of Section 4.1.27 concerning the institution of an appeal.

Yours faithfully

sch4p4(6) Personal in

Brendan Nelson

DEVELOPMENT MANAGER



23 November 2004

Mr Jamie Quinn
Chief Executive Officer
Ipswich City Council
PO Box 191
Ipswich Qld 4305



Department of **Main Roads**

RECEIVED	
30 NOV 2004	
Doc. No.	
Applic. No.	6936/04
Action Off	H. Day

Attention: Harley Day

Dear Sir

cc Cr Ireland

REFERRAL AGENCY'S RESPONSE (conditions apply)

**Ipswich City: Cunningham Highway
Proposed Reconfiguration of a Lot
Application No: 6936/04
(Lot 1 on SP151283)
Situated at 4 Saunders Street, Raceview**

I refer to the above application received 1 October 2004 requesting approval for development.

Pursuant to Section 3.3.16 of the *Integrated Planning Act 1997*, Main Roads as *Concurrence Agency* has assessed the impact of the proposed development on the State-controlled road network and requires Council include the conditions of development for the subject application as indicated on the attached statement of reasons.

This advice is valid for two (2) years from the date of this letter. The Department of Main Roads reserves the right to re-assess this advice should the proposal no proceed along the lines indicated.

This Department would appreciate a copy of Councils Decision Notice (including conditions) regarding this application.

A copy of this letter and list of conditions has been sent to the applicant.

Yours sincerely

sch4p4(6) Personal informati

4 Don Steele
District Director (Metropolitan)

South East Queensland Region
Metropolitan District
183 Wharf Street Spring Hill Queensland 4000
PO Box 70 Spring Hill Queensland 4004
ABN 57 836 727 711

Our ref 510/100 (E615) kg
Your ref 6936/04
Enquiries Mr Fazal Muhammed
Telephone +61 7 3834 8463
Facsimile +61 7 3734 8363
Website www.mainroads.qld.gov.au
Email ddmopolitan@mainroads.qld.gov.au

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CONDITIONS OF DEVELOPMENT AND STATEMENT of REASONS

Ipswich City: Cunningham Highway
Proposed Reconfiguration of a Lot
Application No: 6936/04
(Lot 1 on SP151283)
Situated at 4 Saunders Street, Raceview

File No: 510/100 (E615)
Sheet No: 1 of 1

Issue/Concerns	Conditions of Development for the subject Application	The..(reasons/information/studies/findings).... Used in the setting of conditions included:
1. The development proposal is creating a noise sensitive area adjacent to the Cunningham Highway	<p>1 The applicant is to acknowledge in writing that this development may be creating a noise-sensitive area adjacent to the Cunningham Highway, and the noise level objective may not be achieved without the provision of noise ameliorative treatments such that the L10 (18 Hour) traffic noise level generated by traffic on the Cunningham Highway, measured one meter from the façade of all proposed residences, does not exceed 63dB(a) (allowing for 10 years' traffic growth).</p> <p>The applicant to also acknowledge that Main Roads will not provide amelioration to this property with respect to this application</p> <p>NOTE:- The attached executed copy of the "Agreement and Indemnity" form, dated 12 October 2004 satisfies this condition.</p>	1. Main Roads' Manual "Road Traffic Noise Management: Code of Practice

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BNE31863 SA

IDAS APPLICATIONS CHECKLIST

APPLICATION NUMBER: 5739 PT3

FILE NUMBER: BNE31863 -1

REFERRAL DATE: ~~05/06/07~~ 31/05/07

INFORMATION REQUEST DUE: ~~20/06/07~~
15/06/07

RCU NUMBER:

☒ ACKNOWLEDGEMENT NOTICE

IPA FORMS

☒ COMMON DETAILS - PART A

☒ OWNERS CONSENT

☒ PART D - MATERIAL CHANGE OF USE
AND OR

☐ PART F - RECONFIGURING A LOT

☒ PART N - CONTAMINATED LAND

☒ IDAS ASSESSMENT CHECKLIST

☐ REFERRAL COORDINATION REQUIRED? (YE

Release

24 May 2007

INTEGRATED PLANNING ACT 1997

ASSESSMENT MANAGER ACKNOWLEDGMENT NOTICE

Application Details

Appn No: 3528/07

Assessment Manager: Ipswich City Council
PO Box 191
IPSWICH QLD 4305
Ph: 3810 6888
Fax: 3281 7085

Real Property Description: Lot 1 on SP151283

Property Location: 4 Saunders Street, Raceview

It is advised that the following matters relate to the above application.

1. Development Approval

The following development approval is being sought.

Proposal	Development	Approval Type
Service/Trades Use (Steel Storage)	Making a material change of use of premises	Development Permit

Release

Neumann Steel Pty Ltd
PO Box 5872
MAROOCHYDORE QLD 4558

Please Address All Correspondence to
Chief Executive Officer
Ipswich City Council
A.B.N. 61 461 981 077
PO Box 191 Ipswich Qld 4305
Telephone: (07) 3810 6666
Facsimile: (07) 3810 6731
Email: council@gil.com.au
Website: www.ipswich.qld.gov.au



2. Referral Agencies

As there are referral agencies applicable to this application, it is advised that the applicant is required to give each referral agency the following:

- (a) A copy of the application; and
- (b) A copy of the acknowledgment notice; and
- (c) The fee prescribed under a regulation under the *Integrated Planning Act 1997* or another Act.

In accordance with Section 3.3.4.(1) of the *Integrated Planning Act 1997* the applicant is to give the assessment manager written notice of the day the applicant gave each referral agency the things mentioned above.

The following are Referral Agencies for this application:-

Concurrence Agencies

- (a) Contaminated Land Unit
Environmental Protection Agency
GPO Box 2771
BRISBANE QLD 4001
- (b) District Director
Metropolitan District Office
Department of Main Roads
P O Box 70
SPRING HILL QLD 4004

3. Code Assessment

It is determined that an aspect of the development applied for requires Code Assessment.

The following are the applicable codes for this application:

- (a) Local Business and Industry Zone Code;
- (b) Commercial and Industrial Code;
- (c) Parking Code; and
- (d) Development Constraints Overlay Code.

4. Impact Assessment

It is determined that the aspects of the development applied for do not require Impact Assessment.

5. Information Request

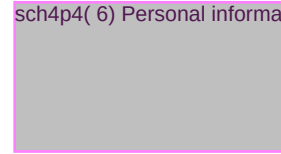
Council may require further information to be submitted. If so, the requirements will be notified within 10 business days of this Notice.

Release

Access PD Online at www.ipswich.qld.gov.au to view, search and print property information, interactive mapping, track development applications and the Ipswich Planning Scheme. Undertake a development enquiry as part of the Property Search function to identify the planning scheme provisions that apply to a particular use on a property. PD Online - information at your fingertips 24 hours a day, 7 days a week.

Yours faithfully

sch4p4(6) Personal informat



Joanne Pocock
**DEVELOPMENT TEAM CO-ORDINATOR -
CENTRAL/WEST**

Published on DES Disclosure Log
RTI Act 2009

APPENDIX 1

Your application has been received and has been registered within Council's processing systems. As part of this, your application has been directed to one of Council's assessment teams. The team and officers which are dealing with your application are:-

Central West Team

Mira Pavey - 3810 6191	Development Planner Town Planning assessment up to the time Council determines the application
Andrew Tsai - 3810 6164	Development Engineer Engineering assessment of the application. Review of engineering design of works. Acceptance of municipal works constructed under the approval

Release



BNE 2007/6865

Please Quote Our Reference: 681/1

Friday, 4 May 2007

Ipswich City Council
PO Box 191
IPSWICH Q 4305

Attention: Jo Pocock

Dear Jo,

**Re: Material Change of Use Application
Service Trades for Steel Storage and Distribution – Part of Lot 1 on SP
151283, 4 Saunders Street, Raceview**

On behalf of Neumann Steel Pty Ltd and pursuant to the IDAS provisions of the Integrated Planning Act I submit herewith an application for a material change of use to permit the development and use of land situated at 4 Saunders Street, Raceview for the purpose of service trades - steel storage and distribution.

I enclose:

- I. Duly completed IDAS Application Forms 1 Part A, D and Assessment Checklist;
- II. My client's cheque in the amount of \$8,550.00 being the requisite Council application fee;
- III. The following drawings;
 - 06-3643 Elevations/Sections
 - 06-3643 Site Plan
 - 06-3643 Floor Plan
- IV. A Traffic Engineering Assessment prepared by Carter Rytenschild Group;
- V. A Noise Impact Assessment prepared by Ron Rumble Pty Ltd; and
- VI. 2006 SLI 01 REV Landscape Plan

In addition to the enclosed documentation, the Council is requested to take the following matters into consideration in its assessment of the application.

Background and Property Details

The application is in respect of land described as part of Lot 1 on SP 151283 ('Lot 1') and situated at 4 Saunders Street, Raceview. Lot 1 is highlighted on Appendix A to this advice.

Friday, 4 May 2007

'Application'



Page 1

Release

File A

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Lot 1 has the benefit of a reconfiguration approval to create 2 new allotments. One of the proposed allotments will contain all of the existing improvements on Lot 1, and will have an area of 1.8259 hectares. The other lot, which is the subject of this application is vacant land and has an area of 8321m². This proposed lot is shown as Lot 7 on the Baird and Hayes Consulting Surveyors Drawing that is *Appendix B* to this letter ('the subject land').

Planning Scheme Requirements

Zoning

The subject land is zoned Local Business and Industry. The zoning map of the subject locality is *Appendix C* to this advice.

The subject land is zoned Business and Industry. As a result of discussions with Council Officers, it has been determined that the proposed use would fall within the 'service trades for steel storage and distribution' definition. In reaching this conclusion, the Council is aware that the proposed use includes the shaping and cutting of steel.

Service trades require an application for a material change of use that is subject to the code-assessment requirements of the Integrated Planning Act ('IPA') in the prevailing local Business and Industry Precinct. Section 3.5.13 (2) of IPA prescribes:

'The assessment manager must approve the application if the assessment manager is satisfied the application complies with all applicable codes whether or not conditions are required for the development to comply with the codes.'

In other words, if the development proposal for the subject land is designed in accordance with the applicable planning scheme codes, the Council must approve the application. The codes against which the proposal has been designed are:

- Urban Area Code
- Commercial and Industrial Code
- Parking Code

The subject land is in Sub Area LB9. The Specific Outcomes and Probable Solutions for Sub Area LB9 are reproduced as *Appendix D* to this advice. The key Probable Solutions for this area are summarised as follows:

Building Height

The Probable Solution relevant to building height is as follows:

Buildings are limited to two (2) storeys in height, unless appropriate with:

- i. *The scale of adjoining development; and*

- ii. *The extent of fall across the site; and*
- iii. *The character and amenity of the area and the overall townscape*

Based on the topography of the subject site, a height exceeding 8.5m could be successfully argued, dependent upon building design.

Setbacks

The Probable Solutions relevant to setbacks are as follows:

- i. *New uses and works are setback a minimum of ten (10) metres from the Cunningham Highway.*
- ii. *The setback area is densely landscaped with trees and shrubs, and designed to minimise the visual impact of new uses or works from the Cunningham Highway.*

The proposal has been designed in accordance with these requirements.

Residential Amenity

The Probable Solutions relevant to Residential Amenity are as follows:

- i. *Particular attention is given to mitigating potential noise impacts for nearby residents on the periphery of the Sub Area.*
- ii. *Appropriate measures may include:*
 - a. *minimal to no openings in building walls facing residences;*
 - b. *enclosure or other suitable acoustic treatments for machinery;*
 - c. *placement and screening of outdoor storage and work areas; and*
 - d. *provision of adequate physical separation and appropriate landscaped treatment including establishing planted buffer areas and acoustic mounds or fencing.*

An acoustic report will subsequently be lodged with the Council under separate cover. The probable solutions set out above will be considered in the preparation of the acoustic report.

Car Parking

The onsite car parking requirement is as follows:

'1 space per 200m² of warehouse or storage area; or 0.75 spaces per staff member (FTE), whichever is the greater.'

The Commercial and Industrial Code

The Commercial and Industrial Code sets out requirements that apply to the development of the subject land regarding a number of matters, including:

- Hazards and Risks
- Lighting Impacts
- Noise Impacts
- Landscaping
- Fences and Walls
- Safety and Security
- Surveillance and Sightlines
- Streetscape
- Building Design and Public Safety
- Waste Storage and Removal
- Climate Design and Energy Efficiency

These factors have been taken into account in the preparation of the proposal plans that accompany this application.

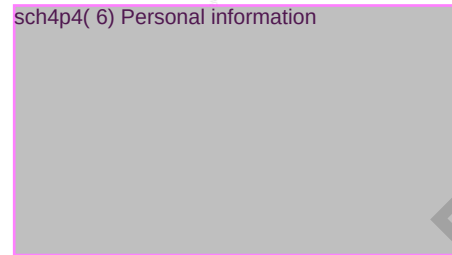
Summary

- a. The subject land is vacant, and is zoned Local Business and Industry (Sub Area LB9).
- b. The proposed use is defined as 'service trades steel storage and distribution'.
- c. The material change of use application is subject to code-assessment. As such the application must be approved by the Council where it meets relevant codes, or can be conditioned to do so.
- d. The design of the development is generally in accordance with the relevant codes.

Should you have any queries or wish to discuss any aspect of the application, please do not hesitate to contact me.

Yours sincerely,

sch4p4(6) Personal information



Form 1 Development Application

idas

Common details

The completion of **all applicable questions** on Part A is **mandatory** for all applications. Part A must be accompanied by the completed IDAS Assessment Checklist if required, and by one (1) or more other completed parts of the Form as required. For more information on the parts of the Form refer to www.ipa.qld.gov.au. Any information requested in the form may be provided in an attachment to the application. For further information about completing the following details, refer to **Guide 1**.

Description of land

All land the subject of the application, must be identified. However, a description of the land is not required in relation to a mobile or temporary Environmentally Relevant Activity (ERA).

Advice for completing Q2 - Q2 applies if development is proposed within a water body or watercourse.

Advice for completing Q3 - Most land can be identified by a lot on plan description. These details can be obtained from title documents or through the local government.

However, if the land on which the development is proposed does **not** have a lot on plan description (i.e. the development is proposed in a water body or watercourse) provide -

(i) the lot on plan description for the adjoining/adjacent land; or

(ii) GPS coordinates where there is no adjoining/adjacent land (eg. in Moreton Bay).

Advice for completing Q7 - Q7 does **not** apply if the development is within a water body or watercourse.

Advice for completing Q8 - Q8 applies if development is within a local government area.

Note: Areas below high water mark are **not** within a local government's area unless provided for under the Local Government Act 1993.

Advice for completing Q9 - Q9 applies if development is on strategic port land or a strategic port land tidal area. For more details refer to **Guide 11**.

1. Street address: (including house number, street name, suburb/locality name & postcode) (if applicable)
4 Saunders Street, Raceview
2. Name of water body or watercourse, within which the development is proposed: (if applicable)
NA
3. Lot on plan description (eg. Lot 123 on RP 4567) / GPS coordinates:
Part of Lot 1 on SP 151283
4. The above description is for: (tick applicable box)
☐ (i) the land on which the development is proposed; or
☐ (ii) the land adjoining the water body or watercourse, within which the development is proposed; or
☐ (iii) the water body or watercourse.
5. Shop / tenancy number: NA 6. Storey / level: NA 7. Total area of land: (m² or ha): 8321m2
8. Local government area in which the land is situated: (eg. Esk, Hervey Bay, Woocoo etc.) (if applicable)
Ipswich City
9. Port authority for the strategic port land or strategic port land tidal area on which the development is proposed: (eg. Port of Brisbane, Port of Townsville) (if applicable)
NA

Proposal details

If there is insufficient room available, details may be provided in an attachment to the application.

10. Existing use of the land: (eg. vacant, single house, shop etc.)
Vacant land
11. Proposed use of the land: (eg. 6 unit apartment building, 30 lot residential subdivision, ERA for aquaculture in ponds with a total area of 7 ha for which wastes are released into waters etc.)
Service trades for steel storage and distribution

Other applicable parts of Form 1

Part A must **always** be accompanied by other completed parts of Form 1. For information about when a part of Form 1 may apply refer to **Guide 1**.

12. Other parts of Form 1 completed as part of this application: (eg. Part D, Part I, etc)
Part D & Assessment Checklist

Applicant details

Clearly identify who is making the application. The applicant need **not** be the owner of the land.

When signing and lodging this application

The applicant is responsible for ensuring the information provided is correct. The assessment manager, any referral agency & the Chief Executive (where applicable) will rely on this information when assessing and deciding the application.

If the applicant is a company - a contact person must be shown.

13. Applicant's name:
Neumann Steel Pty Ltd
14. Contact number:
07 5479 4442
15. Contact person:
sch4p4(6) Person
16. Facsimile number/e-mail address:
07 5479 4447 /
info@ryterplanning.com.au
17. Postal address:
PO Box 5872, MAROOCHYDORE BC, Q, 4558
18. Signature:
sch4p4(6) Personal information
19. Date:
17. 04. 07.

Land owner's consent (if applicable)

Section 3.2.1(3) of the IPA prescribes that an application must contain, or be supported by, the written consent of the land owner/s, if the application involves:

- (i) a material change of use;
- (ii) reconfiguration of a lot;
- (iii) work on land below high-water mark & not within a canal as defined under the *Coastal Protection and Management Act 1995*; or
- (iv) work on rail corridor land defined under the *Transport Infrastructure Act 1994*.

Section 3.8.1(2)(a) of the IPA provides that landowner's consent is **not** required for a **mobile or temporary ERA**.

For more information refer to [Guide 1](#).

20. Land owner's consent to the making of this application:

Name	Signature	Date
(i) Refer to attached owners consent		
(ii)		
(iii)		
(iv)		
(v)		

Resource entitlement (if applicable)

Section 3.2.1(5) of the IPA requires evidence of resource entitlement be given for applications that involve a prescribed State resource.

Section 3.2.1(10)(a)(ii) of the IPA prescribes that an application **cannot** be taken to be properly made without evidence of the resource entitlement.

Advice for completing Q21 & 22

Refer to schedule 10 of the *Integrated Planning Regulation 1998* that prescribes the nature of evidence required by the State in support of the lodging of this development application.

Advice for completing Q23

The information in (i) – (v) is mandatory if evidence is required under Q22 (ii) or (iii) above.

The official stamp of the Department of Natural Resources, Mines and Water is mandatory where the application involves any water or riverine quarry material under the *Water Act 2000*.

Section 3.2.1(5A) allows the resource manager to limit the time the evidence may be used. Q23 (vi) must be completed if the evidence is time limited.

21. Does this application involve a State resource prescribed under a regulation (other than involving quarry material on State coastal land under the *Coastal Protection and Management Act 1995*)?

☒ NO - go to Q24

☐ YES - go to Q22

22. This application is accompanied by evidence: (tick applicable box)

☐ (i) of the **allocation** of, or entitlement to, the resource – attach evidence and go to Q23(vi)

☐ (ii) the chief executive of the department administering the resource is satisfied the development **is consistent with an allocation** of, or entitlement to, the resource – go to Q23

☐ (iii) the chief executive of the department administering the resource is satisfied the development application **may proceed in the absence of an allocation** of, or entitlement to, the resource – go to Q23

23. Evidence of the resource entitlement:

(i) Resource entitlement / authority details

(ii) Name of delegated officer

(iii) Position of delegated officer

(iv) Signature of delegated officer

(v) Date

(vi) Expiry date of evidence (if applicable)

(vii) Official stamp of the department administering the resource (if applicable)

Assessment triggers

This checklist does **not** apply if the application requires the completion of Parts A and B of the Form **only**. It must be completed for all other applications.

24. Is the IDAS Assessment Checklist completed and attached to this application?

☒ YES

☐ NO – the assessment manager may refuse to accept this application on the grounds that the application has not been properly made

Plans / drawings / reports

An application should be accompanied by details to support the proposal & enable the assessment manager, referral agencies and any person viewing the application during public scrutiny or public notification to understand the scope of the proposal and any potential impact.

25. Plans/drawings/reports accompanying this application:

Plan / Drawing / Report Number	Title	Date
(i) Refer to covering letter		
(ii)		
(iii)		
(iv)		

PLEASE NOTE: The assessment manager may refuse to accept an application that, at the time of lodgement, fails to provide all applicable information required by Part A and any other relevant part of Form I.

OFFICE USE ONLY (applicable to assessment manager's)

FEE (\$)	DATE RECEIVED	RECEIVING OFFICER'S NAME/S	REFERENCE NUMBER/S
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Release

Notification of Engagement of Private Certifier (Optional format)

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

Date of engagement: / / Accreditation Number: _____ Name: _____ Signature: _____

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Form 1 Development Application

idas

Material change of use

assessable against a local government's planning scheme

Completion of **all applicable questions** on Part D is **mandatory** for all applications involving assessment of a material change of use (MCU) assessable against a local governments planning scheme.

<p>Nature of the application A development permit authorises development to occur, while a preliminary approval is a step in the approval process and does not authorise development to occur.</p>	<p>1. This application is for: (tick 1 or both if applicable)</p> <p>☐ Preliminary approval for a material change of use of premises including conceptual design for any associated works that require approval under the planning scheme (i.e. consideration of the proposal concept)</p> <p>AND / OR</p> <p>☒ Development permit for a material change of use of premises including conceptual design for any associated works that require approval under the planning scheme.</p>
<p>The subject land For the definition of "gross floor area" go to the planning scheme against which the application will be assessed.</p>	<p>2. How the subject land is identified in the planning scheme (name the zone, precinct etc.) Local Business and Industry</p> <p>3. Existing gross floor area: (if applicable) Vacant Land</p> <p>4. Are there any existing easements on the land? ☒ NO ☐ YES – attach plans of the location and details of the purpose of the easement</p>
<p>Material change of use details</p>	<p>5. Details of the change to the use of the land: (eg. vacant land to shopping centre, house to apartment building, vacant land to industry (tyre manufacturing) etc.) Vacant land to Service Trades - Steel Storage and Distribution</p> <p>6. Number of employees: 10 maximum</p> <p>7. Operating days and hours: 6:30am-10pm Mon-Fri, 6:30am-midday Sat</p>
<p>Associated building works details (if applicable) For the definition of "site cover", "gross floor area" and "storey" go to the planning scheme against which the application will be assessed.</p>	<p>8. Site cover: 27.48%</p> <p>9. Gross floor area: 2299m2</p> <p>10. Number of on-site car parking spaces: 32</p> <p>11. Number of storeys / maximum height above natural ground: 1 storey / 12.5m</p> <p>12. Number of employees 10 maximum</p> <p>13. Hours and days the use will operate 6:30am-10pm Mon-Fri, 6:30am-midday Sat</p>
<p>Associated operational works details (if applicable)</p>	<p>14. Details of associated operational works (eg. landscaping, cut and fill, drainage, road works etc.) Hardstand areas and landscaping</p>

PLEASE NOTE

This application cannot be accepted unless accompanied by Part A of Form 1.

The assessment manager may refuse to accept an application that, at the time of lodgement, fails to provide all applicable information requested by Part A and any other relevant part of Form 1.

OFFICE USE ONLY (applicable to assessment manager)

DATE RECEIVED	REFERENCE NUMBER/S
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Form 1 Development Application

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IDAS Assessment Checklist

(Formerly the "Referrals Checklist")

IMPORTANT NOTE FOR ALL APPLICANTS:

1. This checklist was formerly referred to as the "Referrals Checklist". Some of the 'Guides' to using the IDAS Application Forms continue to refer to this document as the "Referrals Checklist". The name of this checklist was changed from 25 July 2005 to more accurately describe its function.
2. Under the IPA and IDAS framework, an application may require assessment by the local Council and/or certain Queensland State entities (e.g. Environmental Protection Agency, Dept. of Natural Resources and Water, Queensland Heritage Council etc.).
3. This checklist is provided to assist applicants to determine when an application requires assessment by a Queensland State entity and may also assist the applicant to determine the assessment manager¹ for the application.
4. Therefore, the completion of **all questions** in section 1 of this checklist is **mandatory** for all applications (other than those requiring the completion of Parts A & B only).
5. It is the responsibility of the applicant to accurately complete this checklist.
6. Section 2 is mandatory only if the proposed development is located in any part of a wild river area declared under the *Wild Rivers Act 2005*.
7. Depending on the nature of the application, an applicable State entity may be either the assessment manager or an IDAS referral agency for the application.
8. The assessment manager for the application will rely on the information provided in this checklist (as well as any material lodged in support of the application) to identify any applicable referral agencies for the application in the Acknowledgement Notice. The assessment manager will also rely on this information when identifying if the application triggers referral coordination².
9. To assist you in answering the following questions a series of guides are available free from the IPA website www.ipa.qld.gov.au. Guide 25 explains the role of the IDAS Assessment Checklist in the IDAS application process, and its relationship to the Form 1 development application.
10. Any other parts of Form 1 that this checklist requires to be completed are available from the Council or the applicable State entity, or can be downloaded free from www.ipa.qld.gov.au.
11. Section 3 provides advice about the referrals that can be required for applications for building work assessable against the *Building Regulation 2006*.

SECTION 1 - STATE ASSESSMENT (completion mandatory)

Note: The following state assessment triggers apply to development other than for building work assessable against the *Building Regulation 2006*.

Environmentally relevant activity
For more information refer to Guide 4.
Unless you answered "none of the above" to Q1, the application requires assessment by the administering authority³.
If an entity, other than the administering authority, is the assessment manager for the application, the administering authority is a concurrence agency for the application in relation to this matter.
Note: An application involving ERA 19 and/or 20 will also require completion of Part K₇ of Form 1 for approval where an allocation under the Water Act 2000 is required.

1. The application involves: (tick applicable box/es)
 - ☐ (i) an environmentally relevant activity (ERA) for which a code for environmental compliance has **not** been made - complete Part G of Form 1
 - ☐ (ii) a mobile or temporary ERA for which a code of environmental compliance has **not** been made - complete Part G of Form 1
 - ☒ (iii) none of the above

Continued overleaf

PLEASE NOTE: The assessment manager may refuse to accept an application, which, at the time of lodgement, fails to provide the completed IDAS Assessment Checklist (if applicable).

OFFICE USE ONLY (applicable to assessment manager)

DATE RECEIVED	REFERENCE NUMBER/S

¹ The assessment manager is responsible for assessing and deciding an IDAS application. The assessment manager for an application is prescribed in schedule 8A of the IPA.
² For additional information refer to Guide 6 'Does my application trigger the referral coordination process?'
³ The 'administering authority' may be either the Environmental Protection Agency, the relevant local government (for a devolved ERA) or the Queensland Department of Primary Industries and Fisheries (for a delegated ERA).

State-controlled road matters
For more information refer to [Guide 3](#).
Unless you answered "none of the above" to Q2, the application triggers referral to the [Department of Main Roads \(DMR\)](#) as a referral agency.
In certain circumstances DMR will be an advice agency, while in other circumstances DMR will be a concurrence agency.
Schedule 2 of the [IP Regulation](#) will assist you to determine where DMR is an advice or concurrence agency for the application.

2. The application involves: (tick applicable box/es)
- ☒ (i) development on land **contiguous**⁴ to a State controlled road and for -
- ☒ (a) **material change of use** assessable against the planning scheme;
- ☐ (b) **reconfiguring a lot** unless -
- the total number of lots is not increased; and
 - the total number of lots abutting the State-controlled road is not increased;
- ☐ (c) **operational work** (not associated with a material change of use assessable against the planning scheme or reconfiguring a lot mentioned in (b) above)-
- associated with access to a State-controlled road; or
 - for filling or excavation; or
 - involving the redirection or intensification of site stormwater from the land, through a pipe with a cross-sectional area greater than 625 cm² that directs stormwater to a State-controlled road.
- ☐ (ii) development on land **not contiguous** to a State-controlled road and -
- ☐ (a) **material change of use** -
- assessable against the local government's planning scheme; and
 - mentioned in schedule 5 of the IP Regulation and exceeding the thresholds set by that schedule;
- ☐ (b) **reconfiguring a lot** for a purpose mentioned in schedule 5 of the IP regulation and exceeding the thresholds set by that schedule;
- ☐ (c) **operational work** (not associated with a material change of use assessable against the planning scheme or reconfiguring a lot mentioned in (b) above)-
- assessable against the local government's planning scheme; and
 - mentioned in schedule 5 of the IP Regulation and exceeding the thresholds set by that schedule.
- ☐ (iii) none of the above

Clearing vegetation
For more information refer to [Guide 12](#).
Unless you answered "none of the above" to Q3, the application requires assessment by the [Department of Natural Resources and Water \(NRW\)](#).
If an agency other than NRW is the assessment manager for the application, NRW is a concurrence agency for the application in relation to this matter.
If you ticked Q3(i) or (ii), your application requires referral to NRW for assessment regardless of whether vegetation clearing is proposed or not.

3. The application involves: (tick applicable box/es)
- ☐ (i) **material change of use** -
- (a) assessable against the planning scheme;
- (b) on a lot containing -
- a category 1, 2 or 3 area shown on a property map of assessable vegetation; or
 - if there is no property map of assessable vegetation for the lot - remnant vegetation;
- (c) where the existing use of the land is a rural or environmental use; and
- (d) where the size of the land is 2 hectares or larger - *complete Part J of Form 1*
- ☐ (ii) **reconfiguring a lot** -
- (a) on a lot containing a category 1, 2 or 3 area shown on a property map of assessable vegetation or, if there is no property map of assessable vegetation for the lot, remnant vegetation;
- (b) where the size of the lot before the reconfiguration is 2 hectares or larger;
- (c) where 2 or more lots are created; and
- (d) where the size of any lot created is 25 hectares or smaller - *complete Part J of Form 1*
- ☐ (iii) **operational work** -
- (a) for the clearing of native vegetation where the vegetation clearing is made assessable under Schedule 8 of the IPA; and
- (b) not associated with a material change of use assessable against the planning scheme mentioned in (i) or reconfiguring a lot mentioned in (ii) - *complete Part J of Form 1*
- ☒ (iv) none of the above.

Strategic port land
For more information refer to [Guide 11](#).
If you ticked (i) - the relevant Port Authority is the assessment manager for the application.
If you ticked (ii) Queensland Transport is a concurrence agency for the application.

4. The application involves:
- ☐ (i) development on strategic port land as defined in the *Transport Infrastructure Act 1994* (TI Act) - *complete Part I of Form 1*
- ☐ (ii) a **material change of use** that is **inconsistent** with the land use plan approved under the TI Act for the strategic port land - *complete Part I of Form 1*
- ☒ (iii) none of the above

⁴ Land contiguous to a State-controlled road is defined in schedule 14 of the IP Regulation to mean land - if part of the land is within 100m of the State-controlled road; or that is part of a future State-controlled road.

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<p>Acid sulfate soils</p> <p>For more information refer to Guide 10.</p> <p>Unless you answered "none of the above" to Q5, the application requires assessment by the Department of Natural Resources and Water (NRW).</p> <p>If an agency other than NRW is the assessment manager for the application, NRW is an advice agency for the application in relation to this matter.</p>	<p>5. The application involves development on land situated in an identified⁵ local government area and where the surface of the land is: (tick applicable box)</p> <p>☐ (i) below 20m AHD⁶ and the development will involve the excavation of 1000m³ or more of soil or sediment at or below 5m AHD, or</p> <p>☐ (ii) at or below 5m AHD and the development will involve filling the site with 1000m³ or more of material</p> <p>☒ (iii) none of the above</p>
<p>Major hazard facilities or possible major hazard facilities</p> <p>For more information refer to Guide 17.</p> <p>If you answered "YES" to Q6, the application requires assessment by the Department of Emergency Services (DES).</p> <p>If an agency other than DES is the assessment manager for the application, DES is a concurrence agency for the application in relation to this matter.</p>	<p>6. Does the application involve a material change of use for a major hazard facility or possible major hazard facility as defined under the <i>Dangerous Goods Safety Management Act 2001</i>?</p> <p>☒ NO</p> <p>☐ YES - complete Part L of Form 1</p>
<p>Water related development under the Water Act 2000</p> <p>For more information about items (a) – (f), refer to Guide 15. For more information about item (g), refer to Guide 14 <i>Does my application involve assessment of a referable dam?</i></p> <p>Unless you answered "none of the above" to Q7, the application requires assessment by the Department of Natural Resources and Water (NRW).</p> <p>If an agency other than NRW is the assessment manager for the application, NRW is a concurrence agency for the application in relation to this matter.</p>	<p>7. The application involves:</p> <p>☐ (i) operational work, for taking or interfering with water under the <i>Water Act 2000</i>, that is: (tick applicable box/es)</p> <p>☐ (a) in a watercourse, lake or spring, (eg. a pump, gravity diversion, stream re-direction, weir or dam) - complete Part K₂, K₃, K₄, K₅, or K₉ of Form 1 whichever is applicable;</p> <p>☐ (b) for an artesian bore anywhere in the State, no matter what the use - complete Part K₁ of Form 1;</p> <p>☐ (c) for a subartesian bore, in declared subartesian area⁷, or in a certain area covered by a water resource plan, for use for purposes other than stock and/or domestic use - complete Part K₁ of Form 1;</p> <p>☐ (d) for a subartesian bore, in certain declared subartesian areas, for use for stock and/or domestic purposes - complete Part K₁ of Form 1;</p> <p>☐ (e) for taking overland flow water in certain areas covered by a water resource plan - complete Part K₈ of Form 1;</p> <p>☐ (f) for interfering with overland flow water in a drainage and embankment area - complete Part K₁₀ of Form 1</p> <p>☐ (g) for constructing a referable dam⁸ or works that will increase the storage capacity of a referable dam by more than 10% - complete Part K₅ of Form 1; or</p> <p>☒ (ii) none of the above.</p>
<p>Removal of quarry material from a watercourse</p> <p>For more information refer to Guide 16.</p> <p>If you answered "YES" to Q8, the application requires assessment by the Department of Natural Resources and Water (NRW).</p> <p>If an agency other than NRW is the assessment manager for the application, NRW is a concurrence agency for the application in relation to this matter.</p> <p>Note: Part G of Form 1 is required to be completed as the activity of removing quarry material from a watercourse is also an Environmentally Relevant Activity (ERA).</p>	<p>8. Does the application involve development for the removal of quarry material from a watercourse⁹ requiring an allocation notice under the <i>Water Act 2000</i>?</p> <p>☒ NO</p> <p>☐ YES - complete Parts K₇ and G of Form 1</p>

⁵ The identified local government areas are: Aurukun, Bowen, Brisbane, Broadsound, Bundaberg, Burdekin, Burke, Burnett, Caboolture, Cairns, Calliope, Caloundra, Cardwell, Carpentaria, Cook, Cooolool, Douglas, Fitzroy, Gladstone, Gold Coast, Hervey Bay, Hinchinbrooke, Isis, Johnstone, Livingstone, Logan, Mackay, Maroochy, Maryborough, Mirium Vale, Morningson, Noosa, Pine Rivers, Redcliffe, Redland, Rockhampton, Sarina, Thuringowa, Tiara, Torres, Townsville, Whitsunday.

⁶ Australian Height Datum (AHD).

⁷ The declared ground water areas are listed in Guide 13 *Development in a declared catchment area*.

⁸ Referable dam is defined under the *Water Act 2000*.

⁹ Watercourse is defined in sch 10 of the IPA.

Operational work that is tidal work or work in coastal management district. For more information refer to Guide 18. For more information about prescribed tidal work in local government tidal areas refer to Guide 24.

Unless you answered "none of the above" to Q9, the application requires assessment by the Environmental Protection Agency (EPA).

If an agency other than EPA is the assessment manager for the application, EPA is a concurrence agency for the application in relation to this matter.

Local government is the assessment manager for all prescribed tidal work.

9. The application involves **operational work** that is: (tick the applicable box/es)

- ☐ (i) **tidal work**¹⁰ as defined under the *Coastal Protection and Management Act 1995* (the Coastal Act) that is not prescribed tidal work – complete Part M of Form 1; or
- ☐ (ii) tidal work that is **prescribed tidal work**¹¹ other than in a canal¹² – complete Part P of Form 1; or
- ☐ (iii) carried out within a **coastal management district** under the Coastal Act and for – complete Part M of Form 1 if any box/es (a) to (i) below are ticked.
- ☐ (a) constructing or installing works in a watercourse between MHWS and HAT (i.e. other than those works in tidal water) where the development has been determined not to be assessable against the *Water Act 2000*;
- ☐ (b) constructing a canal¹² intended to be connected to tidal waters;
- ☐ (c) constructing an artificial waterway;
- ☐ (d) reclaiming land under tidal water;
- ☐ (e) disposing of dredge spoil or other solid waste material in tidal water;
- ☐ (f) interfering with quarry material on State coastal land above high-water mark;
- ☐ (g) draining or allowing drainage or flow of water or other matter across State coastal land above high-water mark;
- ☐ (h) removing or interfering with coastal dunes on land, other than State coastal land, that is in an erosion prone area and above high-water mark;
- ☐ (i) constructing a bank or bund wall to establish a ponded pasture on land, other than State coastal land, above high-water mark; or
- ☒ (iv) none of the above.

Operational work below high water mark

For more information refer to Guide 18. For more information about prescribed tidal work in local government tidal areas refer to Guide 24.

Unless you answered "none of the above" to Q10, the application triggers referral to Queensland Transport (QT) (Maritime Safety Qld) as a concurrence agency.

Local government is the assessment manager for all prescribed tidal work.

10. The application involves **operational work** that is: (tick the applicable box/es)

- ☐ (i) **tidal work**¹³ as defined under the *Coastal Protection and Management Act 1995* (the Coastal Act) that is not prescribed tidal work – complete Part M of Form 1; or
- ☐ (ii) tidal work that is **prescribed tidal work**¹⁴ – complete Part P of Form 1; or
- ☐ (iii) carried out within a coastal management district¹⁵ under the Coastal Act and for –
- ☐ (a) disposing of dredge spoil or other solid waste material in tidal water – complete Part M of Form 1;
- ☐ (b) reclaiming land under tidal water – complete Part M of Form 1; or
- ☐ (c) constructing a canal¹², if the canal is associated with reconfiguring a lot – complete Part M of Form 1;
- ☒ (iv) none of the above.

Coastal management

For more information refer to Guide 18.

Unless you answered "none of the above" to Q11, the application requires assessment by the Environmental Protection Agency (EPA).

If an agency other than EPA is the assessment manager for the application, EPA is a concurrence agency for the application in relation to this matter.

11. The application involves: (tick the applicable box/es)

- ☐ (i) a **material change of use** assessable under a planning scheme **involving operational work** carried out completely or partly in a coastal management district¹⁵
- ☐ (ii) a **material change of use** assessable under a planning scheme **involving building work**, carried out completely or partly in a coastal management district that is –
- the construction of a new premises with a GFA¹⁶ of at least 1000m²
 - the enlargement of the GFA of existing premises by more than 1000m²
- ☐ (iii) **reconfiguring a lot** assessable under schedule 8 of the IPA where the land is situated completely or partly in a coastal management district
- ☐ (iv) **reconfiguring a lot**¹⁷ assessable under schedule 8 of the IPA and in connection with the construction of a canal¹² – complete Part M of Form 1
- ☒ (v) none of the above

10 Tidal work is defined in sch 10 of the IPA.

11 Prescribed tidal work is defined in the *Coastal Protection and Management Regulation 2003* and includes certain tidal works completely or partly within a local government tidal area.

12 Canal means canal as defined under the *Coastal Protection and Management Act 1995*

13 Tidal work is defined in sch 10 of the IPA.

14 Prescribed tidal work is defined in the *Coastal Protection and Management Regulation 2003* and includes certain tidal works completely or partly within a local government tidal area.

15 Coastal management district is defined in sch 10 of the IPA and means a coastal management district under the *Coastal Protection and Management Act 1995*, other than an area declared as a coastal management district under section 47(2) of that Act.

16 GFA is defined in sch 14 of the IPA to mean the gross floor area. For a definition of how to calculate GFA, go to the planning scheme against which the application is being assessed.

17 Under s117 of the *Coastal Protection and Management Act 1995*, an application for reconfiguration, where the reconfiguration is associated with the construction of an artificial waterway, must be accompanied by the application for the operational works to construct the artificial waterway.

<p>Development within the limits of a port</p> <p>For more information refer to Guide 18. For information about prescribed tidal work refer to Guide 24.</p> <p>If you answered "YES" to Q12, the application triggers referral to the Port Authority.</p> <p>The Port Authority is a concurrence agency if the development is –</p> <ul style="list-style-type: none"> • within 200m of a shipping channel or an entry and exit shipping corridor for the port • within 1000m of a swing basin, a commercial shipping wharf, a mooring, anchorage or spoil grounds; • within 1000m of a planned port facility identified in a land use plan approved under the <i>Transport Infrastructure Act 1994</i>. <p>In all other situation the Port Authority is an advice agency.</p>	<p>12. Does the application involve development below high water mark¹⁸ and within the limits of a port under the <i>Transport Infrastructure Act 1994</i>?</p> <p>☒ NO</p> <p>☐ YES – complete Part M of Form 1, or Part P of Form 1 if the work is prescribed tidal work</p>
<p>Marinas</p> <p>For more information refer to Guide 18. For information about whether a marina is prescribed tidal work refer to Guide 24. The local government is the assessment manager for all prescribed tidal work.</p> <p>If you answered "YES" to Q13, the application triggers referral to Queensland Fire and Rescue Service as an advice agency.</p>	<p>13. Does the application involve operational work that is tidal work for a marina¹⁹ with more than 6 vessel berths?</p> <p>☒ NO</p> <p>☐ YES – complete Part M of Form 1, or Part P of Form 1 if the tidal work is prescribed tidal work</p>
<p>Tidal works in strategic port land tidal areas</p> <p>For more information refer to Guide 18.</p> <p>Unless you answered "NO" to Q14, the relevant Port Authority is the assessment manager for the application and the Environmental Protection Agency (EPA) and Queensland Transport (QT) are concurrence agencies for the application.</p>	<p>14. Does the application involve tidal works within a strategic port land tidal area²⁰?</p> <p>☒ NO</p> <p>☐ YES – complete Part M of Form 1</p>
<p>Heritage</p> <p>For further information refer to Guide 19.</p> <p>If you answered "YES" to Q15, the application triggers referral to the Queensland Heritage Council as concurrence agency for the application.</p> <p>Unless you answered "none of the above" to Q15(b), the application involves referral to the Environmental Protection Agency as an advice agency for the application</p>	<p>15. Does the application involve development in a heritage registered place as defined under the <i>Queensland Heritage Act 1992</i>?</p> <p>☒ NO</p> <p>☐ YES – complete Part C of Form 1</p> <p>15(b) The application involves: (tick applicable boxes)</p> <p>☐ (i) a material change of use assessable against the planning scheme and the lot shares a common boundary with a protected area or registered place under the <i>Queensland Heritage Act 1992</i>;</p> <p>☐ (ii) reconfiguring a lot if the lot shares a common boundary with a protected area or registered place under the <i>Queensland Heritage Act 1992</i>;</p> <p>☒ (iii) none of the above.</p>
<p>Declared catchment areas</p> <p>For more information, including a list of the declared catchment areas within Queensland, refer to Guide 13.</p> <p>Unless you answered "none of the above" to Q16, the application requires assessment by the Department of Natural Resources and Water (NRW).</p> <p>If an agency other than NRW is the assessment manager for the application, NRW is a concurrence agency for the application in relation to this matter.</p>	<p>16. The application is in an area declared to be a catchment area under the <i>Water Act 2000</i> and involves: (tick the applicable box/es)</p> <p>☐ (i) reconfiguring a lot if any lot resulting from the reconfiguration is less than 16 hectares;</p> <p>☐ (ii) development assessable against the planning scheme involving the establishment or expansion of a waste water disposal system, other than a disposal system for carrying out an environmentally relevant activity under the <i>Environmental Protection Act 1994</i>;</p> <p>☒ (iii) none of the above</p>

¹⁸ High water mark is defined in the *Coastal Protection and Management Act 1995* and means the ordinary high water mark at spring tide.

¹⁹ Marina is defined in the *Transport Operations (Maritime Pollution) Regulation 1995*.

²⁰ Strategic port and tidal areas are the areas generally 50 metres seaward of high water mark adjacent to strategic port land.

<p>Contaminated land</p> <p>Applications involving material change of use and/or reconfiguring a lot may trigger this referral.</p> <p>For more information refer to Guide 5.</p> <p>Unless you answered "none of the above" to Q17, the application requires assessment by the Environmental Protection Agency (EPA). If an agency other than EPA is the assessment manager for the application, EPA will be a concurrence agency for the application in relation to this matter.</p>	<p>17. The application involves: <i>(tick the applicable box/es)</i></p> <p>☐ (i) reconfiguring a lot for which all of part of the premises are –</p> <ul style="list-style-type: none">• (a) premises mentioned in the IPA, schedule 8, part 1, table 2 –<ul style="list-style-type: none">• item 5, including the exemption otherwise provided for by paragraph (d);• item 6, including the exemption otherwise provided for by paragraph (e); or• item 7, including the exemption otherwise provided for a mining activity or petroleum activity; or• (b) in an area for which an area management advice has been given for unexploded ordnance - <i>complete Part N of Form 1</i> <p>☒ (ii) a material change of use –</p> <ul style="list-style-type: none">• (a) made assessable under the IPA, schedule 8, part 1, table 2, items 5 to 7; or• (b) assessable against the planning scheme and if all or part of the premises is in an area for which an area management advice has been given for unexploded ordnance - <i>complete Part N of Form 1</i> <p>☐ (iii) none of the above</p>
<p>Electricity infrastructure</p> <p>For more information refer to schedule 2 of the IP Regulation.</p> <p>Unless you answered "none of the above" to Q18, the application triggers referral to the agency to which the easement is granted in favour of as advice agency.</p>	<p>18. The application involves: <i>(tick the applicable box/es)</i></p> <p>☐ (i) reconfiguring a lot where any part of the lot is –</p> <ul style="list-style-type: none">• subject to an easement in favour of a distribution entity or transmission entity under the <i>Electricity Act 1994</i> and the easement is for a transmission grid or supply network under that Act; or• situated within 100m of a substation site; <p>☐ (ii) a material change of use, assessable against a planning scheme and not associated with reconfiguring a lot if –</p> <ul style="list-style-type: none">• any part of the premises is subject to an easement in favour of a distribution entity or transmission entity under the <i>Electricity Act 1994</i> and the easement is for a transmission grid or supply network under that Act; and• any structure or work that is the natural and ordinary consequence of the use is, or will be, located wholly or partly in the easement; <p>☐ (iii) a material change of use, assessable against a planning scheme and not associated with reconfiguring a lot if any part of the premises is situated within 100m of a substation site;</p> <p>☐ (iv) operational work that is filling or excavation assessable against the planning scheme, not associated with reconfiguring a lot, if –</p> <ul style="list-style-type: none">• any part of the premises is subject to an easement in favour of a distribution entity or transmission entity under the <i>Electricity Act 1994</i> and the work is located wholly or partly in the easement;• the work is located wholly or partly within 10m of a substation site; <p>☒ (v) none of the above.</p>
<p>Land designated for community infrastructure</p> <p>Applications involving development on land designated for community infrastructure may trigger this referral.</p> <p>For more information refer to schedule 2 of the IP Regulation.</p> <p>If you answered "YES" to Q19, the application requires assessment by the chief executive of the department administering the Act authorising the development for the designated purpose.</p> <p>If an agency other than the designator is the assessment manager for the application, the designating agency will be a concurrence agency for the application in relation to this matter.</p>	<p>19. Does the application involve development assessable against the planning scheme and on land designated for community infrastructure?</p> <p>(i) intended to be supplied by a public sector entity; and</p> <p>(ii) on land not owned by or on behalf of the State; and</p> <p>(iii) other than development –</p> <ul style="list-style-type: none">• (a) for the designated purpose; or• (b) carried out by, or on behalf of, the designator. <p>☒ NO</p> <p>☐ YES</p>

Release

SEQ Regional Plan

For more information refer to schedule 2 of the IP Regulation.

Refer to Chapter 2, part 5A and schedule 10 of the Integrated Planning Act 1997, and schedule 2 of the Regulatory Provisions for relevant definitions.

Unless you answered "none of the above" to Q20, the application requires assessment by the Office of Urban Management (OUM).

20. The application involves (tick applicable box/es) -

- ☐ (i) a **material change of use** of premises -
- (a) in a **Major Development Area** in the Urban Footprint for -
- ☐ (i) an **urban activity** -
- ☐ in an area included in a structure plan where the IPA, section 3.1.6 applies;
- ☐ in an area not included in a structure plan where -
- the IPA, section 3.1.6 applies to the application for the material change of use; or
 - the premises exceeds 10,000m²; or
 - the gross floor area (GFA) on the premises will exceed 10,000m²; or
 - impact assessment is required under the relevant planning scheme
- ☐ (ii) **intensive animal husbandry**; or
- ☐ (iii) residential development involving a **rural residential purpose**
- (b) in the **Regional Landscape and Rural Production Area** for -
- ☐ (i) an **urban activity** and not specified in section 2.4(2); or
- ☐ (ii) residential development involving a **rural residential purpose** and not specified in section 2.6(2)
- (c) in the **Rural Living Area** for an urban activity and not specified in section 2.8(2);
- (d) in the **Investigation Area** for -
- ☐ (i) an **urban activity** and not specified in section 2.10(2);
- ☐ (ii) residential development involving a **rural residential purpose** and not specified in section 2.12(2); or
- ☐ (iii) **intensive animal husbandry**
- ☐ (ii) **reconfiguring a lot**-
- On land in a **Major Development Area** in the Urban Footprint that is:
- (a) not included in a structure plan; and
- (b) not specified in section 3.1(2).
- ☒ (iii) none of the above

Fisheries matters

For more information refer to schedule 2 of the IP Regulation.

Unless you answered "none of the above" to Q21, the application requires assessment by the Department of Primary Industries and Fisheries (DPI&F).

If an agency other than DPI&F is the assessment manager for the application, DPI&F is a concurrence agency for the application in relation to items (i) - (iv) and an advice agency in relation to item (v).

21. The application involves: (tick the applicable box/es)

- ☐ (i) an assessable **material change of use** for aquaculture - complete Part O₁ of Form 1;
- ☐ (ii) assessable **operational work** that is the construction or raising of a waterway barrier - complete Part O₃ of Form 1;
- ☐ (iii) assessable **operational work** completely or partly within a declared fish habitat area - complete Part O₂ of Form 1;
- ☐ (iv) assessable **operational work** that is the removal, destruction or damage of a marine plant - complete Part O₂ of Form 1;
- ☐ (v) development assessable under the IPA, schedule 8, part 1, on land that adjoins a declared fish habitat area;
- ☒ (vi) none of the above.

Release

Integration of land use and public transport

For more information refer to [Guide 23](#), schedule 8A of the [IPA](#), & schedule 2 of the [IP Regulation](#).

Unless you answered "none of the above", the application triggers referral to QT as a concurrence agency.

22. The application involves: *(tick the applicable box/es)*—

- ☐ (i) a **material change of use** assessable against the planning scheme for a purpose mentioned in schedule 13C of the IP Regulation and exceeding the thresholds set by that schedule.
- ☐ (ii) **reconfiguring a lot**—
- ☐ (a) on land that is completely or partly within a public transport corridor, and the total number of lots increases;
- ☐ (b) on land that is completely or partly within a future public transport corridor or an airport's public safety area;
- ☐ (c) on land that is within 400m of a public passenger transport facility or a future public passenger transport facility, and the total site area is 5000m² or greater;
- ☐ (d) for a residential purpose within the 25 ANEF contour for an airport;
- ☐ (e) for a residential purpose resulting in 100 or more allotments.
- ☐ (iii) **operational work** assessable against the planning scheme, but not associated with a material change of use mentioned in (i) above or reconfiguring a lot mentioned in (ii) above, on land that—
- ☐ (a) is completely or partly within a public transport corridor or a future public transport corridor;
- ☐ (b) will result in work that encroaches into an airport's operational airspace.
- ☒ (iv) none of the above.

Railway safety and efficiency

For more information refer to [Guide 23](#), schedule 8A of the [IPA](#) & schedule 2 of the [IP Regulation](#).

Unless you answered "none of the above", the application triggers referral to QT as a concurrence agency.

23. The application involves: *(tick the applicable box/es)*—

- ☐ (i) a **material change of use** assessable against the planning scheme for a purpose mentioned in schedule 13D of the IP Regulation and exceeding the thresholds set by that schedule.
- ☐ (ii) **reconfiguring a lot**—
- ☐ (a) on land that is completely or partly within a future public transport corridor, future railway land or a railway tunnel easement;
- ☐ (b) on land that is within 400m of a Citytrain passenger railway station or a future Citytrain passenger railway station, and the total site area is 5000m² or greater;
- ☐ (c) on land that abuts rail corridor land, commercial corridor land or future railway land, and the total number of lots increases;
- ☐ (d) on land that abuts rail corridor land, commercial corridor land or future railway land and an easement abutting the corridor or future railway land is created;
- ☐ (e) on land that is completely or partly within 100m of, and abutting an approach to, a railway level crossing, and the total number of lots increases;
- ☐ (f) for a residential purpose resulting in 100 or more allotments.
- ☐ (iii) **operational work** assessable against the planning scheme, but not associated with a material change of use mentioned in (i) above or reconfiguring a lot mentioned in (ii) above, involving extracting, excavating or filling greater than 50m³, on land that—
- ☐ (a) is completely or partly within rail corridor land or commercial corridor land, and the work is not for rail transport infrastructure or other rail infrastructure;
- ☐ (b) is completely or partly within future railway land, or a railway tunnel easement;
- ☐ (c) abuts rail corridor land, commercial corridor land or future railway land, and the work is within 25m of the railway boundary.
- ☒ (iv) none of the above.

Moonie to Brisbane pipeline

For more information refer to schedule 2 of the [IP Regulation](#).

Unless you answered "none of the above", the application triggers referral to the holder of pipeline licence No 1 issued under the [Petroleum Act 1923](#), currently Santos QNT Pty Ltd, for advice.

24. The application involves the easement for the construction or operation of the Moonie to Brisbane strategic pipeline, and involves: *(tick the applicable box/es)*—

- ☐ (i) a **material change of use** assessable against the planning scheme and not associated with reconfiguring a lot, and any structure or work will be located wholly or partly in the easement.
- ☐ (ii) **reconfiguring a lot**
- ☐ (iii) **operational work** assessable against the planning scheme, that is filling, excavation, compaction, drilling, boring or piling not associated with a reconfiguring a lot, and the work is located wholly or partly in the easement.
- ☒ (iv) none of the above.

Release

Koala habitat area

For more information, refer to [Guide 26](#) and schedule 2 of the [IP Regulation](#).

Unless you answered "none of the above", the application requires referral to the [Environmental Protection Agency](#) as a concurrence agency.

25. The application involves: (tick the applicable boxes) –

- ☐ (i) a **material change of use** of premises in a koala conservation area or koala sustainability area made assessable under a planning scheme, that is not for a domestic activity and will result in –
- ☐ (a) clearing of native vegetation over an area greater than 2500m²;
 - ☐ (b) a new building and any reasonably associated structure with a total footprint greater than 1000m²;
 - ☐ (c) an extension to an existing building and any reasonably associated structure if the extension has a total footprint greater than 1000m²;
 - ☐ (d) extracting gravel, rock or sand from an area greater than 5000m²;
 - ☐ (e) excavating or filling an area greater than 5000m²;
 - ☐ (f) additional traffic in a koala conservation area or koala sustainability area, between 6p.m. on a day and 6a.m. on the following day.
- ☐ (ii) **reconfiguring a lot** in a koala conservation area or koala sustainability area that will result in –
- ☐ (a) an increased number of lots;
 - ☐ (b) clearing of native vegetation over an area greater than 2500m².
- ☐ (iii) **operational work** in a koala conservation area or koala sustainability area made assessable under Schedule 8, Part 1, Table 4, items 1A to 1G (not associated with reconfiguring a lot mentioned in (ii) above) that will result in the clearing of native vegetation over an area greater than 2500m².
- ☐ (iv) **operational work** in a koala conservation area or koala sustainability area made assessable under a planning scheme (not associated with a material change of use mentioned in (i) or reconfiguring a lot mentioned in (ii) above) that is not for a domestic activity and will result in –
- ☐ (a) clearing of native vegetation over an area greater than 2500m²;
 - ☐ (b) extracting gravel, rock or sand from an area greater than 5000m²;
 - ☐ (c) excavating or filling an area greater than 5000m².
- ☒ (v) none of the above.

Wild river area

For more information, refer to [Guide 27](#).

If you answered YES to Q26, you must also complete section 2 of this checklist. This will enable you to determine if your application can proceed in a wild river area and which referral agency will assess your application against the Wild Rivers Code, or if the proposed development is "prohibited" in a wild river area.

Note: Development can be "prohibited" in a wild river area because the application cannot be accepted by the assessment manager.

26. Does the application involve development in a wild river area declared under the *Wild Rivers Act 2005*?

- ☒ NO
☐ YES

Preliminary Approval

If you answered YES to Q27, the application triggers referral to the [Department of Local Government, Planning, Sport and Recreation](#) as an advice agency.

27. Does the application involve a development for which preliminary approval is sought under Section 3.1.6 of the *Integrated Planning Act 1997*?

- ☒ NO
☐ YES

Wetlands

Domestic activity means the construction or use of a single residence on a lot and any reasonably associated building or structure. Examples of a building or structure that could be reasonably associated with a single residence include: caretaker's residence, granny flat, building or structure used for a home business.

Note: Wetland is defined in the Integrated Planning Regulation 1998.

Unless you answered "none of the above" to Q28, the application involves referral to the [Environmental Protection Agency](#) as an advice agency for the application.

28. The application involves: (tick the applicable boxes) –

- ☐ (i) a material change of use, other than for a domestic activity, assessable against the planning scheme that is in or within 100m of a wetland;
- ☐ (ii) reconfiguring a lot –
- In or within 100m of a wetland that will result in
- ☐ (a) more than 10 lots being created; or
 - ☐ (b) lots less than 5 hectares;
- ☒ (iii) none of the above

Release

Conservation Estate

Urban purposes is defined in the Integrated Planning Act 1997 as "purposes for which land is used in cities or towns, including residential, industrial, sporting, recreation and commercial purposes, but not including environmental, conservation, rural, natural or wilderness area purposes".

Unless you answered "none of the above" to Q29, the application involves referral to the Environmental Protection Agency as an advice agency for the application.

29. The application involves: (tick the applicable box/es)–

- ☐ (i) a material change of use for urban purposes that is in or within 100m of any of the following –
- ☐ (a) a protected area, forest reserve, critical habitat or area of major interest under the Nature Conservation Act 1992;;
 - ☐ (b) a State forest or timber reserve under the Forestry Act 1959;
 - ☐ (c) a marine park under the Marine Parks Act 2004;
 - ☐ (d) a recreation area under the Recreation Area Management Act 1988;
 - ☐ (e) a world heritage area listed under the World Heritage Convention;
 - ☐ (f) Brisbane forest park under the Brisbane Forest Park Act 1977.
- ☐ (ii) reconfiguring a lot if –
- ☐ (a) any part of the lot is situated in, or within 100m of, any of the following –
- ☐ (i) a protected area, forest reserve, critical habitat or area of major interest under the Nature Conservation Act 1992;
 - ☐ (ii) a State forest or timber reserve under the Forestry Act 1959;
 - ☐ (iii) a marine park under the Marine Parks Act 2004;
 - ☐ (iv) a recreation area under the Recreation Area Management Act 1988;
 - ☐ (v) a world heritage area listed under the World Heritage Convention; Brisbane forest park under the Brisbane Forest Park Act 1977; and
- ☐ (b) the reconfiguration involves more than 10 lots being created, or any lot resulting from the reconfiguring is less than 5ha;
- ☒ (iii) none of the above.

Release

SECTION 2 – ASSESSMENT IN A WILD RIVER AREA

(completion mandatory if the proposed development is located in a wild river area)

Wild River Area

It the responsibility of the applicant to determine if the development is proposed in a wild river area.

Information about wild river areas including the geographical location and position of management areas in relation to properties, can be accessed by contacting the Department of Natural Resources and Water (NRW), accessing the department's website www.nrw.qld.gov.au or contacting the department by email on: wild.rivers@nrw.qld.gov.au

Note on Referrals

Referrals for development in a wild river area (other than for agricultural activities and animal husbandry activities) are not changed from the existing referral arrangements.

Notes on development assessable against the Wild Rivers Code

For information regarding development in a wild river area, see the relevant wild river declaration and Guide 27. The relevant wild river declaration will provide information regarding which types of development must be assessed against the Wild Rivers Code, and in some cases which types of development are exempt from wild river requirements.

The notes on development assessable against the Wild Rivers Code in this section of the checklist provide some guidance however this may vary between wild river areas. The relevant declaration will provide the information applying to each wild river area.

Applications for some new developments will not be accepted if the proposed development is in a high preservation area (HPA). Most applications for development activities which may be made including those in a preservation area (PA), must be assessed against and must comply with the Wild Rivers Code where indicated in a relevant wild river declaration.

1. Which wild river area is the development proposed in?

The proposed development is to be located in: (tick the applicable box/es)

- ☐ i) a high preservation area (HPA);
- ☐ ii) a preservation area (PA) ;
- ☐ iii) a wild river floodplain management area (FMA);
- ☐ iv) a wild river nominated waterway;
- ☐ v) a designated urban area (DUA).

Environmentally relevant activities (ERAs) in a designated urban area

If you answered YES, your application for an ERA is exempt from any wild river requirements and provided there are no other aspects of this development that require assessment against wild rivers, you do not need to complete the remaining questions in Section 2.

If you answered NO to Q2, please complete the remaining questions in Section 2.

2. Does the proposed development only involve any of the following environmentally relevant activities (ERAs) in a designated urban area (as mapped in the relevant wild river declaration)?

- i) An ERA 28 or ERA 14; or
- ii) A level 2 ERA except ERA 1, 2, 3, 4, 20, 22 or 59.
- ☐ NO
- ☐ YES (ensure you have completed Part G of Form 1)

Clearing native vegetation

If YES, there are a limited number of purposes for which an application to clear native vegetation may be accepted in a HPA. See Guide 27 for a list of relevant purposes for which an application may be made in a HPA.

If YES and you ticked Q4 box i) the application may be made and is assessable against the Wild Rivers Code. If YES and you ticked Q4 box ii) the application will not be accepted.

Note: If clearing native vegetation is in a PA, there are no wild river requirements and provided there are no other aspects of this development where wild river requirements apply, do not complete the remaining questions in Section 2.

3. Is the application operational work for clearing native vegetation in a HPA?

- ☐ NO
- ☐ YES (ensure you have completed Part J of Form 1)

4. If YES, is the clearing?

- ☐ i) clearing regrowth (as defined in the Vegetation Management Act 1999) in a registered area of agriculture in a HPA (see Guide 27); or
- ☐ ii) in a HPA outside a registered area of agriculture?

Release

Works in tidal areas, coastal management districts and fish habitat areas

If you answered YES to Q5, and ticked any boxes in Q6, your application is required to be assessed against and must comply with the Wild Rivers Code.

If you answered YES to Q5 and ticked box i) in Q6, your application is required to be referred to the EPA.

Note: If specified works are proposed in a local government area, it is prescribed tidal work – the relevant local government will be the assessment manager with the EPA as a concurrence agency

If you answered YES to Q5, and ticked box ii) or iii) in Q6, your application requires referral to DPIF.

If you answered NO to Q5 and ticked box i) in Q6, the application will not be accepted.

If you answered NO to Q5, ticked box ii) in Q6 and the development is necessary to install authorised works or infrastructure where a development permit is not required, or if a required permit is held, the application must be assessed against and must comply with the Wild Rivers Code. Applications for purposes other than specified works or as described above will not be accepted.

If you answered NO at Q5 and ticked box iii) in Q6, the application may be made if the works are in a PA. These applications must be assessed against and must comply with the Wild Rivers Code. The application will not be accepted if the development is proposed to be located in a HPA.

For more information about specified works refer to Guide 27

5. Is the development for specified works? (see definition in the *Wild Rivers Act 2005* and Guide 27- Development in a wild river area)
- ☐ NO ☐ YES
6. The application is for one or more of the following:
- ☐ i) Operational works that is tidal works or works in a coastal management district (ensure you have completed Part M and/or Part P of Form 1); or
- ☐ ii) Operational works for the removal, destruction or damage of marine plants (ensure you have completed Part O₂ of Form 1); or
- ☐ iii) Building or operational works in a fish habitat area (ensure you have completed Part O₂ of Form 1).

Residential, commercial or industrial development

If you answered YES to Q7, your application is not subject to wild river requirements. Provided there are no other aspects of this development that require assessment against the relevant wild river declaration or Wild Rivers Code, you do not need to complete the remaining questions in Section 2.

If you answered NO to Q7 and ticked either box i) or ii) in Q8, the assessing agency is the relevant local government. The application must be assessed against and must comply with the Wild Rivers Code.

7. Is the application for residential, commercial or industrial development in a designated urban area?
- ☐ NO ☐ YES
8. If NO, does the application for residential, commercial or industrial development involve:
- ☐ i) a material change of use made assessable in a local government planning scheme (ensure you have completed Part D of Form 1); or
- ☐ ii) operational works associated with reconfiguring a lot (ensure you have completed Part F of Form 1).

Animal husbandry activities

If you answered YES to Q9 your application requires assessment against and must comply with the Wild Rivers Code.

The assessing agency is NRW.

Note: Applications for animal husbandry activities will not be accepted if proposed in a HPA. For more details and a definition of animal husbandry activities see the *Wild Rivers Act 2005* and refer to Guide 27.

9. Does the application involve a material change of use for animal husbandry activities (as defined under the *Wild Rivers Act 2005*) in a PA?
- ☐ NO ☐ YES (ensure you have completed Part R of Form 1)

Agricultural activities

If you answered YES to Q10, your application requires assessment against and must comply with the Wild Rivers Code.

The assessing agency is NRW.

Note: Applications for agricultural activities will not be accepted if proposed in a HPA. For more details and a definition of agricultural activities see the *Wild Rivers Act 2005* and refer to Guide 27.

The production of fodder in a PA, and pasture improvement using low impact soil disturbance techniques is not an agricultural activity as defined under the *Wild Rivers Act 2005*. For more information see Guide 27.

10. Does the application involve agricultural activities (as defined under the *Wild Rivers Act 2005*) in a PA?
- ☐ NO ☐ YES (ensure you have completed Part Q of Form 1)
11. If YES is the application for:
- ☐ i) a material change of use; or
- ☐ ii) operational works.

Release

Works that take overland flow water

The relevant wild river declaration will state works that take overland flow water are either self assessable or assessable, or are exempt from wild river requirements.

If you ticked Q13 i), your application must be assessed by NRW against the Wild Rivers Code and must comply with the code.

If you ticked Q13 ii) an application is not required to be made however the works must comply with the relevant self-assessable section of the Wild Rivers Code, otherwise the works become assessable development for which an application is required and must be assessed by NRW against the relevant part of the Wild Rivers Code and must comply with the code.

If you ticked Q13 iii) your application is not subject to wild river requirements.

Applications for development that is other than that stated to be assessable, self-assessable or exempt will not be accepted.

12. Does the application involve works that take overland flow water in a HPA or an FMA?

☐ NO ☐ YES (ensure you have completed Part K₈ of Form 1)

13. If YES, is the application for works stated in the relevant wild river declaration to be?

☐ i) assessable works
☐ ii) self-assessable works
☐ iii) exempt works

Works that interfere with overland flow water

The relevant wild river declaration will state works that interfere with overland flow water that are either self assessable, assessable or exempt from wild river requirements.

If you ticked Q15 i), your application must be assessed by NRW against the Wild Rivers Code and must comply with the code.

If you ticked Q15 ii) an application is not required to be made however the works must comply with the relevant self-assessable section of the Wild Rivers Code, otherwise the works become assessable development for which an application is required and must be assessed by NRW against the relevant part of the Wild Rivers Code and must comply with the code.

If you ticked Q15 iii) your application is not subject to wild river requirements.

Applications for development that is other than that stated to be assessable, self-assessable or exempt will not be accepted.

14. Does the application involve works that interfere with overland flow water in a FMA?

☐ NO ☐ YES (ensure you have completed Part K₁₀ of Form 1)

15. If YES, is the application for works stated in the relevant wild rivers declaration to be?

☐ i) assessable works
☐ ii) self-assessable works
☐ iii) exempt works

Waterway barrier works

Applications for building or raising waterway barrier works in a HPA will not be accepted.

If you answered YES to Q16, your application must be assessed by DPIF against the Wild Rivers Code and must comply with the code.

16. Does the application involve building or raising waterway barrier works in a PA?

☐ NO ☐ YES (ensure you have completed Part O₃ of Form 1)

Aquaculture (non ERA)

Applications for aquaculture in a HPA will not be accepted.

If you answered YES to Q17, your application must be assessed by DPIF against the Wild Rivers Code and must comply with the code.

17. Does the application involve aquaculture in a PA?

☐ NO ☐ YES (ensure you have completed Part O₁ of Form 1)

Works that interfere with water in a watercourse

Note: If the development is proposed in a HPA, applications for all works that interfere with water in a watercourse (including dams or weirs, stream realignment or stream diversion) will not be accepted.

In a PA, applications for instream dams and weirs may be accepted in nominated waterways. If you ticked box ii) in Q19, your application will not be accepted.

Note: Operational works outside a HPA or nominated waterway are not subject to wild river requirements.

More information and locations of nominated waterways is available by contact NRW, accessing the department's website www.nrw.qld.gov.au or contacting the department by email on: wild.rivers@nrw.qld.gov.au.

18. Does the application involve operational works that interfere with water in a watercourse that is in a nominated waterway in a PA?

☐ NO ☐ YES (ensure you have completed the relevant Part K of Form 1)

19. If YES,

☐ i) The application is for an instream dam or weir; or
☐ ii) The application is for operational works that interfere with water in a watercourse, and is for development other than a dam or weir.

Release

Environmentally relevant activities

Most applications for an ERA in a HPA will not be accepted. Applications which may be made require referral to the EPA. The assessment of some ERAs is assessed by NRW, others have been devolved to DPIF, NRW or delegated local government (see EPA website for more information on devolved ERAs)

If you answered NO to Q20 you do not need to complete Qs 21-24.

If you answered YES to Q20 and the development is in a PA, your application must be assessed by the administering authority²¹ against the Wild Rivers Code and must comply with the code, unless the proposal is for development where an application will not be accepted, or is exempt from wild river requirements (see Q2). You will be able to determine if an application will not be accepted for the development by answering Q21 – Q24.

If you answered NO to Q21, you do not need to complete Q22. If you answered YES to Q21 you are required to complete Q22.

If you answered NO to Q22, the application will not be accepted. If you answered YES to Q22, the application must be assessed by NRW against the Wild Rivers Code and must comply with the code.

If you answered NO to Q23 and the development is proposed in the HPA the application will not be accepted. If you answered YES to Q23, the application must be assessed by the EPA or NRW (as prescribed in schedule 8A of the IPA) against the Wild Rivers Code and must comply with the code.

If you answered YES to Q24 the application will not be accepted. If you answered NO to Q24, your application must be assessed by NRW against the Wild Rivers Code and must comply with the code.

Exempt ERAs in a designated urban area

If the development is proposed in a designated urban area there may be no wild river requirements. See Section 2 Q2.

Note: All applications that can be accepted must be assessed against and must comply with the Wild Rivers Code (other than exempt ERAs in a designated urban area).

Documentation

If you answered NO to Q25, your application may be subject to an information request and processing of the application may be delayed.

20. Does the application involve an ERA?

☐ NO ☐ YES (ensure you have completed Part G of Form1)

21. Is the application for an ERA 20 instream?

☐ NO ☐ YES

22. Is a quarry allocation notice held for the proposed ERA 20 instream?

☐ NO ☐ YES

23. Does the application involve any of the following in a HPA?

- i) a level 2 ERA 11, (and is for specified works or a residential complex)
 - ii) an ERA 19 (dredging)
 - iii) Low impact ERA 20 (out of stream) for specified works or a residential complex (as defined in the *Wild Rivers Act 2005*, and *Environmental Protection Act 1994*)
 - iv) an ERA 22 (out of stream)
- ☐ NO ☐ YES

24. Is the proposed development for ERA 20 (out of stream) and;

- in a FMA; and
 - not low impact; and
 - not for a residential complex in the area, or for specified works.
- ☐ NO ☐ YES

25. Has documentation been included with the application describing how the applicant proposes to comply with the mandatory requirements, required outcomes, and/ or performance requirements as set out in the relevant part/s of the Wild Rivers Code?

☐ NO ☐ YES

Release

SECTION 3 – BUILDING REFERRALS (completion not mandatory)

Below is a list of the referrals that can apply to an application for building work assessable against the *Building Regulation 2006*. This section of the IDAS Assessment Checklist is provided for **advice only**. This section of the IDAS Assessment Checklist is **not** required to be completed and lodged with an application for building work assessable against the *Building Regulation 2006* only.

Special fire services - generally For more information go to schedule 2 table 1 and schedule 2A of the <i>IP Regulation</i> . Assessment period 15 days. No response is a deemed refusal.	1. An application may trigger referral to Qld Fire and Rescue Services as an advice agency if the building work requires special fire services mentioned in schedule 2A part 1 of the <i>Integrated Planning Regulation 1998</i> (IP Regulation) or includes an alternative solution assessed against the performance requirements of the Building Code of Australia.
Fire safety for budget accommodation For more information go to schedule 2 of the <i>IP Regulation</i>	2. An application may trigger referral to Qld Fire and Rescue Services as an advice agency if the building work the subject of the application requires the installation of a fire safety system for a budget accommodation building.
Spray painting For more information go to schedule 2 of the <i>IP Regulation</i>	3. An application may trigger referral to the Department of Industrial Relations (DIR) as a concurrence agency if the application involves a workplace incorporating spray painting.
Retail meat premises For more information go to schedule 2 of the <i>IP Regulation</i>	4. An application may trigger referral to Safe Food Qld as a concurrence agency if the application involves a retail meat premises.
Private health facilities For more information go to schedule 2 of the <i>IP Regulation</i>	5. An application may trigger referral to the Department of Health as a concurrence agency if the application involves a private health facility.
Workplace area less than 2.3m ² For more information go to schedule 2 of the <i>IP Regulation</i>	6. An application may trigger referral to the Department of Industrial Relations (DIR) as an advice agency if the application involves a work place area less than 2.3m ² .
Land contiguous to a State-controlled road For more information go to schedule 2 of the <i>IP Regulation</i>	7. An application may trigger referral to the Department of Main Roads as a concurrence agency or advice agency if the application involves land contiguous to a State-controlled road.
Pastoral workers accommodation For more information go to schedule 2 of the <i>IP Regulation</i>	8. An application may trigger referral to the Department of Industrial Relations (DIR) as a concurrence agency if the application involves pastoral workers accommodation.
Child care centre For more information go to schedule 2 of the <i>IP Regulation</i>	9. An application may trigger referral to the Department of Communities as a concurrence agency if the application involves a childcare centre.
Coastal development For more information go to schedule 2 of the <i>IP Regulation</i>	10. An application may trigger referral to the Environmental Protection Agency (EPA) as a concurrence agency if the application involves land completely or partly seaward of a coastal building line ²² .
Heritage For more information go to schedule 2 of the <i>IP Regulation</i>	11. An application may trigger referral to the Heritage Council as a concurrence agency if the application involves a heritage registered place.
Fisheries matters For more information go to schedule 2 of the <i>IP Regulation</i>	12. An application may trigger referral to the Department of Primary Industries and Fisheries (DPI&F) as a concurrence agency if the application involves assessable building work in a declared fish habitat area; or as an advice agency if the application involves assessable building work on land that adjoins a declared fish habitat area.
Integration of land use and public transport For more information go to schedule 2 of the <i>IP Regulation</i>	13. An application may trigger referral to Queensland Transport as a concurrence agency if the application involves existing or future public transport corridors, or airport operational airspace ²³ .
Railway safety and efficiency For more information go to schedule 2 of the <i>IP Regulation</i>	14. An application may trigger referral to Queensland Transport as a concurrence agency if the application involves future railway land.

NOTE: CONCURRENCE AGENCY ASSESSMENT PERIODS

The local government, as the concurrence agency, is required to assess and provide a response for the following building applications within a prescribed time. For applications relating to design and siting (17, 18 & 19), and building work for removal or rebuilding (23), the assessment period is 5 days. For all other applications the assessment period is 15 days. If no response is received from the local government for an application, it is taken to be a deemed refusal. However for amenity and aesthetics impact of particular building work for a single detached class 1a or class 10 building or structure (15), no response is taken to be a deemed approval.

Amenity and aesthetic impact of particular building work for single detached class 1 building or class 10 building or structure For more information go to schedule 2 table 1 of the <i>IP Regulation</i> . Assessment period 15 days. No response is a deemed approval.	15. An application will trigger a referral to the local government if it is : <ul style="list-style-type: none"> for a single detached class 1 building or class 10 structure; and the local government has declared by resolution the following: <ul style="list-style-type: none"> the appearance of the building or structure will have an extremely adverse impact on the amenity of the locality; and the appearance of the building or structure would be in extreme conflict with the character of the locality.
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²² Coastal building lines are prescribed under the *Coastal Protection and Management Act 1995*.

²³ Operational airspace is as defined in State Planning Policy 1/02 "Development in the Vicinity of Certain Airports and Aviation Facilities".

<p>Whether particular buildings may be occupied for residential purposes</p> <p>For more information go to schedule 2 table 1 of the IP Regulation.</p> <p>Assessment period 15 days. No response is a deemed refusal.</p>	<p>16. An application to use an existing building that is not class 1, 2, 3 or 4 for residential purposes may trigger a referral to the local government as the concurrence agency.</p>
<p>Design and siting</p> <p>For more information go to schedule 2 table 1 of the IP Regulation.</p> <p>Assessment period 5 days. No response is a deemed refusal.</p>	<p>17. An application may trigger referral to the local government as the concurrence agency if the building work does not comply with the performance criteria of parts 11 and 12 of the Queensland Development Code.</p> <p>18. An application may trigger referral to the local government as the concurrence agency if the building work does not comply with the qualitative statement for building clearance and site cover.</p> <p>19. An application may trigger referral to the local government as the concurrence agency if the building work does not comply with the qualitative statement for performance criteria 4, 5, 7, 8 or 9 of the Queensland Development Code, part 11 or 12.</p>
<p>Fire safety in particular budget accommodation buildings</p> <p>For more information go to schedule 2 table 1 of the IP Regulation.</p> <p>Assessment period 15 days. No response is a deemed refusal.</p>	<p>20. An application may trigger referral to the local government as the concurrence agency to determine the building will comply with the fire safety standard under the <i>Building Act 1975</i> when the building work has been completed.</p>
<p>Higher risk personal appearance services</p> <p>For more information go to schedule 2 table 1 of the IP Regulation and the QDC part 15.</p> <p>Assessment period 15 days. No response is a deemed refusal.</p>	<p>21. An application may trigger referral to the local government as the concurrence agency to determine if the building work</p> <ul style="list-style-type: none"> • complies with the performance criteria of the Queensland Development code part 15; and • the work does not comply with an acceptable solution stated in the part.
<p>Building work for residential service</p> <p>For more information go to schedule 2 table 1 of the IP Regulation and the QDC part 20.</p> <p>Assessment period 15 days. No response is a deemed refusal.</p>	<p>22. An application for building work for premises in which residential care service under the <i>Residential Services (Accreditation) Act 2002</i>, section 4, is conducted, or is proposed to be conducted, will trigger referral to the local government as the concurrence agency.</p>
<p>Building work for removal or rebuilding</p> <p>For more information go to schedule 2 table 1 of the IP Regulation.</p> <p>Assessment period 5 days. No response is a deemed refusal.</p>	<p>23. An application for the removal and/or rebuilding at another site of a building or other structure, will trigger referral to the local government as the concurrence agency.</p>
<p>Building work for rainwater tank in designated rainwater tank area</p> <p>For more information go to schedule 2 table 1 of the IP Regulation and the QDC part 25.</p> <p>Assessment period 15 days. No response is a deemed refusal.</p>	<p>24. An application may trigger referral to the local government as the concurrence agency to determine if the building work or structure complies with the relevant performance criteria if -</p> <ul style="list-style-type: none"> • Under the <i>Building Regulation 2006</i>, a rainwater tank is proposed to be installed as part of relevant building work, in a designated rainwater tank area; and • Under the Queensland Development Code, part 25, the rainwater tank does not include an acceptable solution for a relevant performance criteria.

Release

Form 1 Development Application

idas

Contaminated land

Completion of **all questions** on Part N is **mandatory** for all applications involving assessment against the *Environmental Protection Act 1994* when development is proposed on contaminated or potentially contaminated land.

For further information refer to **Guide 5 Contaminated land matters** available free from www.ipa.qld.gov.au or the Environmental Protection Agency's (EPA's) information sheets available free from www.epa.qld.gov.au under Ecoaccess/ business and industry. Alternatively, contact the local government.

Nature of the application

Exemptions may apply to your proposal. Refer to **Guide 5 Contaminated land matters** for advice regarding development that is exempt from this assessable development trigger.

1. This application is for: (Tick one (1) or both if applicable)

Aspect of development	Type of approval being sought	
☒ Material change of use	☐ Preliminary approval	☐ Development permit
☐ Reconfiguring a lot	☐ Preliminary approval	☐ Development permit

2. Does this application require assessment against a planning scheme?

☐ NO ☒ YES – complete other relevant parts of the IDAS Application Form 1

The subject land

3. Has an Environmental Management Register (EMR) and/or Contaminated Land Register (CLR) search been conducted for the land the subject of the application?

☒ NO ☐ YES – attach results of the search and complete Q4

4. All or part of the land the subject of the application is:

- ☐ (i) on the EMR or the CLR under the *Environmental Protection Act 1994*;
- ☐ (ii) used for, or if the land is vacant, was last used for-
- ☐ (a) a notifiable activity
- ☐ (b) an industrial activity and the proposed use is for a child care centre, educational, recreational or residential purpose (including a caretaker residence on industrial land);
- ☐ (iii) in an area for which an area management advice has been given for natural mineralisation or industrial activity and the proposed use is for child care, educational, recreational or residential purpose (including a caretaker residence on industrial land);
- ☐ (iv) in an area for which an area management advice has been given for unexploded ordnance.

Plans and documents

For further information about preparing a proposal report, refer to **Guide 7 Preparing a proposal report**.

5. Confirm, by ticking the applicable box(es), that the following details are provided in plans and written information supporting this application:

- ☐ (i) plans showing where any Notifiable Activity, Hazardous Contaminant, or potentially contaminated activity / activities have occurred on site;
- ☐ (ii) if the application involves a material change of use from an industrial use to a more sensitive use (eg. child care, educational, recreational or residential purposes), supply a detailed site history outlining previous potentially contaminated uses on the site

PLEASE NOTE

PART N of Form 1 **cannot** be accepted by the assessment manager unless accompanied by PART A of Form 1.

The assessment manager may refuse to accept an application that, at the time of lodgement, fails to provide all applicable information requested by Part A and any other relevant part of Form 1.

Release

OFFICE USE ONLY (applicable to assessment manager)

DATE RECEIVED	REFERENCE NUMBER/S
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