



Integrated Development Assessment System form

Application Details - IDAS form 1

(Sustainable Planning Act 2009 version 1.0 effective 18 December 2009)

52118

You **MUST** complete **ALL** questions unless the form indicates otherwise. Incomplete forms or forms without all necessary information and documentation will result in your application not being a properly made application.

For all development applications, you must:

- complete this form (*Application details - IDAS form 1*)
- complete any other forms relevant to your application
- provide any mandatory supporting information identified on the forms as being required to accompany your application.

All terms used on this form have the meaning given in the *Sustainable Planning Act 2009* or the *Sustainable Planning Regulation 2009*.

Applicant details (note: the applicant is the person responsible for making the application and need not be the owner of the land. The applicant is responsible for ensuring the information provided on all IDAS application forms is correct. Any development permit or preliminary approval that may be issued as a consequence of this application will be issued to the applicant.)

Please note: If there is more than one applicant, provide additional applicant details by clicking the "Add another applicant" button below.

Name/s (individual or company name in full)

Buldev Development (QLD) Pty Ltd C/- Craven Ovenden
Town Planning

For companies, contact name

sch4p4(6) Personal informa

Postal address

PO Box 2088 Milton BC QLD 4064

Contact phone number

(07) 3217 5771

Mobile number (non-mandatory)

sch4p4(6) Personal i

Fax number (non-mandatory)

(07) 3217 6292

e-mail address (non-mandatory)

sch4p4(6) @cravenden.com.au

1. What is the nature of development proposed? (tick all applicable boxes)

- ☒ material change of use of premises
- ☒ building work
- ☐ operational work
- ☒ reconfiguring a lot

2. What type of approval is being sought?

- ☐ development permit
☐ preliminary approval
☒ both - provide details below

Development Permit for a Material Change of Use (Service / Trades Use); Development Permit for Reconfiguring a Lot (1 into 2 Lots); and Preliminary Approval for Building Works

3. Is the application for a mobile and temporary environmentally relevant activity (ERA)?

- ☒ No
☐ Yes - complete table A and then go to question 5

4. Location of the premises (complete table B and/or table C as applicable. Identify each lot in a separate row)

Table B - street address/lot for the premises or street address/lot on plan for the land adjoining or adjacent to the premises

	Street Address				Lot on plan description		Local government area (e.g. Logan, Cairns)
	Unit No.	Street No.	Street name and official suburb/locality name	Post code	Lot No.	Plan type and plan no.	
1		4	SAUNDERS ST RACEVIEW	4305	217	SP204706	Ipswich City

- ☒ Street address / lot on plan
☐ Street address / lot on plan for the land adjoining or adjacent to the premises (appropriate for development in water e.g. jetty, pontoon)

Table C - premises coordinates (appropriate for development in remote areas, over part of a lot or in water e.g. channel dredging in Moreton Bay)

	Coordinates (note: place each set of coordinates in a separate row)				Zone reference	Datum	Local government area (If applicable)
	Easting	Northing	Latitude	Longitude			
1			-27.645501	152.787229		☒ GDA94 ☐ WGS84 ☐ other	Ipswich City

5. Total area of the premises on which the development is proposed (indicate hectares or m²)

17,900 m²

6. Current use/s of the premises (e.g. vacant land, house, apartment building, cane farm, etc.)

1 Timber structure, shed, carpark, concrete slab, steel shed and storage areas

7. Provide a brief description of the proposal (e.g. six unit apartment building, 30 lot residential subdivision etc.)

1 into 2 lot subdivision and Service / Trades Use (Trade Centre).

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8. Is owner's consent required for this application? (refer to notes at the end of this form for more information)

- ☐ No
- ☒ Yes - complete either table D, table E or table F as applicable

Table D (note: do not complete this table if lodging the application on-line using Smart eDA)

Name of owner/s of the land

I/We, the above-mentioned owner/s of the land, consent to the making of this application.

Signature of owner/s of the land

Date

Table E

Name of owner/s of the land

Saunders QLD Properties Pty Ltd

- ☒ The owner's written consent is attached or will be provided separately to the assessment manager

Table F

Name of owner/s of the land

- ☐ By making this application, I, the applicant, declare that the owner has given written consent to the making of the application.

9. Does the application involve a state resource? (e.g. the application involves state land, or taking quarry materials. Refer to the notes at the end of this form for more information)

- ☒ No ☐ Yes - complete table G

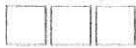
10. Identify if any of the following apply to the premises (tick applicable box/es)

- ☐ adjacent to a water body, watercourse or aquifer (e.g creek, river, lake, canal) - complete table H
- ☐ on strategic port land under the *Transport Infrastructure Act 1994* - complete table I
- ☐ in a tidal water area - complete table J

11. Are there any existing easements on the premises? (e.g. for vehicular access, electricity, overland flow, water, etc.)

- ☐ No ☒ Yes - ensure the type, location and dimension of each easement is included in the plans submitted

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12. Does the proposal include new building work or operational work on the premises? (including any services)

☐ No ☒ Yes - ensure the nature, location and dimensions of proposed works are included in plans submitted

13. Is the payment of a portable long service leave levy applicable to this application? (refer to the notes at the end of this form for more information)

☒ No - Go to question 15 ☐ Yes

15. Has the local government agreed to apply a superseded planning scheme to this application under section 96 of the *Sustainable Planning Act 2009*?

☒ No
☐ Yes - provide details below

16. List below all of the forms and supporting information that accompany this application (include all IDAS forms, checklists, mandatory supporting information etc. that will be submitted as part of this application. **Note: this question does not apply for applications made online using Smart eDA**)

	Description of attachment or title of attachment	Method of lodgement to assessment manager
1	Town Planning Report	Over the counter
2	Supporting Specialist Reports	Over the counter
3	IDAS SPA Forms	Over the counter

17. Applicant's declaration

☒ By making this application, I declare that all information in this application is true and correct (note: it is unlawful to provide false or misleading information).

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Notes for completing this form

Question 8:

- Section 263 of the *Sustainable Planning Act 2009* sets out when the consent of the owner of the land is required for an application. Section 260(1)(e) of the *Sustainable Planning Act 2009* provides that if the owner's consent is required under section 263, then an application must contain, or be accompanied by, the written consent of the owner, or include a declaration by the applicant that the owner has given written consent to the making of the application.
- Owner's consent is not required for a mobile and temporary ERA.

Question 9:

- Section 264 of the *Sustainable Planning Act 2009* provides that if a development involves a state resource, a regulation may require the application to be supported by certain evidence prescribed under the regulation. Schedule 14 of the *Sustainable Planning Regulation 2009* prescribes the state resources for which evidence is required to be given, and the evidence required, to support the application.

Question 13:

- The *Building and Construction Industry (Portable Long Service Leave) Act 1991* prescribes when the portable long service leave levy is payable.
- The portable long service leave levy amount and other prescribed percentages and rates for calculating the levy are prescribed in the *Building and Construction Industry (Portable Long Service Leave) Regulation 2002*.

Question 14:

- The portable long service leave levy need not be paid when the application is made, but the *Building and Construction Industry (Portable Long Service Leave) Act 1991* requires the levy to be paid before a development permit is issued.
- Building and Construction Industry Notification and Payment Forms are available from any Queensland post office or agency, on request from QLeave, or can be completed on the QLeave website at www.qleave.qld.gov.au. For further information contact QLeave on 1800 803 481 or www.qleave.qld.gov.au.

Privacy -the information collected in this form will be used by the Department of Infrastructure and Planning (DIP) in accordance with the processing and assessment of your application. Your personal details will not be disclosed for a purpose outside of the IDAS process, except where required by legislation (including the *Right to Information Act 2009*) or as required by Parliament. This information may be stored in a departmental database. The information collected will be retained as required by the *Public Records Act 2002*.

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Date received

Reference numbers

NOTIFICATION OF ENGAGEMENT OF A PRIVATE CERTIFIER

To:

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

Date of engagement	Name	BSA Certification license number	Building classification/s
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

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QLEAVE NOTIFICATION AND PAYMENT (for completion by assessment manager or private certifier if applicable)

	Description of the work	QLeave Project Number	Amount paid (\$)	Date paid	Date receipted form sighted by assessment manager	Name of officer who sighted the form
1						

The *Sustainable Planning Act 2009* (SPA) is administered by the Department of Infrastructure and Planning. This form and all other required application materials should be sent to your assessment manager and any referral agencies.

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CURRENT TITLE SEARCH

ENVIRONMENT AND RESOURCE MANAGEMENT, QUEENSLAND

Request No: 10659888

Search Date: 15/12/2010 08:26

Title Reference: 50691507

Date Created: 08/11/2007

Previous Title: 50422265

REGISTERED OWNER

Dealing No: 711109811 22/10/2007

SAUNDERS QLD PROPERTIES PTY LTD A.C.N. 105 267 150

ESTATE AND LAND

Estate in Fee Simple

LOT 217 SURVEY PLAN 204706

County of STANLEY

Parish of IPSWICH

Local Government: IPSWICH

For depth restrictions refer to Plan SP 204706

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 19507038 (POR 217)
2. MORTGAGE No 702845169 17/08/1998 at 15:48
AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED A.C.N. 005
357 522
3. EASEMENT IN GROSS No 707410760 23/01/2004 at 09:19
burdening the land
IPSWICH CITY COUNCIL
over
EASEMENT A ON SP165081

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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Requested By: D APPLICATIONS CITEC CONFIRM

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Integrated Development Assessment System form

Material change of use assessable against a planning scheme - IDAS form 5

(Sustainable Planning Act 2009 version 1.0 effective 18 December 2009)

This form must be completed for development applications for a material change of use assessable against a planning scheme.

You **MUST** complete **ALL** questions unless the form indicates otherwise. Incomplete forms or forms without all necessary information and documentation will result in your application not being a properly made application.

For all development applications, you must:

- complete *Applicant details - IDAS form 1*
- complete any other forms relevant to your application
- provide any mandatory supporting information identified on the forms as being required to accompany your application.

All terms used on this form have the meaning given in the *Sustainable Planning Act 2009* or the *Sustainable Planning Regulation 2009*.

This form can also be used for development on strategic port land under the *Transport Infrastructure Act 1994*.

1. How is the premises identified / zoned in the applicable planning scheme? (if the premises involves multiple zones, clearly identify the relevant zone for each lot in a separate row in the below table) Non-mandatory

	Lot description (i.e. street address or lot on plan details)	Applicable zone / precinct	Applicable overlays
1	Lot 217 on SP204706	Local Business and Industry Zone	OV3 - Mining Influence Area and OV7A - 90m Building Height Restriction

2. How is the proposed use/s defined in the applicable planning scheme?

	General explanation of the proposed use	Planning scheme definition (include each definition in a new row) (non-mandatory)	No. of dwelling / tenancy units (if applicable)	Days and hours of operation (if applicable)	No. of employees (if applicable)
1	1 into 2 lot subdivision and trade centre	Reconfiguring a Lot (1 into 2 lots) and Service / Trades Use		6:30am to 6:00pm Monday to Friday	20

3. What type of approval is being sought for the material change of use?

☒ development permit ☐ preliminary approval ☐ both - provide details below

4. Are there any current approvals associated with this application for the change of use of the premises? (eg. a preliminary approval)

☒ No ☐ Yes - provide details below

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**5. Does the proposed use involve (tick applicable box/es)**

- the reuse of existing buildings on the premises ☒ No ☐ Yes
- new building work on the premises ☐ No ☒ Yes
- the reuse of existing operational works on the premises ☐ No ☒ Yes
- new operational work on the premises ☐ No ☒ Yes

6. Confirm that the following mandatory supporting information accompanies this application

All applications	Confirmation of lodgement	Method of lodgement
<p>a site plan drawn to scale (1:100, 1:200 or 1:500 are the recommended scales) which shows the following:</p> <ul style="list-style-type: none">the location and site area of the land to which the application relates (<i>relevant land</i>)the north pointthe boundaries of the relevant landany road frontages of the relevant land, including the name of the roadthe location and use of any existing or proposed buildings or structures on the relevant land (note: where extensive demolition or new buildings are proposed, two separate plans (an existing site plan and proposed site plan) may be appropriate)any existing or proposed easements on the relevant land and their functionthe location and use of buildings on land adjoining the relevant landall vehicle access points and any existing or proposed car parking areas on the relevant land. Car parking spaces for persons with disabilities and any service vehicle access and parking should be clearly marked.for any new building on the relevant land, the location of refuse storagethe location of any proposed retaining walls on the relevant land and their heightthe location of any proposed landscaping on the relevant landthe location of any stormwater detention on the relevant land	☒ confirmed	over the counter
a statement about how the proposed development addresses the local government's planning schemes and any other planning documents relevant to the application	☒ confirmed	over the counter
a statement about the intensity and scale of the proposed use (e.g. number of employees, days and hours of operation, number of visitors, number of seats, capacity of storage area etc.)	☒ confirmed	over the counter
<p>information that states:</p> <ul style="list-style-type: none">the existing or proposed floor area, site cover, maximum number of storeys and maximum height above natural ground level for existing or new buildings (e.g. information regarding existing buildings but not being reused)the existing or proposed number of on-site car parking bays, type of vehicle cross-over (for non-residential uses) and vehicular servicing arrangement (for non-residential uses)	☒ confirmed ☐ not applicable	over the counter

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	Confirmation of lodgement	Method of lodgement
When the application involves the reuse of existing buildings		
plans showing the size, location, existing floor area, existing site cover, existing maximum number of storeys, and existing maximum height above natural ground level of the buildings to be reused	☐ confirmed ☒ not applicable	over the counter
When the application involves new building work (including extensions)		
floor plans drawn to scale (1:50, 1:100 or 1:200 are the recommended scales) which show the following: <ul style="list-style-type: none"> the north point the intended use of each area on the floor plan (for commercial, industrial or mixed use developments only) the room layout (for residential development only) with all rooms clearly labelled the existing and the proposed built form (for extensions only) the gross floor area of each proposed floor area 	☒ confirmed ☐ not applicable	over the counter
elevations drawn to scale (1:100, 1:200 or 1:500 are the recommended scales) which show plans of all building elevations and facades, clearly labelled to identify orientation (e.g. north elevation)	☒ confirmed ☐ not applicable	over the counter
plans showing the size, location, proposed site cover, proposed maximum number of storeys, and proposed maximum height above natural ground level of the proposed new building work	☒ confirmed ☐ not applicable	over the counter
When the application involves the reuse of other existing works		
plans showing the nature, location, number of on-site car parking bays, existing area of landscaping, existing type of vehicular cross-cover (non-residential uses), and existing type of vehicular servicing arrangement (non-residential uses) of the works to be reused	☒ confirmed ☐ not applicable	over the counter
When the application involves new operational work		
plans showing the nature, location, number of new on-site car parking bays, proposed area of new landscaping, proposed type of new vehicle cross-cover (non-residential uses), proposed maximum new vehicular servicing arrangement (non-residential uses) of the proposed new operational works	☒ confirmed ☐ not applicable	over the counter

Notes for completing this form:

- This form can also be used for a material change of use assessable against the land use plan for Cairns airport land or Mackay airport land. Whenever a planning scheme is mentioned, take it to mean land use plan for the airport land.

Privacy - please refer to your assessment manager for further details on the use of information recorded in this form.

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Date received

Reference numbers

The *Sustainable Planning Act 2009* is administered by the Department of Infrastructure and Planning. This form and all other required application materials should be sent to your assessment manager and any referral agencies.

Building or operational work assessable against a planning scheme - IDAS form 6

(Sustainable Planning Act 2009 version 1.0 effective 18 December 2009)

This form must be completed for development applications for building works or operational work assessable against a planning scheme.

You **MUST** complete **ALL** questions unless the form indicates otherwise. Incomplete forms or forms without all necessary information and documentation will result in your application not being a properly made application.

For all development applications, you must:

- complete *Applicant details - IDAS form 1*
- complete any other forms relevant to your application
- provide any mandatory supporting information identified on the forms as being required to accompany your application.

All terms used on this form have the meaning given in the *Sustainable Planning Act 2009* or the *Sustainable Planning Regulation 2009*.

This form can also be used for development on strategic port land under the *Transport Infrastructure Act 1994*.

1. What is the nature of the work that requires assessment against a planning scheme? (tick applicable box/es)

☒ building work - complete table A

☐ operational work - complete table B

Table A

What is the nature of the building work made assessable in the planning scheme (e.g. building, repairing, altering, underpinning, moving or demolishing a building)?

Preliminary Approval for Building Work associated with a Material Change of Use for Service / Trades Use

What type of approval is being sought? (if you have indicated multiple works in the above question, please generate another Table A to detail each approval request)

☐ development permit

☒ preliminary approval

Are there any current approvals associated with this application? (e.g. material change of use)

☒ No

☐ Yes - provide details below

2. What is the dollar value of the proposed building work? (inc GST, materials and labour) \$2,000,000

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3. Confirm the following mandatory supporting information accompanies this application		
	Confirmation of lodgement	Method of lodgement
All applications for operational works		
site plans drawn to scale which show the following: <ul style="list-style-type: none">the location and site area of the land to which the application relates (<i>relevant land</i>)the north pointthe boundaries of the relevant landthe allotment layout showing existing lots, any proposed lots (including the dimensions of those lots), existing or proposed road reserves, building envelopes and existing or proposed open space (note: numbering is required for all lots)any existing or proposed easements on the relevant land and their functionany access limitation stripsall existing and proposed roads and access points on the relevant land	☒ confirmed	N/A
a statement about how the proposed development addresses the local government's planning schemes and any other planning documents relevant to the application	☒ confirmed	N/A
Applications for operational works involving earthworks (filling and excavating)		
drawings showing: <ul style="list-style-type: none">existing and proposed contoursareas to be cut and filledthe location and level of any permanent survey marks or reference stations used as datum for the worksthe location of any proposed retaining walls on the relevant land and their heightthe defined flood level (if applicable)the defined fill level (if applicable)	☒ confirmed	N/A
Applications for operational works involving roadworks		
drawings showing: <ul style="list-style-type: none">existing and proposed contoursthe centreline or construction line showing chainages, bearings, offsets if the construction line is not the centreline of the road and all intersection pointsinformation for each curve including tangent point chainages and offsets, curve radii, arc length, tangent length, superelevation (if applicable) and curve widening (if applicable)kerb lines including kerb radii (where not parallel to centreline) and tangent point changes (where not parallel to centreline)edge of pavement where kerb is not constructedposition and extent of channelisationlocation and details of all traffic signs, guideposts, guardrail and other street furniturepavement markings including details on raised pavement markerscatchpit, manhole and pipeline locationsdrainage details (if applicable)cross road drainage culverts (if applicable)concrete footpaths and cycle pathslocation and details for access points, ramps and invert crossingschanges in surfacing material	☒ confirmed	N/A

Release



	Confirmation of lodgement	Method of lodgement
Applications for operational works involving stormwater drainage		
drawings showing: <ul style="list-style-type: none">existing and proposed contoursdrainage locations, diameters and class of pipe, open drains and easementsmanhole location, chainage and offset or co-ordinates and inlet and outlet invert levelsinlet pit locations, chainage and offset or co-ordinates and invert and kerb levels	☒ confirmed	N/A
Applications for operational works involving water reticulation		
drawings showing: <ul style="list-style-type: none">kerb lines or edge of pavement where kerb is not constructedlocation and levels of other utility services where affected by water reticulation workspipe diameter, type of pipe and pipe alignmentwater main alignmentswater supply pump station details (if applicable)minor reservoir details (if applicable)conduitslocation of valves and fire hydrantslocation of house connections (if applicable)location of bench marks and reference pegs	☒ confirmed	N/A
Applications for operational works involving sewerage reticulation		
drawings showing: <ul style="list-style-type: none">location of all existing and proposed serviceslocation of all existing and proposed sewer lines and manhole locationslocation of all house connection brancheskerb lines or edge of pavement where kerb is not constructedchainagesdesign sewer invert levelsdesign top of manhole levelstype of manhole and manhole coverpipe diameter, type of pipe and pipe alignmentlocation of house connections (if applicable)sewer pump station details (if applicable)	☒ confirmed	N/A
Applications for operational works involving street lighting		
drawings showing: <ul style="list-style-type: none">location of all light poles and service conduitslocation of all other cross road conduitstype of wattage and lightingany traffic calming devicesadditional plans for roundabouts and major roads (if applicable)details of any variations to normal alignmentdetails of lighting levels	☒ confirmed	N/A

Release



	Confirmation of lodgement	Method of lodgement
Applications for operational works involving public utility services		
drawings showing: <ul style="list-style-type: none">any existing light poles and power polesany existing underground servicesdetails of proposed servicesalternation to existing services	☒ confirmed	N/A
Applications for operational works involving landscaping works		
drawings showing: <ul style="list-style-type: none">the location of proposed plant speciesa plant schedule indicating common and botanical names, pot sizes and numbers of plantsplanting bed preparation details including topsoil depth, subgrade preparation, mulch type and depth, type of turf, pebble, paving and garden edgethe location and type of any existing trees to be retainedconstruction details of planter boxes, retaining walls and fencesthe proposed maintenance periodirrigation system details	☒ confirmed	N/A

Notes for completing this form:

- This form can also be used for development applications for building works or operational works assessable against the land use plan for Cairns airport land or Mackay airport land. Whenever a planning scheme is mentioned, take it to mean the land use plan for the airport land.

Privacy -please refer to your assessment manager for further details on the use of information recorded in this form.

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Date Received

Reference Numbers

The *Sustainable Planning Act 2009* is administered by the Department of Infrastructure and Planning. This form and all other required application materials should be sent to your assessment manager and any referral agencies.

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Reconfiguring a lot - IDAS form 7

(Sustainable Planning Act 2009 version 1.0 effective 18 December 2009)

This form must be completed for development applications for reconfiguring a lot.

You **MUST** complete **ALL** questions unless the form indicates otherwise. Incomplete forms or forms without all necessary information and documentation will result in your application not being a properly made application.

For all development applications, you must:

- complete *Applicant details - IDAS form 1*
- complete any other forms relevant to your application
- provide any mandatory supporting information identified on the forms as being required to accompany your application.

All terms used on this form have the meaning given in the *Sustainable Planning Act 2009* or the *Sustainable Planning Regulation 2009*.

This form can also be used for development on strategic port land under the *Transport Infrastructure Act 1994*.

1. What is the total number of existing lots making up the premises?	1
--	---

2. What is the nature of the lot reconfiguration? (tick applicable box/es)
--

- ☒ subdivision - complete questions 3-6 and 11
- ☐ boundary realignment - complete questions 8, 9 and 11
- ☐ creating an easement giving access to a lot from a constructed road - complete questions 10 and 11
- ☐ dividing land into parts by agreement - please provide details below and complete questions 7 and 11

3. Within the subdivision, what is the number of additional lots being created and their intended final use?
--

Intended final use of new lots	Residential	Commercial	Industrial	Other (Specify) _____
Number of additional of lots created			1	

4. What type of approval is being sought for the subdivision?

- ☐ preliminary approval
- ☒ development permit
- ☐ both

5. Are there any current approvals associated with this subdivision application? (e.g. material change of use)
--

- ☒ No
- ☐ Yes - provide details below

6. Does the proposal involve multiple stages?

- ☒ No - complete Table A ☐ Yes - complete Table B

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**Table A**

What is the total length of any new road to be constructed?

0

What is the total area of land to be contributed for community purposes?

0

Does the proposal involve the construction of a canal or other artificial waterway?

☒ No ☐ Yes

Does the proposal involve operational work for the building of a retaining wall?

☐ No ☒ Yes**11. Confirm that the following mandatory information accompanies this application**

Mandatory supporting information	Confirmation of lodgement	Method of lodgement
site plans drawn to scale (1:100, 1:200 or 1:500 are the recommended scales) which show the following: <ul style="list-style-type: none">the location and site area of the land to which the application relates (relevant land)the north pointthe boundaries of the relevant landany road frontages of the relevant land, including the name of the roadthe contours and natural ground levels of the relevant landthe location of any existing buildings or structures on the relevant landthe allotment layout showing existing lots, any proposed lots (including the dimensions of those lots), existing or proposed road reserves, building envelopes and existing or proposed open space (note: numbering is required for all lots)any drainage features over the relevant land, including any watercourse, creek, dam, waterhole or spring and any land subject to a Q100 flood eventany existing or proposed easements on the relevant land and their functionall existing and proposed roads and access points on the relevant landany existing or proposed car parking areas on the relevant landthe location of any proposed retaining walls on the relevant land and their heightthe location of any stormwater detention on the relevant landthe location and dimension of any land dedicated for community purposesthe final intended use of any new lots	☒ confirmed	over the counter
a statement about how the proposed development addresses the local government's planning schemes and any other planning documents relevant to the application	☒ confirmed	over the counter

Notes for completing this form:

- This form can also be used for reconfiguring a lot against the land use plan for Cairns airport land or Mackay airport land. Whenever a planning scheme is mentioned, take it to mean land use plan for the airport land

Privacy - please refer to your local council for further details on the use of information recorded in this form.

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Contaminated land - IDAS form 24

(Sustainable Planning Act 2009 version 1.0 effective 18 December 2009)

This form must be completed for development applications for:

- a material change of use that is assessable development under the *Sustainable Planning Regulation 2009*, schedule 3, part 1, table 2, items 6 to 9
- reconfiguring a lot that requires referral under the *Sustainable Planning Regulation 2009*, schedule 7, table 2, item 22.

You **MUST** complete **ALL** questions unless the form indicates otherwise. Incomplete forms or forms without all necessary information and documentation will result in your application not being a properly made application.

For all development applications you must:

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- complete any other forms relevant to your application
- provide any mandatory supporting information identified on the forms as being required to accompany your application.

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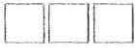
1. What is the nature of the application? (tick applicable box/es)

- ☒ material change of use ☒ reconfiguring a lot

2. What is the nature of the contamination? (tick applicable box/es)

- ☐ all or part of the premises is on the environmental management register
- ☒ all or part of the premises is on the contaminated land register
- ☒ all or part of the premises is currently used for, or was last used for, a notifiable activity
- ☐ all or part of the premises is currently used for, or was last used for, an industrial activity and the proposed use is for child care, educational, recreational or residential purposes (including a caretakers' accommodation on industrial land)
- ☐ in an area where an area management advice has been given for natural mineralisation or industry activity and the proposed use is for child care, educational, recreational or residential purposes (including caretakers' accommodation on industrial land)
- ☐ is in an area for which an area management advice has been given for unexploded ordnance

Release



3. Confirm that the following mandatory supporting information accompanies this application

Plans	Confirmation of lodgement	Method of lodgement
plans showing where any notifiable activities, hazardous contaminant or potentially contaminated activity has occurred on the premises	☒ confirmed	over the counter
Written documentation		
if the application involves a material change of use from an industrial use to a more sensitive use (e.g. child care, educational, recreational or residential purposes), then a detailed site history outlining previous potentially contaminated uses on the premises	☐ confirmed ☒ not applicable	

SAVE
updates to Smart eDA

Proposal ID
1292455782684

Privacy - please refer to your assessment manager for further details on the use of information recorded in this form.

OFFICE USE ONLY

Date Received

Reference Numbers

The *Sustainable Planning Act 2009* is administered by the Department of Infrastructure and Planning. This form and all other required application materials should be sent to your assessment manager and any referral agencies.

Release

Your reference 8806/2010/CA
Our reference Mira Pavey
Contact Officer 3810 6894
Telephone



Ipswich City Council

45 Roderick St
PO Box 191
Ipswich QLD 4305
Australia

Tel (07) 3810 6666
Fax (07) 3810 6731
Email council@ipswich.qld.gov.au
Web www.ipswich.qld.gov.au

Builddev Development (Qld) Pty Ltd
C/- Craven Ovenden Town Planning
PO Box 2088
MILTON BC QLD 4064

7 January 2011

ASSESSMENT MANAGER ACKNOWLEDGMENT NOTICE
SUSTAINABLE PLANNING ACT 2009 (s268)

Application Details

Application No: 8806/2010/CA
Assessment Manager: Ipswich City Council
PO Box 191
IPSWICH QLD 4305
Ph: 3810 6888
Fax: 3281 7085
Assessing Officer: Mira Pavey
Real Property Description: Lot 217 SP 204706
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.

Release

Proposal	Development	Approval Type
MCU - Service/Trades Use RAL - One (1) Lot into Two (2) Lots	Combined Approval	Development Permit

2. Referral Agencies

- (a) Pursuant to section 272 of the *Sustainable Planning Act 2009*, the applicant is required to give each referral agency the following:
- (i) A copy of the application, unless the agency already has a copy; and
 - (ii) A copy of the acknowledgment notice, unless the referral agency is the entity that gave the notice; and
 - (iii) The fee prescribed under a regulation under the *Sustainable Planning Act 2009* or another Act; or if the functions of the concurrence agency in relation to the application have been devolved or delegated to a local government, the fee that is, by resolution, adopted by the local government.
- (b) This application will lapse unless the applicant gives to each referral agency the referral agency material within the period mentioned in section 272(2) of the *Sustainable Planning Act 2009*, as follows:
- s.272 (2) The referral agency material must be given to all referral agencies within—*
- (a) 20 business days after the applicant receives the acknowledgement notice; or
 - (b) the further period agreed between the assessment manager and the applicant.
- (c) The applicant must give the assessment manager written notice of the day the applicant complied with 2 (a) and (b) above in accordance with section 275 of the *Sustainable Planning Act 2009*.
- (d) The following table outlines the applicable referral agencies for this application:-

Referral Agency	Type of Referral
Department of Environment and Resource Management PO Box 15155 CITY EAST QLD 4002	Concurrence

Release

Department of Transport and Main Roads PO Box 70 SPRING HILL QLD 4004	Concurrence
---	-------------

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) Commercial and Industrial Code
- (b) Parking Code
- (c) Development Constraint Overlays

4. Information Request

Pursuant to section 276 of *Sustainable Planning Act 2009*, the assessment manager may require further information to be submitted. If so, the requirements will be notified within 10 business days of this Notice. This period may be extended by 10 business days pursuant to section 277 of the *Sustainable Planning Act 2009*.

If you have any queries in regards to this acknowledgment notice, please contact Mira Pavey on the telephone number listed above.

Yours faithfully
sch4p4(6) Personal information

Sandeep Nanjappa
ACTING TEAM COORDINATOR (Team West)

RECEIVED
21 JAN 2011
PaLM

22 December, 2010

The Chief Executive Officer
Ipswich City Council
PO Box 191
Ipswich QLD 4305

Dear Sir / Madam

**DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE FOR A SERVICE /
TRADES USE AND RECONFIGURING A LOT (1 INTO 2 LOTS) AT 4 SAUNDERS STREET,
RACEVIEW**

On behalf of our client and the applicant, Buildev Development (QLD) Pty Ltd, we lodge herewith an application for reconfiguring a lot (1 into 2 lots) and a Service / Trades Use (Trade Centre) at 4 Saunders Street, Raceview (Lot 217 on SP204706).

The application includes the following –

- SPA IDAS forms 1, 5, 6, 7 and IDAS Assessment Checklist 1, 2 & 3.
- A cheque for **\$20,440** calculated as the appropriate application fee for:
 - Reconfiguring a Lot (1 into 2 Lots) = \$1,290.00; and
 - Material Change of Use for Service / Trades Use (Type 3 development – 2,000m² to 4,000m²) = \$19,150.00.
- 3 paper copies and 1 CD of the development assessment report, supporting specialist reports and proposal plans.

We look forward to your favourable consideration of the application. If we can assist in any way, please contact me on 3221 5771.

Yours Faithfully,

sch4p4(6) Personal information

CRAVEN OVENDEN TOWN PLANNING

18 January, 2011

Department of Environment and Resource Management
PO Box 15155
CITY EAST QLD 4002

RECEIVED

21 JAN 2011

PaLM

Dear Sir / Madam

REFERRAL OF THE DEVELOPMENT APPLICATION FOR RECONFIGURING A LOT (1 INTO 2 LOTS) AND MATERIAL CHANGE OF USE FOR A SERVICE / TRADES USE AT 4 SAUNDERS STREET, RACEVIEW (APPLICATION NO. 8806/2010/CA)

On behalf of our client and the applicant, the Buildev Development (QLD) Pty Ltd, a Development Application for Reconfiguring a Lot (1 into 2 Lots) and a Material Change of Use for a Service / Trades Use (trade centre) at 4 Saunders Street, Raceview was lodged with Ipswich City Council on the 22 December 2010.

Ipswich City Council identified the Department of Environment and Resource Management as a Concurrence Agency in its acknowledgement notice dated 7 January 2011 (received 11 January 2011).

The application requires referral to the Department of Environment and Resource Management as triggered by:

- Schedule 7, Table 2, Item 22 of the *Sustainable Planning Act 2009*, Reconfiguring a Lot on contaminated land and on land which was previously used for a Notifiable Activity; and
- Schedule 7, Table 2, Item 23 of the *Sustainable Planning Act 2009*, Material Change of Use on contaminated land and on land which was previously used for a Notifiable Activity.

In accordance with section 272 of the *Sustainable Planning Act 2009* please find enclosed a copy of the following documents:

- A copy of the development application including proposal plans as lodged with Ipswich Council on the 22 December 2010;
- A copy of the IDAS SPA forms lodged with the application – Forms 1, 5, 6, 7 and the Assessment Checklists 1, 2 and 3; and
- A copy of the acknowledgement notice issued by Ipswich Council on the 7 December 2011 (received 11 December 2011).

It is the applicant's intention to remove the subject site from the contaminated land register. A contaminated land assessment report and management plan is currently being prepared and will be provided to the Department of Environment and Resource Management along with the prescribed fee and application forms upon completion.

If you have any further questions or we can assist in any way please don't hesitate to contact me.

Yours faithfully

sch4p4(6) Personal information

Craven Ovenden Town Planning
Encl.

Integrated Development Assessment System Checklist

Development assessment checklist - IDAS checklist 1

(Sustainable Planning Act 2009, version 1.0 18 December 2009)

This checklist applies to the carrying out of development generally.

You are not required to complete this checklist as part of your development application, however you may submit the checklist with your application if you wish. The purpose of the checklist is to assist you in identifying:

- whether you need to make a development application for the proposed development
- if a development application is required, the relevant IDAS forms you need to complete as part of your application
- whether you need to give a copy of your application to any referral agencies.

If your development involves a material change of use, reconfiguring a lot or operational works, it is recommended that you complete *Material change of use - IDAS checklist 2*, *Reconfiguring a lot - IDAS checklist 3* or *Operational works - IDAS checklist 4*, as applicable.

If you are unsure how to answer any questions on this checklist, phone or visit your local government, or go to the Department of Infrastructure and Planning's website at www.dip.qld.gov.au.

All terms used in this checklist have the meaning given in the *Sustainable Planning Act 2009* or the *Sustainable Planning Regulation 2009*.

Part 1 - General questions

1.1 Have you received a referral agency response in relation to this proposed development prior to making an application?

☒ No	
☐ Yes	• To assist you in preparing your application, completing <i>Referral agency responses - IDAS checklist 6</i> is recommended

1.2 Do you wish the proposed development to be assessed against a superseded planning scheme?

☒ No	
☐ Yes	• You must complete <i>Request to apply a superseded planning scheme - Sustainable Planning Act form 2</i> and give this notice to the relevant local government. If the local government agrees to your request, details must be provided in <i>Application details - IDAS form 1</i>

1.3 Does the proposal involve removing quarry material from a watercourse or lake for which an allocation notice is required under the *Water Act 2000*?

☒ No	
☐ Yes	• It is recommended that you complete part 2 of this checklist

1.4 Is any part of the proposed development intended to be carried out on a Queensland heritage place under the *Queensland Heritage Act 1992*?

☒ No	
☐ Yes	• It is recommended that you complete part 3 of this checklist

Release

**1.5 Does the proposal involve development on a local heritage place?**☒ No☐ Yes • It is recommended that you complete part 4 of this checklist**1.6 Does the proposal involve an environmentally relevant activity, other than an agricultural ERA, a mining activity or a chapter 5A activity?**☒ No☐ Yes • It is recommended that you complete part 5 of this checklist**1.7 Is any part of the development on strategic port land or airport land (other than development for a material change of use that is inconsistent with the land use plan for the strategic port land or airport land)**☒ No☐ Yes • It is recommended that you complete part 6 of this checklist**1.8 Is any part of the development on land below a high water mark within the limits of a port under the *Transport Infrastructure Act 1994*?**☒ No☐ Yes • It is recommended that you complete part 7 of this checklist**1.9 Is any part of the premises designated for community infrastructure?**☒ No☐ Yes • It is recommended that you complete part 8 of this checklist**1.10 Does the proposal involve the establishment or expansion of a waste water disposal system?**☒ No☐ Yes • It is recommended that you complete part 9 of this checklist**1.11 Is the development on land that adjoins a declared fish habitat area under the *Fisheries Act 1994*?**☒ No☐ Yes • It is recommended that you complete part 10 of this checklist

Privacy - please refer to your assessment manager for further details on the use of information recorded in this checklist.

Disclaimer:

While the Department of Infrastructure and Planning (DIP) believes that this information contained on this checklist and provided as part of this process will be of assistance to you, it is provided on the basis that you will not rely on the information without first making your own enquiries regarding the interpretation and application of the applicable legislation to your circumstances.

To the full extent permitted by law DIP expressly disclaims all liability (including but not limited to liability for negligence) for errors or omissions of any kind or for any loss (including direct and indirect losses), damage or other consequence which may arise from your reliance on this process and the information contained on this checklist.

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Date received

Reference numbers

The *Sustainable Planning Act 2009* is administered by the Department of Infrastructure and Planning.

Published on DES Disclosure Log
RTI Act 2009

Release

Integrated Development Assessment System Checklist

Material Change of Use - IDAS Checklist Part 2

(Sustainable Planning Act 2009 version 1.0 effective 18 December 2009)

This checklist only applies when the development application seeks approval for a material change of use of premises.

You are not required to complete this checklist as part of your development application, however you may submit the checklist with your application if you wish. The purpose of the checklist is to assist you in identifying:

- whether you need to make a development application for the proposed development
- if a development application is required, the relevant IDAS forms you need to complete as part of your application, and
- whether you need to give a copy of your application to any referral agencies.

Before completing this checklist, it is recommended that you complete Development Assessment Checklist - IDAS checklist part 1. If your development involves reconfiguring a lot or operational works, it is recommended that you also complete Reconfiguring a lot - IDAS checklist 3 and Operational works - IDAS checklist 4, as applicable.

If you are unsure how to answer any questions on this checklist, phone or visit your local government, or go to the Department of Infrastructure and Planning's website at www.dip.qld.gov.au

All terms used in this checklist have the meaning given in the Sustainable Planning Act 2009 or the Sustainable Planning Regulation 2009.

Part 1 - General questions

1.1 Is the proposed use assessable development under the planning scheme?

☐ No	
☒ Yes	<ul style="list-style-type: none"> • You must complete <i>Material change of use assessable against a planning scheme - IDAS form 5</i> • Continue on to question 1.3

1.3 Is any part of the land part of a future state-controlled road or within 100 metres of a State-controlled road?

☐ No	
☒ Yes	<ul style="list-style-type: none"> • If your application is assessable development under a planning scheme, the Department of Transport and Main Roads is a concurrence agency for your application. You must give a copy of the application to the Department of Transport and Main Roads. • It is recommended that you complete part 2 of this checklist

1.4 Does State Planning Policy 2/02: Planning and Managing Development Involving Acid Sulfate Soils apply to the development?

☒ No	
☐ Yes	<ul style="list-style-type: none"> • It is recommended that you complete part 3 of this checklist

1.5 Is any part of the premises located in a coastal management district?

☒ No	
☐ Yes	<ul style="list-style-type: none"> • It is recommended that you complete part 4 of this checklist

Release



1.6 Is the size of the lot two hectares or larger?

☒ No	
☐ Yes	• It is recommended that you complete part 5 of this checklist

1.7 Is any part of the premises in an area for which an area management advice has been given for unexploded ordnance?

☒ No	
☐ Yes	• You must complete <i>Contaminated land - IDAS form 24</i> . • This application requires assessment by the administering authority (either the chief executive administering the <i>Environmental Protection Act 1994</i> , or the local government) as a concurrence agency.

Section reference:

- *Sustainable Planning Regulation 2009*, schedule 7, table 3, item 11

1.8 Is the proposed use of the premises listed in schedule 12 of the *Sustainable Planning Regulation 2009* and does it meet the specified threshold?

☒ No	
☐ Yes	• This application requires assessment by the Department of Transport and Main Roads as a concurrence agency

Section reference:

- *Sustainable Planning Regulation 2009*, schedule 7, table 3, item 14

1.9 Is the proposed use of the premises listed in schedule 13 of the *Sustainable Planning Regulation 2009* and does it meet the specified threshold?

☒ No	
☐ Yes	• This application requires assessment by the Department of Transport and Main Roads as a concurrence agency

Section reference:

- *Sustainable Planning Regulation 2009*, schedule 7, table 3, item 15

1.10 Is any part of the premises in an interim koala habitat protection area to which the provisions of the *South East Queensland koala State planning regulatory provisions* apply?

☒ No	
☐ Yes	• It is recommended that you complete Part 6 (starting from question 6.1) of this checklist

1.11 Is any part of the premises in a koala conservation area or koala sustainability area, which is located outside the current SEQ urban footprint area?

☒ No	
☐ Yes	• It is recommended that you complete Part 6 (starting from question 6.3) of this checklist

1.12 Is the proposed use associated with a reconfiguration of a lot?

☐ No	• It is recommended that you complete Part 7 of this checklist
☒ Yes	

Release

**1.13 Is any part of the premises in a wild river area declared under the *Wild Rivers Act 2005*?**

☒ No	
☐ Yes	• It is recommended that you complete Part 8 of this checklist

1.14 Is the proposed use for a domestic housing activity?

☒ No	• It is recommended that you complete Part 9 of this checklist
☐ Yes	

1.15 Does the use of the premises include a lot sharing a common boundary with a Queensland Heritage place under the *Queensland Heritage Act 1992*?

☒ No	
☐ Yes	• This application requires assessment by the Department of Environment and Resource Management as an advice agency • You must also complete <i>Queensland Heritage Place - IDAS form 3</i>

Section reference:

- *Sustainable Planning Regulation 2009*, schedule 7, table 3, item 23

1.16 Is preliminary approval sought for the application under the *Sustainable Planning Act 2009*, section 242?

☒ No	
☐ Yes	• This application requires assessment by the Department of Infrastructure and Planning as a concurrence agency • You must complete <i>Preliminary approval varying the effect of the local planning instrument - IDAS form 31</i>

Section reference:

- *Sustainable Planning Regulation 2009*, schedule 7, table 3, item 24

1.17 Is the proposed use for a brothel as defined under the *Prostitution Act 1999*?

☒ No	
☐ Yes	• It is recommended that you complete Part 10 of this checklist

1.18 Is any part of the proposed use on strategic port land under the *Transport Infrastructure Act 1994*?

☒ No	
☐ Yes	• It is recommended that you complete Part 11 of this checklist

1.19 Is any part of the proposed use on airport land under the *Airport Assets (Restructuring and Disposal Act 2008)*?

☒ No	
☐ Yes	• It is recommended that you complete Part 12 of this checklist

Release



1.20 Is the proposed use a major hazard facility or possible major hazard facility under the *Dangerous Goods Safety Management Act 2001*?

☒ No	
☐ Yes	<ul style="list-style-type: none">• This application requires assessment by the Department of Justice and Attorney-General (JAG). If JAG is not your assessment manager for the application, the role of the agency will be as concurrence agency.• You must also complete <i>Major hazard facility - IDAS form 22</i>.

Section reference:

- *Sustainable Planning Regulation 2009*, schedule 3, part 1, table 2, item 5
- *Sustainable Planning Regulation 2009*, schedule 7, table 2, item 8

1.21 Is all or part of the premises on the environmental management register or contaminated land register under the *Environmental Protection Act 1994*?

☐ No	
☒ Yes	<ul style="list-style-type: none">• It is recommended that you complete Part 13 of this checklist

1.22 Is all or part of the land forming the premises currently used for a notifiable activity or if there is no existing use, was it last used for a notifiable activity?

☐ No	
☒ Yes	<ul style="list-style-type: none">• It is recommended that you complete Part 14 of this checklist

1.23 Is all or part of the land forming the premises currently used for an industrial activity (other than for a mining activity or petroleum activity) or if there is no existing use, was it last used for an industrial activity (other than for a mining activity or petroleum activity)?

☐ No	
☒ Yes	<ul style="list-style-type: none">• It is recommended that you complete Part 15 of this checklist

1.24 Is any part of the premises in an area for which an area management advice has been given for natural mineralisation or industrial activity (other than for a mining or petroleum activity)?

☒ No	
☐ Yes	<ul style="list-style-type: none">• It is recommended that you complete Part 16 of this checklist

1.25 Is the proposed use for aquaculture defined under the *Fisheries Act 1994*?

☒ No	
☐ Yes	<ul style="list-style-type: none">• It is recommended that you complete Part 17 of this checklist

1.26 Is any part of the premises in a wild river area declared under the *Wild Rivers Act 2005*?

☒ No	
☐ Yes	<ul style="list-style-type: none">• It is recommended that you complete Part 18 of this checklist

1.27 Is any part of the premises within the South East Queensland designated region?

☐ No	
☒ Yes	<ul style="list-style-type: none">• It is recommended that you complete Part 19 of this checklist

Release



1.28 Is any part of the premises within the Far North Queensland (FNQ) designated region?

☒ No	
☐ Yes	• It is recommended that you complete Part 20 of this checklist

1.29 Is the proposal for urban purposes, as defined under the *Sustainable Planning Regulation 2009*?

☐ No	
☒ Yes	• It is recommended that you complete Part 21 of this checklist

1.30 Can the proposed use be performed without the removal, destruction or damage of marine plants under the Fisheries Act 1994?

☒ No	• It is recommended that you complete Part 22 of this checklist
☐ Yes	

1.31 Is any part of the premises within the Wide Bay Burnett (WBB) designated region?

☒ No	
☐ Yes	• It is recommended that you complete Part 23 of this checklist

Part 2 - State-controlled roads

2.1 Is the proposed use listed in schedule 11 of the *Sustainable Planning Regulation 2009* and does it exceed the specified threshold?

☒ No	• End of part 2 checklist
☐ Yes	• This application requires assessment by the Department of Transport and Main Roads as a concurrence agency. You must give a copy of the application to the Department of Transport and Main Roads

Section reference:

- Sustainable Planning Regulation 2009, schedule 7, table 3, items 1 and 2

Part 9 - Wetland

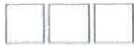
9.1 Does the premises include a lot situated in or, or within 100 metres of, a wetland shown on the 'Map of referable wetlands' a document approved by the chief executive of the Department of Environment and Resource Management?

☒ No	
☐ Yes	• This application requires assessment by the Department of Environment and Resource Management as an advice agency

Section reference:

- Sustainable Planning Regulation 2009, schedule 7, table 3, item 21

Release



Part 13 - Contaminated land - registered land

13.1 Do any of the following apply?

a suitability statement has been given and a site management plan has been approved for the intended use for the land and the application involves only the following:	☐ Yes	☒ No
<ul style="list-style-type: none">the fit-out of a building on the landminor site excavation (e.g. post holes for open-sided non-habitable structures)		
there is currently a notifiable activity on the land and the activity is continuing	☐ Yes	☒ No
the proposed use is industrial and only involves minor site excavation (i.e. post holes for open-sided non-habitable structures)	☐ Yes	☒ No
the land is used for a mining activity or petroleum activity.	☐ Yes	☒ No
the land is an urban development area	☐ Yes	☒ No

- If no to all of the above:
 - you must complete Contaminated land --IDAS form 24
 - this application requires assessment by the Department of Environment and Resource Management (DERM). If DERM is not your assessment manager for the application, the role of the agency will be as a concurrence agency

Section reference:

- Sustainable Planning Regulation 2009*, schedule 3, part 1, table 2, item 6
- Sustainable Planning Regulation 2009*, schedule 7, table 2, item 23

Part 14 - Contaminated land - notifiable activity

14.1 Do any of the following apply?

a suitability statement removing the land from the environmental management register has been given under the <i>Environmental Protection Act 1994</i> for the existing use or if there is no existing use, the last use and the following both apply:	☐ Yes	☒ No
<ul style="list-style-type: none">no new notifiable activity has occurred on the land since the suitability statement was issuedthe land is not otherwise contaminated by a hazardous contaminant		
a suitability statement has been given and a site management plan has been approved for the intended use of the land and the application only involves only:	☐ Yes	☒ No
<ul style="list-style-type: none">the fit-out of a building on the landminor site excavation, including for example, post holes for open-sided non-habitable structures		
the land is used for a mining activity or petroleum activity	☐ Yes	☒ No

- If no to all of the above:
 - You must complete Contaminated land - IDAS form 24
 - This application requires assessment by the Department of Environment and Resource Management (DERM). If DERM is not your assessment manager for the application, the role of the agency will be as a concurrence agency

Section reference:

- Sustainable Planning Regulation 2009*, schedule 3, part 1, table 2, item 7
- Sustainable Planning Regulation 2009*, schedule 7, table 2, item 23

Release



Part 15 - Contaminated land - industrial activity

15.1 Is the proposed use for child care, educational, recreational or residential purposes (including a caretakers' accommodation on industrial land)?

☒ No	
☐ Yes	<ul style="list-style-type: none">This application requires assessment by the Department of Environment and Resource Management (DERM). If DERM is not your assessment manager for the application, the role of the agency will be as a concurrence agencyYou must complete <i>Contaminated land - IDAS form 24</i>.

Section reference:

- Sustainable Planning Regulation 2009*, schedule 3, part 1, table 2, item 8
- Sustainable Planning Regulation 2009*, schedule 7, table 2, item 23

Part 19 - South East Queensland Region

19.1 Do any of the following apply?

the application is only for development proposed in a rural precinct and the development is consistent with the rural precinct	☒ No	☐ Yes
the application is only for development identified as exempt from assessment under the <i>Sustainable Planning Regulation 2009</i> , schedule 4	☒ No	☐ Yes
the application is only for development carried out under a development approval which has not lapsed for a development application: <ul style="list-style-type: none">that was properly made before 28 July 2009 orto which division 2 of the SEQ 2009-2031 regulatory provisions applied	☒ No	☐ Yes
the application is only for development that is consistent with a preliminary approval which has not lapsed, for the part of a development application mentioned in section 3.1.6 of the repealed <i>Integrated Planning Act 1997</i> (IPA) that states the way in which the effect of a local planning scheme is varied, where the development application for the preliminary approval was: <ul style="list-style-type: none">properly made before 28 July 2009 orassessed against division 2 of the SEQ 2009-2031 regulatory provisions	☒ No	☐ Yes
the application is only for development that is generally in accordance with a rezoning approval where the development entitlements from the rezoning approval are conferred by the following: <ul style="list-style-type: none">the resulting zone in a transitional planning scheme ora development permit or acknowledgement notice mentioned in section 3.2.5(1)(a) of the repealed <i>Integrated Planning Act 1997</i> for a development application (superseded planning scheme) for the resulting zone in a transitional planning scheme which is a superseded planning scheme, or a notice issued under section 97 of the <i>Sustainable Planning Act 2009</i> (SPA) agreeing to apply the superseded planning scheme ora planning scheme (other than a transitional planning scheme)	☒ No	☐ Yes
the application is only for development that is declared to be a significant project under the <i>State Development and Public Works Organisation Act 1971</i> , section 26(1)(a)	☒ No	☐ Yes
the premises are completely within a state development area under the <i>State Development and Public Works Organisation Act 1971</i>	☒ No	☐ Yes

- If you answered yes to any of the above, end of part 19 of the checklist.

Release



19.2 Is any part of the premises within a development area defined by the SEQ 2009-2031 regulatory provisions?

☒ No	• Go to question 19.4
☐ Yes	

19.4 Is the proposed use for an extension of more than 10 000 metres squared of retail floor space?

☒ No	
☐ Yes	• This application requires assessment against section 4.1 of the SEQ 2009-2031 regulatory provisions

19.5 Is any part of the premises outside the urban footprint area?

☒ No	• End of part 19 of the checklist
☐ Yes	

Part 21 - Conservation estate

21.1 Is the proposed use on a lot situated in, or within 100 metres of, any of the following?

a protected area, forest reserve, critical habitat or area of major interest under the <i>Nature Conservation Act 1992</i>	☒ No ☐ Yes
a state forest or timber reserve under the <i>Forestry Act 1959</i>	☒ No ☐ Yes
a marine park under the <i>Marine Parks Act 2004</i>	☒ No ☐ Yes
a recreation area under the <i>Recreation Area Management Act 2006</i>	☒ No ☐ Yes
a world heritage area listed under the World Heritage Convention	☒ No ☐ Yes
Brisbane forest park under the <i>Brisbane Forest Park Act 1977</i>	☒ No ☐ Yes

- If you answered yes to any of the above, then this application needs to be referred to the Department of Environment and Resource Management as advice agency.

Section reference:

Sustainable Planning Regulation 2009, schedule 2, table 2, item 45

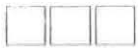
Privacy - please refer to the assessment manager for further details on the use of information recorded in this checklist.

Disclaimer:

While the Department of Infrastructure and Planning (DIP) believes that the information contained on this checklist and provided as part of this process will be of assistance to you, it is provided on the basis that you will not rely on the information without first making your own enquiries regarding the interpretation and application of the applicable legislation to your circumstances.

To the full extent permitted by law DIP expressly disclaims all liability (including but not limited to liability for negligence) for errors or omissions of any kind or for any loss (including direct and indirect losses), damage or other consequence which may arise from your reliance on this process and the information contained on this checklist.

Release



OFFICE USE ONLY

Date received

Reference numbers

The *Sustainable Planning Act 2009* is administered by the Department of Infrastructure and Planning.

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Release

Reconfiguring a lot - IDAS checklist 3

(Sustainable Planning Act 2009 version 1.0 effective 18 December 2009)

This checklist only applies when the development application seeks approval to reconfigure a lot.

You are not required to complete this checklist as part of your development application, however you may submit the checklist with your application if you wish. The purpose of the checklist is to assist you in identifying:

- whether you need to make a development application for the proposed development
- if a development application is required, the relevant IDAS forms you need to complete as part of your application, and
- whether you need to give a copy of your application to any referral agencies.

You should complete all questions unless the checklist indicates otherwise.

If you are unsure how to answer any questions on this checklist, phone or visit your local government, or go to the Department of Infrastructure and Planning's website, www.dip.qld.gov.au

All terms used in this checklist have the meaning given in the *Sustainable Planning Act 2009* or the *Sustainable Planning Regulation 2009*.

The checklist and relevant parts do not need to be completed for applications relating only to building work requiring assessment against the *Building Act 1975*.

Part 1 - General questions

1.1 Is any part of the land located in part of a future state-controlled road or within 100m of a state-controlled road?

- | | |
|---|---|
| ☐ No | • It is recommended that you complete part 2, question 2.1 of this checklist. |
| ☒ Yes | • It is recommended that you complete part 2, question 2.2 of this checklist. |

1.2 Is any part of the premises within a coastal management district?

- | | |
|--|---|
| ☒ No | |
| ☐ Yes | • This application requires assessment by the Department of Environment and Resource Management as a concurrence agency |

Section reference:

- *Sustainable Planning Regulation 2009*, schedule 7, table 2, item 14(a)

1.3 Is any lot before the proposed reconfiguration two hectares or larger?

- | | |
|--|---|
| ☒ No | |
| ☐ Yes | • It is recommended that you complete part 3 of this checklist. |

1.4 Is any part of the lot subject to an easement?

- | | |
|---|---|
| ☐ No | |
| ☒ Yes | • It is recommended that you complete part 4 of this checklist. |

Release

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1.5 Is any part of the lot situated within 100 metres of a substation site under the *Electricity Act 1994*?

☒ No	
☐ Yes	• This application requires assessment by the entity responsible for the substation as an advice agency

Section reference:

- *Sustainable Planning Regulation 2009*, schedule 7, table 2, item 21(b)

1.6 Is all or part of the premises on the environmental management register or contaminated land register under the *Environmental Protection Act 1994*?

☐ No	
☒ Yes	• It is recommended that you complete part 5 of this checklist.

1.7 Is all or part of the land forming the premises currently used for a notifiable activity, or if there is no existing use was it last used for a notifiable activity?

☐ No	
☒ Yes	• It is recommended that you complete part 6 of this checklist.

1.8 Is all or part of the land forming the premises used for an industrial activity (other than mining activity or petroleum activity) or, if there is no existing use, was it last used for an industrial activity (other than for a mining activity or petroleum activity)?

☐ No	
☒ Yes	• It is recommended that you complete part 7 of this checklist.

1.9 Is all or part of the premises in an area for which an area management advice has been given for natural mineralisation or industrial activity (other than for a mining activity or petroleum activity)?

☒ No	
☐ Yes	• It is recommended that you complete part 8 of this checklist.

1.10 Is all or part of the premises in an area for which an area management advice has been given for unexploded ordnance?

☒ No	
☐ Yes	<ul style="list-style-type: none"> • You must complete <i>Contaminated land - IDAS form 24</i> • This application requires assessment by the Department of Environment and Resource Management as a concurrence agency

Section reference:

- *Sustainable Planning Regulation 2009*, schedule 7, table 2, item 22(b)

1.11 Is any part of the premises within the South East Queensland (SEQ) designated region?

☐ No	
☒ Yes	• It is recommended that you complete part 9 of this checklist.

1.12 Is any part of the premises within the Far North Queensland (FNQ Region) designated region?

☒ No	
☐ Yes	• It is recommended that you complete part 10 of this checklist.

Release



1.13 Is any part of the premises in an interim koala habitat protection area identified under the South East Queensland Koala state planning regulatory provisions (SEQ Koala SPRP)?

☒ No	• It is recommended that you complete part 11 (starting from question 11.3) of this checklist.
☐ Yes	• It is recommended that you complete part 11 (starting from question 11.1) of this checklist.

1.14 Is the proposed reconfiguration in connection with the construction of a canal?

☒ No	
☐ Yes	• You must complete <i>Tidal work and coastal management district - IDAS form 23</i> • This application needs to be assessed by the Department of Environment and Resource management as a concurrence agency

Section references:

- *Sustainable Planning Regulation 2009*, schedule 7, table 2, item 14(b)
- *South East Queensland Koala State planning regulatory provisions*

1.15 Is the proposed reconfiguration in an area declared to be a catchment area under the *Water Act 2000*?

☒ No	
☐ Yes	• It is recommended that you complete part 12 of this checklist.

1.16 Is the proposed reconfiguration of a lot for a purpose or on land mentioned in Schedule 9 of the *Sustainable Planning Regulation 2009* and does it exceed the specified threshold for the purpose or land?

☒ No	
☐ Yes	• This application needs to be assessed by the Department of Transport and Main Roads as concurrence agency

Section references:

- *Sustainable Planning Regulation 2009*, schedule 7, table 2, item 33
- *Sustainable Planning Regulation 2009*, schedule 9

1.17 Is the proposed reconfiguration related to rail transport development and listed in Schedule 10 of the *Sustainable Planning Regulation 2009* and does it meet the specified threshold?

☒ No	
☐ Yes	• This application needs to be assessed by the Department of Transport and Main Roads as concurrence agency

Section references:

- *Sustainable Planning Regulation 2009*, schedule 7, table 2, item 34
- *Sustainable Planning Regulation 2009*, schedule 10

1.18 Does the proposed reconfiguration result in more than 10 lots or any lot created is less than five hectares in area?

☐ No	
☒ Yes	• It is recommended that you complete part 13 of this checklist.

Release



1.19 Does the proposed reconfiguration involve a lot sharing a common boundary with a lot that comprises or contains a Queensland Heritage place under the *Queensland Heritage Act 1992*?

- | | |
|--|--|
| ☒ No | |
| ☐ Yes | <ul style="list-style-type: none">This application needs to be assessed by the Department of Environment and Resource Management as an advice agency |

Section reference:

- Sustainable Planning Regulation 2009*, schedule 7, table 2, item 46

1.20 Can the proposed reconfiguration of a lot be performed without the removal, destruction or damage of marine plants under the *Fisheries Act 1994*?

- | | |
|--|--|
| ☒ No | <ul style="list-style-type: none">It is recommended that you complete part 14 of this checklist. |
| ☐ Yes | |

2.2 Will the proposed reconfiguration result in the following?

- | | | |
|--|---|-----------------------------|
| an increase in the total number of lots | ☒ Yes | ☐ No |
| an increase in the total number of lots abutting the state-controlled road | ☒ Yes | ☐ No |

- If yes to either of the above, this application requires assessment by the Department of Transport and Main Roads as concurrence agency.

Part 4 - Easements

4.1 Is there an easement in favour of a distribution entity or transmission entity under the *Electricity Act 1994* for a transmission grid or supply network under that Act?

- | | |
|--|---|
| ☒ No | |
| ☐ Yes | <ul style="list-style-type: none">This application requires assessment by the distribution or transmission entity as an advice agency |

4.2 Is there an easement in favour of the holder of pipeline licence number 1 issued under the *Petroleum Act 1923* for the construction or operation of the Moonie to Brisbane strategic pipeline under that Act?

- | | |
|--|--|
| ☒ No | |
| ☐ Yes | <ul style="list-style-type: none">This application requires assessment by the license holder as an advice agency |

Release



Part 5 - Contaminated land - registered land

5.1 Do one or more of the following apply?

a suitability statement has been given and a site management plan has been approved for the land for the intended use and the application involves only: <ul style="list-style-type: none">the fit-out of a building on the land orminor site excavation (e.g. post holes for open-sided non-habitable structures)	☐ Yes ☒ No
there is currently a notifiable activity on the land and the activity is continuing	☐ Yes ☒ No
the proposed use is industrial and only involves minor site excavation, for example post holes for open-sided non-habitable structures	☐ Yes ☒ No
the land is in an urban development area	☐ Yes ☒ No

- If no to all of the above,:
 - you must complete *Contaminated land - IDAS form 24*
 - This application requires assessment by the Department of Environment and Resource Management (DERM). If DERM is not the assessment manager for the application, the role of the agency will be as a concurrence agency.

Part 6 - Contaminated land - notifiable activity

6.1 Do any of the following apply?

a suitability statement, removing the land from the environmental management register, has been given under the <i>Environmental Protection Act 1994</i> for the existing use, or if there is no existing use, the last use, and the following both apply: <ul style="list-style-type: none">no new notifiable activity has occurred on the land since the suitability statement was issuedthe land is not otherwise contaminated by a hazardous contaminant	☐ Yes ☒ No
a suitability statement has been given and a site management plan has been approved for the intended use of the land, and the application involves only: <ul style="list-style-type: none">the fit-out of a building on the land orminor site excavation, including for example, post holes for open-sided non-habitable structures	☐ Yes ☒ No

- If no to all of the above,:
 - you must complete *Contaminated land - IDAS form 24*
 - This application requires assessment by the Department of Environment and Resource Management (DERM). If DERM is not the assessment manager for the application, the role of the agency will be as a concurrence agency.

Part 7 - Contaminated land - industrial activity

7.1 Is the proposed use for child care, educational, recreational or residential purposes (including caretakers' accommodation on industrial land)?

☒ No	
☐ Yes	<ul style="list-style-type: none">You must complete <i>Contaminated land - IDAS form 24</i>This application requires assessment by the Department of Environment and Resource Management as a concurrence agency

Release



Part 9 - South East Queensland region

9.1 Do any of the following apply?

the application only seeks approval for reconfiguring a lot other than a subdivision	☐ Yes ☒ No
the application is only for development inside a rural precinct and the development is consistent with the rural precinct	☐ Yes ☒ No
the application is only for development identified as exempt development under the <i>Sustainable Planning Regulation 2009</i> , schedule 4	☐ Yes ☒ No
the application is only for development carried out under a development approval (which has not lapsed) for the premises: <ul style="list-style-type: none">that was properly made before the <i>South East Queensland Regional Plan 2009-2031 regulatory provisions</i> (SEQ 2009-2031 regulatory provisions) commenced orto which division 2 of the SEQ 2009-2031 regulatory provisions apply	☐ Yes ☒ No
the application is only for development that is consistent with a preliminary approval which has not lapsed, for the part of a development application mentioned in SPA section 242 that states the way in which the effect of a local planning instrument is varied, where the development application for the preliminary approval was: <ul style="list-style-type: none">properly made before the SEQ 2009-2031 regulatory provisions came into effect orassessed against division 2 of the SEQ 2009-2031 regulatory provisions	☐ Yes ☒ No
the application is only for development that is generally in accordance with a rezoning approval where the development entitlements from the rezoning approval are conferred by the following: <ul style="list-style-type: none">the resulting zone in a transitional planning schemea development permit for a development application (superseded planning scheme) for the resulting zone in a transitional planning scheme which is a superseded planning scheme ora notice is issued under section 97 of the <i>Sustainable Planning Act 2009</i> agreeing to apply the superseded planning schemea planning scheme (other than a transitional planning scheme)	☐ Yes ☒ No
the application is only for development that is declared to be a significant project under section 26(1)(1) of the <i>State Development and Public Works Organisation Act 1971</i>	☐ Yes ☒ No
the development is in a state development area under the <i>State Development and Public Works Organisation Act 1971</i>	☐ Yes ☒ No

- If yes to any of the above, end of part 9 of this checklist.

9.2 Is any part of the premises in a development area as defined by the SEQ Regional Plan?

☐ No	<ul style="list-style-type: none">Go to question 9.4
☐ Yes	

9.4 Is any part of the premises within the regional landscape and rural production area as defined in the SEQ Regional Plan?

☒ No	<ul style="list-style-type: none">End part 9 of this checklist.
☐ Yes	

Release

☐	☐	☐
--------------------------	--------------------------	--------------------------

11.3 Is any part of the premises in a koala conservation area or koala sustainability area identified under the *Nature Conservation (Koala) Conservation Plan 2006* outside the current SEQ urban footprint area?

☒ No	• Go to question 11.5.
☐ Yes	

11.5 Is any part of the premises in a koala conservation area or koala sustainability area identified under the *Nature Conservation (Koala) Conservation Plan 2006* which is a Department of Environment and Resource Management urban footprint koala area?

☒ No	• End of part 11 of this checklist.
☐ Yes	

Part 13 - Wetland

13.1 Does the proposed reconfiguration involve a lot situated in, or within 100 metres of, a wetland shown on the 'Map of referable wetlands'?

☒ No	
☐ Yes	• This application needs to be assessed by the Department of Environment and Resource Management as an advice agency.

Privacy --please refer to your assessment manager for further details on the use of information recorded in this checklist.

Disclaimer:

While the Department of Infrastructure and Planning (DIP) believes that the information contained on this form and provided as part of this process will be of assistance to you, it is provided on the basis that you will not rely on the information without first making your own enquiries regarding the interpretation and application of the applicable legislation to your circumstances.

To the full extent permitted by law DIP expressly disclaims all liability (including but not limited to liability for negligence) for errors or omissions of any kind or for any loss (including direct and indirect losses), damage or other consequence which may arise from your reliance on this process and the information contained on this checklist.

Release

Port Limits ** No Data Found **

SEQ RCMP Developed and Undeveloped Waterways ** No Data Found **

State plantation forest ** No Data Found **

Areas Under Coastal Management Plans ** No Data Found **

Cardwell Hinchinbrook Coastal Management District ** No Data Found **

Curtis Coast Coastal Management District ** No Data Found **

SEQ RCMP Coastal Management District ** No Data Found **

Wet Tropical Coast Coastal Management District ** No Data Found **

Coastal Management Control Districts ** No Data Found **

Coastal Building Line ** No Data Found **

Queensland Heritage Register Boundaries ** No Data Found **

Wild River Area Boundaries ** No Data Found **

GBR Wetland Protection Area HES wetland ** No Data Found **

GBR Wetland Protection Area trigger area (500m buffer in non-urban areas and 100m buffer in urban areas included) ** No Data Found **

SPA Administration - 100m Buffer

Aboriginal Representative Bodies

Representative Body Name
Queensland South Native Title Services Ltd, PO Box 10832, Adelaide Street, Brisbane QLD 4000

DERM Regions

Region
SOUTH EAST

Local Government Areas

LGA Name
IPSWICH CITY

Native Title Boundaries

Claim Number	Name and Number	Federal Court Number
QC03/015	JAGER A #2 QC03/015	QUD6014/03

Queensland Fire and Rescue Service regional office boundaries

QFRS Region	Office	Street Address	Postal Address	Phone no.	Fax no.	Mobile no.
South Eastern Region (Southport)	SOUTHPORT COMMUNITY SAFETY OFFICE	Cnr Prince Street and Nerang-Southport Road, Southport 4215	P.O. Box 25, Ashmore City, Qld, 4214	(07) 5583 7571	(07) 5583 7570	0414 643 901

Regional Harbour Master Areas

Region Name
BRISBANE REGION

Canal Estate Developments ** No Data Found **

Section 86 Line Permits ** No Data Found **

Section 86 Point Permits ** No Data Found **

Released

LGA Name
IPSWICH CITY

Native Title Boundaries

Claim Number	Name and Number	Federal Court Number
QC03/015	JAGER #2 QC03/015	QUD6014/03

Queensland Fire and Rescue Service regional office boundaries

QFRS Region	Office	Street Address	Postal Address	Phone no.	Fax no.	Mobile no.
South Eastern Region (Southport)	SOUTHPORT COMMUNITY SAFETY OFFICE	Cnr Prince Street and Nerang-Southport Road, Southport 4215	P.O. Box 25, Ashmore City, Qld, 4214	(07) 5583 7571	(07) 5583 7570	0414 643 901

Regional Harbour Master Areas

Region Name
BRISBANE REGION

ecotrack Permits (note - In some locations not all Permits will be shown) not shown in 100m buffer

Permit Ref	Site Name	Lot	Plan	Project Ref	Project Name	Permit Type	Permit Status	Tenure Type	Principal Holder	Tenure No
PEN200019 807	ATP64 1			315753	P&G - 21E - Level 2 ERA/ATP641/ BNG Pty Ltd	Environmental Authority (Petroleum Activities) Non Code Compliant Level 2 Petroleum Project	Superseded	ATP	BNG Pty Ltd	641
PEN200019 807	ATP64 1			315753	P&G - 21E - Level 2 ERA/ATP641/ BNG Pty Ltd	Environmental Authority (Petroleum Activities) Non Code Compliant Level 2 Petroleum Project	Current	ATP	BNG Pty Ltd	641
PEN200009 107	ATP64 1			315334	P&G - 21E - Level 2 ERA/ATP641/ BNG Pty Ltd	Environmental Authority (Petroleum Activities) Non Code Compliant Level 2 Petroleum Project	Cancelled	ATP	BNG Pty Ltd	641

Canal Estate Developments ** No Data Found **

Section 86 Line Permits ** No Data Found **

Section 86 Point Permits ** No Data Found **

SPA Concurrence or Assessment Manager - 40m Buffer

Erosion Prone Area Plans

Local Authority	Erosion Prone Area
Ipswich City	ipswich_city_sc4074.pdf

SPA Concurrence or Assessment Manager (MCU, ROL and OP Works) - 100m Buffer

Erosion Prone Area Plans

Local Authority	Erosion Prone Area
Ipswich City	ipswich_city_sc4074.pdf

Areas Under Coastal Management Plans ** No Data Found **

Cardwell Hinchinbrook Coastal Management District ** No Data Found **

Curtis Coast Coastal Management District ** No Data Found **

SEQ RCMP Coastal Management District ** No Data Found **

Wet Tropical Coast Coastal Management District ** No Data Found **

Coastal Management Control Districts ** No Data Found **

Coastal Building Line ** No Data Found **

Queensland Heritage Register Boundaries ** No Data Found **

Wild River Area Boundaries ** No Data Found **

GBR Wetland Protection Area HES wetland ** No Data Found **

GBR Wetland Protection Area trigger area (500m buffer in non-urban areas and 100m buffer in urban areas included) ** No Data Found **

SPA Vegetation Management - 100m Buffer

Release

Regional Ecosystems by VMA Status

Regional Ecosystem	Percent	VMA Status
not defined	100	-

SPA Concurrence or Assessment Manager (MCU, ROL and OP Works) - within found features (i.e. no buffer)

Erosion Prone Area Plans

Local Authority	Erosion Prone Area
Ipswich City	ipswich_city_sc4074.pdf

Areas Under Coastal Management Plans ** No Data Found **

Cardwell Hinchinbrook Coastal Management District ** No Data Found **

Curtis Coast Coastal Management District ** No Data Found **

SEQ RCMP Coastal Management District ** No Data Found **

Wet Tropical Coast Coastal Management District ** No Data Found **

Coastal Management Control Districts ** No Data Found **

Coastal Building Line ** No Data Found **

Queensland Heritage Register Boundaries ** No Data Found **

Wild River Area Boundaries ** No Data Found **

GBR Wetland Protection Area HES wetland ** No Data Found **

GBR Wetland Protection Area trigger area (500m buffer in non-urban areas and 100m buffer in urban areas included) ** No Data Found **

SPA Vegetation Management - within found features (i.e. no buffer)

Cadastre - Lot Size in sq metres and Tenure

LOT	PLAN	Lot Size (sq metres) 1 hectare = 10,000 sq metres	Lot Tenure
2	SP151283	450	FH
487	SL8895	8568	FH
11	RP214418	50586	FD
		NaN	
12	RP214419	38445	FD
A	SP165081	390	EA
217	SP204706	17900	FH
7	SP204706	8267	FH

Regional Ecosystems by VMA Status

Regional Ecosystem	Percent	VMA Status
non-rem	100	-

PMAV ** No Data Found **

Remnant Vegetation under section 20AH ** No Data Found **

Remnant Vegetation where RE Mapping does not exist ** No Data Found **

SPA Referral Advice (only for MCU and ROL) - within found features (i.e. no buffer)

QPWS Estate - lands protected under NCA ** No Data Found **

Great Barrier Reef Marine Park Authority Zones ** No Data Found **

Great Sandy Marine Park Location ** No Data Found **

Nature Refuges and Coordinated Conservation Areas ** No Data Found **

Ramsar Sites (QLD) ** No Data Found **

Recreation Areas of Queensland ** No Data Found **

State Marine Parks (QLD) ** No Data Found **

Wetland Management Area wetland ** No Data Found **

World Heritage Areas (QLD) ** No Data Found **

SPA Interests - within found features (i.e. no buffer)

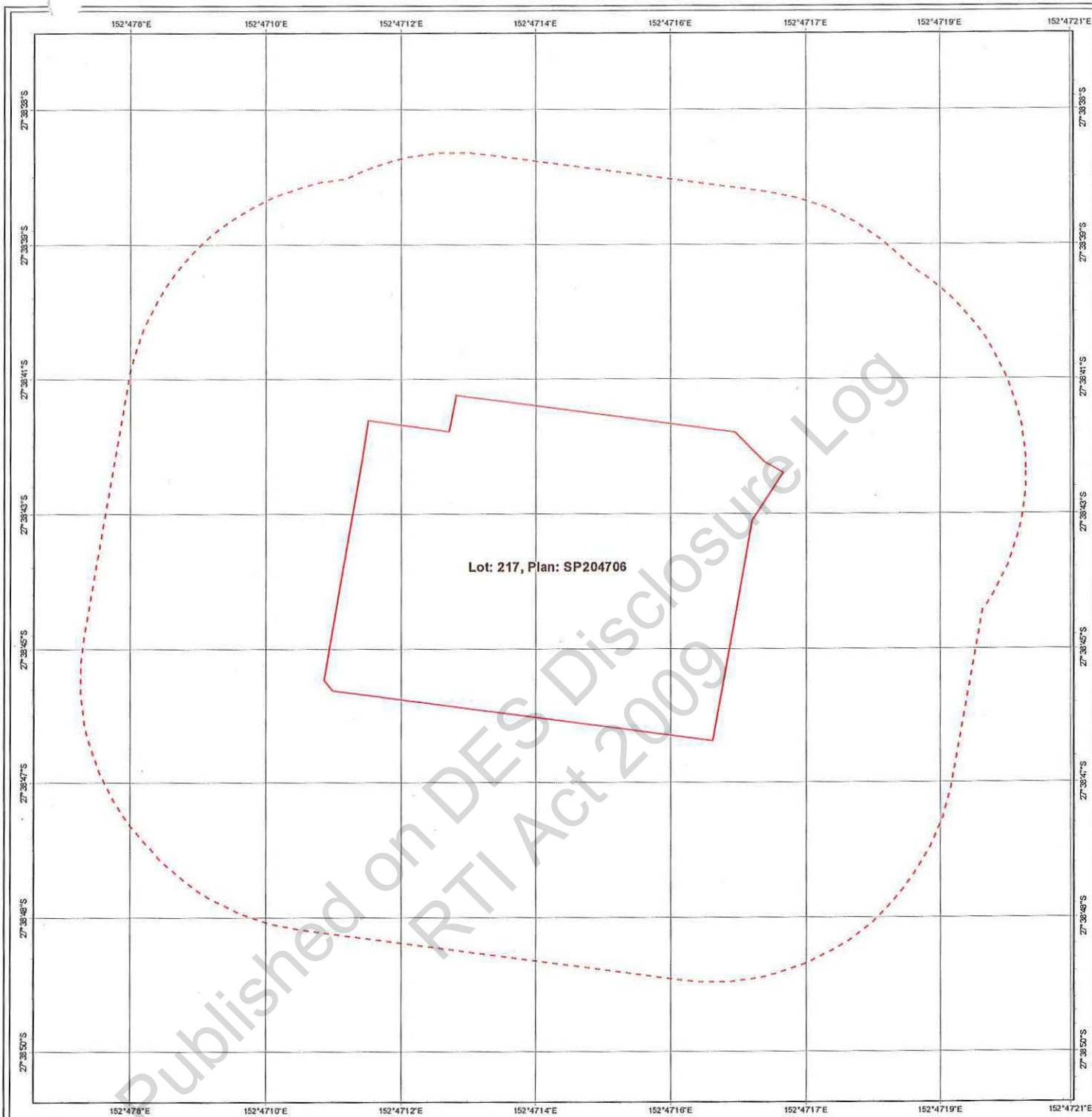
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Koala SPP - Habitat Value

Habitat Value	PKADA (Priority Koala Assessable Development Areas) and KADA (Koala Assessable Development Areas)
Non Habitat	
LV Rehab	

Koala SPP - SEQ Koala Protection Area

Region
East



SPA Layers - Vegetation Management

Reference No: 201101211427349821

Highlighted features found
Lot: 217, Plan: SP204706

Legend

Area of Interest:

- Searched area
- 100 metre buffer

Remnant vegetation containing endangered regional ecosystems

- Dominant
- Sub-dominant

Remnant vegetation containing of concern regional ecosystems

- Dominant
- Sub-dominant

Other Remnant Vegetation

- Remnant vegetation that is a least concern regional ecosystem
- Remnant vegetation under Section 20AH of the VMA
- Remnant Vegetation (where RE mapping is not available)
- PMAV Category A area
- PMAV Category B area
- PMAV Category X area

- Non-remnant
- Plantation Forest
- Dam or Reservoir

Released



0 10 25 50 75 100
Horizontal Datum: Geocentric Datum of Australia 1994 (GDA94)

This map has been prepared with all due diligence and care based on the best available information at the time of publication. The department holds no responsibility for any errors or omissions within this document. Any decisions made by other parties based on this document are solely the responsibility of those parties. Information contained in this document is from a number of sources and, as such, does not necessarily represent government or departmental policy.

The user should be aware that this map must be used in conjunction with the accompanying maps and report.
- Not all layers relevant to assessment under SPA are shown on the map.
- Due to multiple overlapping themes/layers present, some themes/layers may be obscured by others.

Prepared by:
Environmental Information Systems Unit
Department of Environment and Resource Management
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If you have any queries in relation to this search please phone (07) 3330 5685.

Darryl Byers
Registrar, Contaminated Land Unit

To execute a new search, select the "Back" button on the browser twice

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Decision notice

This notice is issued by the Department of Environment and Resource Management pursuant to section 287 (concurrency agency response) (decision notice) of the Sustainable Planning Act 2009 ("the Act").

Ipswich City Council
PO Box 191
IPSWICH QLD 4001
Attn: Sandeep Nanjappa

Cc: Buildev Development (Qld) Pty Ltd
c/- Craven Ovenden Town Planning
PO Box 2088
MILTON BC QLD 4064
Attn: Greg Ovenden

Our reference: 358901
File reference: BNE31863Vol 1

Re: Concurrency Agency Response

1. Application Details

Date application made to DERM: 21 January 2011

Development approval applied for: Development Permit

Aspect of development: *Sustainable Planning Regulation 2009 - Schedule 3, Part 1, Table 2, item 6*

Development description: Material Change of Use – Reconfiguration of Lot

Property/Location description: 4 Saunders Street, Raceview (Lot 217 on SP 204706)

2. The name and address of each referral agency is as follows.

Nil

3. The Chief Executive, Department of Environment and Resource Management (DERM) decision notice, for the aspect of development involved with the application the subject of this Notice is as follows.

- (a) Conditions should attach to any development approval, and those conditions are attached to this Notice.
- (b) The application is taken to have been approved under section 287 of the Act.

Release

4. General advice to assessment manager

Pursuant to sections 334 and 363 of the Act, a copy of a decision notice or negotiated decision notice issued by the assessment manager must be forwarded to DERM as a referral agency for the relevant application at Department of Environment and Resource Management/ Waste Management Branch/ Contaminated land Unit and an electronic copy to eco.access@derm.qld.gov.au.

The State's Native Title Work Procedures provide that responsibility for assessment of native title issues for an IDAS application rests with the assessment manager. Therefore, DERM as a referral agency for the relevant application has not provided notification to native title parties.

5. Additional comments or advice about the application

Nil

6. Information about the rights of appeal for the applicant any submitters are attached to this Notice.

sch4p4(6) Personal informatio

Delegate/
Kim Barry
Delegate, Chief Executive administering the *Environmental Protection Act 1994*
Department of Environment and Resource Management
8 February 2011

Enquiries:
Paul Ritchie
Department of Environment and Resource Management
Level 8, 400 George Street
BRISBANE QLD 4000

PO Box 15155
CITY EAST QLD 4002
Phone: (07) 3330 5688
Fax: (07) 3330 5754
Email: paul.ritchie@derm.qld.gov.au

Attachments

DERM Permit Project No. SPCL01511911 (MCU & ROL)

Information Sheet – Appeals – *Sustainable Planning Act 2009* (extract from the *Sustainable Planning Act 2009*)

DERM Permit ¹ number:SPCL01511911 (MCU & (ROL)

Assessment manager reference:	8806/2010/CA
Date application received:	21 January 2011
Permit type:	Development Permit
Date of decision:	8 February 2011
Decision:	For a concurrence agency response conditions that must attach to any development approval
Relevant laws and policies:	<i>Environmental Protection Act 1994</i> and any related statutory instruments and subordinate legislation>
Jurisdiction(s):	1. Material change of use - Contaminated land - <i>Sustainable Planning Regulation 2009</i> - Schedule 7, table 2, item 23 2. Reconfiguring a lot - Contaminated land - <i>Sustainable Planning Regulation 2009</i> - Schedule 7, table 2, item 22

Development Description(s)

Property/Location		Development
Lot 217 on SP204706	4 Saunders Street, Raceview	The proposal seeks MCU approval for service trade use and ROL (1 lot into 2).

Reason(s) for inclusion of conditions

Release

In accordance with section 289 of the *Sustainable Planning Act 2009*, the reason(s) for inclusion of conditions

¹ Permit includes licences, approvals, permits, authorisations, certificates, sanctions or equivalent/similar as required by legislation administered by the Department of Environment and Resource Management.

DERM Permit number:SPCL01511911 (MCU & ROL)

stated in this permit required by the concurrence agency response for the application are as follows.

The Department of Environment and Resource Management is recognised as a concurrence agency under the *Sustainable Planning Regulation 2009* for the protection of the environment by the management of contaminated land. The Department of Environment and Resource Management 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.

sch4p4(6) Personal

Delegate

Kim Barry

Delegate, Chief Executive administering the
Environmental Protection Act 1994

Department of Environment and Resource Management

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CONDITIONS

Part 1 - Material Change of Use

Condition

1. 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.

Advice

Under section 371 (1) of the Environmental Protection Act, If the owner or occupier of land becomes aware a notifiable activity is being carried out on the land, the owner or occupier must, within 22 business days after becoming aware the activity is being carried out, give notice under the subsection to the administering authority in the approved form.

~ End of Part 1 – Material Change of Use ~

Release

Part 2 – Reconfiguration of a Lot

The proposed reconfiguration must be in accordance with the survey plan no: BR100037~SK03, dated 28-10-2010 prepared by Acor Baseline Consultants.

~ End of Part 2 – Reconfiguration of a Lot ~

END OF CONDITIONS

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Appeals – Sustainable Planning Act 2009
(extract from the Sustainable Planning Act 2009 Reprint 1A effective 1 January 2010)

Chapter 7, Part 1, Division 8 Appeals to court relating to development applications and approvals

461 Appeals by applicants

- (1) An applicant for a development application may appeal to the court against any of the following—
 - (a) the refusal, or the refusal in part, of the development application;
 - (b) any condition of a development approval, another matter stated in a development approval and the identification or inclusion of a code under section 242;
 - (c) the decision to give a preliminary approval when a development permit was applied for;
 - (d) the length of a period mentioned in section 341;
 - (e) a deemed refusal of the development application.
- (2) An appeal under subsection (1)(a), (b), (c) or (d) must be started within 20 business days (the **applicant's appeal period**) after—
 - (a) if a decision notice or negotiated decision notice is given—the day the decision notice or negotiated decision notice is given to the applicant; or
 - (b) otherwise—the day a decision notice was required to be given to the applicant.
- (3) An appeal under subsection (1)(e) may be started at any time after the last day a decision on the matter should have been made.

462 Appeals by submitters—general

- (1) A submitter for a development application may appeal to the court only against—
 - (a) the part of the approval relating to the assessment manager's decision about any part of the application requiring impact assessment under section 314; or
 - (b) the part of the approval relating to the assessment manager's decision under section 327.
- (2) To the extent an appeal may be made under subsection (1), the appeal may be against 1 or more of the following—
 - (a) the giving of a development approval;
 - (b) any provision of the approval including—
 - (i) a condition of, or lack of condition for, the approval; or
 - (ii) the length of a period mentioned in section 341 for the approval.
- (3) However, a submitter may not appeal if the submitter—
 - (a) withdraws the submission before the application is decided; or
 - (b) has given the assessment manager a notice under section 339(1)(b)(ii).
- (4) The appeal must be started within 20 business days (the **submitter's appeal period**) after the decision notice or negotiated decision notice is given to the submitter.

463 Additional and extended appeal rights for submitters for particular development applications

- (1) This section applies to a development application to which chapter 9, part 7 applies.
- (2) A submitter of a properly made submission for the application may appeal to the court about a referral agency's response made by a prescribed concurrence agency for the application.



- (3) However, the submitter may only appeal against a referral agency's response to the extent it relates to—
- (a) if the prescribed concurrence agency is the chief executive (environment)—development for an aquacultural ERA; or
 - (b) if the prescribed concurrence agency is the chief executive (fisheries)—development that is—
 - (i) a material change of use of premises for aquaculture; or
 - (ii) operational work that is the removal, damage or destruction of a marine plant.
- (4) Despite section 462(1), the submitter may appeal against the following matters for the application even if the matters relate to code assessment—
- (a) a decision about a matter mentioned in section 462(2) if it is a decision of the chief executive (fisheries);
 - (b) a referral agency's response mentioned in subsection (2).

464 Appeals by advice agency submitters

- (1) Subsection (2) applies if an advice agency, in its response for an application, told the assessment manager to treat the response as a properly made submission.
- (2) The advice agency may, within the limits of its jurisdiction, appeal to the court about—
- (a) any part of the approval relating to the assessment manager's decision about any part of the application requiring impact assessment under section 314; or
 - (b) any part of the approval relating to the assessment manager's decision under section 327.
- (3) The appeal must be started within 20 business days after the day the decision notice or negotiated decision notice is given to the advice agency as a submitter.
- (4) However, if the advice agency has given the assessment manager a notice under section 339(1)(b)(ii), the advice agency may not appeal the decision.

465 Appeals about decisions relating to extensions for approvals

- (1) For a development approval given for a development application, a person to whom a notice is given under section 389, other than a notice for a decision under section 386(2), may appeal to the court against the decision in the notice.
- (2) The appeal must be started within 20 business days after the day the notice of the decision is given to the person.
- (3) Also, a person who has made a request under section 383 may appeal to the court against a deemed refusal of the request.
- (4) An appeal under subsection (3) may be started at any time after the last day the decision on the matter should have been made.

466 Appeals about decisions relating to permissible changes

- (1) For a development approval given for a development application, the following persons may appeal to the court against a decision on a request to make a permissible change to the approval—
- (a) if the responsible entity for making the change is the assessment manager for the application—
 - (i) the person who made the request; or
 - (ii) an entity that gave a notice under section 373 or a pre-request response notice about the request;
 - (b) if the responsible entity for making the change is a concurrence agency for the application—the person who made the request.
- (2) The appeal must be started within 20 business days after the day the person is given notice of the decision on the request under section 376.
- (3) Also, a person who has made a request under section 369 may appeal to the court against a deemed refusal of the request.
- (4) An appeal under subsection (3) may be started at any time after the last day the decision on the matter should have been made.

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467 Appeals about changing or cancelling conditions imposed by assessment manager or concurrence agency

- (1) A person to whom a notice under section 378(9)(b) giving a decision to change or cancel a condition of a development approval has been given may appeal to the court against the decision in the notice.
- (2) The appeal must be started within 20 business days after the day the notice of the decision is given to the person.

Chapter 7, Part 1, Division 9 Appeals to court about compliance assessment

468 Appeals against decision on request for compliance assessment

- (1) A person to whom an action notice has been given under section 405(5) about a request for compliance assessment of development, a document or work may appeal to the court against the decision in the notice.
- (2) The appeal must be started within 20 business days after the notice is given to the person.

469 Appeals against condition imposed on compliance permit or certificate

- (1) A person who is given a compliance permit or compliance certificate subject to any conditions may appeal to the court against the decision to impose the condition.
- (2) The appeal must be started within 20 business days after the day the compliance permit or compliance certificate is given to the person.

470 Appeals against particular decisions about compliance assessment

- (1) A person to whom any of the following notices have been given may appeal to the court against the decision in the notice—
 - (a) a notice of a decision on a request to change or withdraw an action notice;
 - (b) a notice under section 413(2)(c) about a decision to refuse a request to change a compliance permit or compliance certificate.
- (2) The appeal must be started within 20 business days after the day the notice is given to the person.

Chapter 7, Part 1, Division 11 Making an appeal to court

481 How appeals to the court are started

- (1) An appeal is started by lodging written notice of appeal with the registrar of the court.
- (2) The notice of appeal must state the grounds of the appeal.
- (3) The person starting the appeal must also comply with the rules of the court applying to the appeal.
- (4) However, the court may hear and decide an appeal even if the person has not complied with subsection (3).

482 Notice of appeal to other parties—development applications and approvals

- (1) An appellant under division 8 must give written notice of the appeal to—
 - (a) if the appellant is an applicant—
 - (i) the chief executive; and
 - (ii) the assessment manager; and
 - (iii) any concurrence agency; and
 - (iv) any principal submitter whose submission has not been withdrawn; and
 - (v) any advice agency treated as a submitter whose submission has not been withdrawn; or
 - (b) if the appellant is a submitter or an advice agency whose response to the development application is treated as a submission for an appeal—
 - (i) the chief executive; and
 - (ii) the assessment manager; and
 - (iii) any referral agency; and
 - (iv) the applicant; or
 - (c) if the appellant is a person to whom a notice mentioned in section 465(1) has been given—
 - (i) the chief executive; and

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- (ii) the assessment manager for the development application to which the notice relates; and
 - (iii) any entity that was a concurrence agency for the development application to which the notice relates; and
 - (iv) the person who made the request under section 383 to which the notice relates, if the person is not the appellant; or
 - (d) if the appellant is a person mentioned in section 466(1)—
 - (i) the chief executive; and
 - (ii) the responsible entity for making the change to which the appeal relates; and
 - (iii) the person who made the request to which the appeal relates under section 369, if the person is not the appellant; and
 - (iv) if the responsible entity is the assessment manager—any entity that was a concurrence agency for the development application to which the notice of the decision on the request relates; or
 - (e) if the appellant is a person to whom a notice mentioned in section 467 has been given—the entity that gave the notice.
- (2) The notice must be given within—
- (a) if the appellant is a submitter or advice agency whose response to the development application is treated as a submission for an appeal—2 business days after the appeal is started; or
 - (b) otherwise—10 business days after the appeal is started.
- (3) The notice must state—
- (a) the grounds of the appeal; and
 - (b) if the person given the notice is not the respondent or a co-respondent under section 485—that the person may, within 10 business days after the notice is given, elect to become a co-respondent to the appeal by filing in the court a notice of election in the approved form.

483 Notice of appeals to other parties—compliance assessment

- (1) An appellant under division 9 must, within 10 business days after the day the appeal is started, give written notice of the appeal to—
- (a) if the appellant is a person to whom an action notice, compliance permit or compliance certificate has been given—
 - (i) the compliance assessor who gave the notice, permit or certificate; and
 - (ii) if the compliance assessor was a nominated entity of a local government and a copy of the request for compliance assessment was given to the local government under section 402—the local government; or
 - (b) if the appellant is a person to whom a notice mentioned in section 470(1) has been given—
 - (i) the entity that gave the notice; and
 - (ii) if the entity that gave the notice was a nominated entity of a local government and the written agreement of the local government was required to give the notice—the local government.
- (2) The notice must state the grounds of the appeal.

485 Respondent and co-respondents for appeals under div 8

- (1) Subsections (2) to (8) apply for appeals under sections 461 to 464.
- (2) The assessment manager is the respondent for the appeal.
- (3) If the appeal is started by a submitter, the applicant is a co-respondent for the appeal.
- (4) Any submitter may elect to become a co-respondent for the appeal.
- (5) If the appeal is about a concurrence agency's response, the concurrence agency is a co-respondent for the appeal.
- (6) If the appeal is only about a concurrence agency's response, the assessment manager may apply to the court to withdraw from the appeal.
- (7) The respondent and any co-respondents for an appeal are entitled to be heard in the appeal as a party to the appeal.
- (8) A person to whom a notice of appeal is required to be given under section 482 and who is not the respondent or a co-respondent for the appeal may elect to be a co-respondent.

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- (9) For an appeal under section 465—
 - (a) the assessment manager is the respondent; and
 - (b) if the appeal is started by a concurrence agency that gave the assessment manager a notice under section 385—the person asking for the extension the subject of the appeal is a co-respondent; and
 - (c) any other person given notice of the appeal may elect to become a co-respondent.
- (10) For an appeal under section 466—
 - (a) the responsible entity for making the change to which the appeal relates is the respondent; and
 - (b) if the responsible entity is the assessment manager—
 - (i) if the appeal is started by a person who gave a notice under section 373 or a pre-request response notice—the person who made the request for the change is a co-respondent; and
 - (ii) any other person given notice of the appeal may elect to become a co-respondent.
- (11) For an appeal under section 467, the respondent is the entity given notice of the appeal.

486 Respondent and co-respondents for appeals under div 9

- (1) For an appeal under section 468 or 469—
 - (a) the compliance assessor is the respondent; and
 - (b) if the compliance assessor is a nominated entity of a local government and the appeal relates to a matter required by a local government—the local government is a co-respondent.
- (2) However, if the appeal is only about a matter required by the local government, the compliance assessor may apply to the court to withdraw from the appeal.
- (3) For an appeal under section 470—
 - (a) the entity that gave the notice to which the appeal relates is the respondent; and
 - (b) if the entity mentioned in paragraph (a) is a nominated entity of a local government and the local government did not agree to the request mentioned in section 470(1)—the local government is a co-respondent.
- (4) However, if the appeal is only about the local government's refusal of the request, the entity that gave the notice to which the appeal relates may apply to the court to withdraw from the appeal.

488 How an entity may elect to be a co-respondent

An entity that is entitled to elect to be a co-respondent to an appeal may do so, within 10 business days after notice of the appeal is given to the entity, by following the rules of court for the election.

489 Minister entitled to be party to an appeal involving a State interest

If the Minister is satisfied an appeal involves a State interest, the Minister may, at any time before the appeal is decided, elect to be a party to the appeal by filing in the court a notice of election in the approved form.

490 Lodging appeal stops particular actions

- (1) If an appeal, other than an appeal under section 465, 466 or 467, is started under division 8, the development must not be started until the appeal is decided or withdrawn.
- (2) If an appeal is about a condition imposed on a compliance permit, the development must not be started until the appeal is decided or withdrawn.
- (3) Despite subsections (1) and (2), if the court is satisfied the outcome of the appeal would not be affected if the development or part of the development is started before the appeal is decided, the court may allow the development or part of the development to start before the appeal is decided.

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Your reference
Our reference
Contact Officer 8806/10 LC: MM
Telephone Luke Conroy
3810 6635



Ipswich City Council

45 Roderick St
PO Box 191
Ipswich QLD 4305
Australia

Tel (07) 3810 6666
Fax (07) 3810 6731
Email council@ipswich.qld.gov.au
Web www.ipswich.qld.gov.au

Buildex Development (Qld) Pty Ltd
C/- Craven Ovenden Town Planning
PO Box 2088
MILTON BC QLD 4064

RECEIVED
29 JUN 2011
PaLM

27 June 2011

SUSTAINABLE PLANNING ACT 2009

DEVELOPMENT APPLICATION DECISION NOTICE

Application Details

Application No: 8806/10

Real Property Description: Lot 217 on SP204706

Property Location: 4 Saunders Street, Raceview

Decision Date: 27 June 2011

Decision Authority: Team Coordinator - West

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1. Decision Details:

Development	Approval Type	Decision	Relevant Period
Reconfiguration of a Lot - One (1) Lot into Two (2) Lots	Development Permit	Approved subject to the conditions set out in Attachment A and B – Assessment Manager Conditions	Four (4) years
Material Change of Use of Premises – Services/Trades Use	Development Permit	Approved subject to the conditions set out in Attachment C and D – Assessment Manager Conditions	Four (4) years

2. Preliminary Approval Affecting the Planning Scheme:

Not applicable to this decision.

3. Approved Plans

The approved plans for this development approval are:

- (a) The plans referred to in the table of approved plans (including the amendments that are required to be made to those plans); and
- (b) Where the amended version of the plans referred to in the table of approved plans have been approved by the assessment manager, the amended version of those plans; and
- (c) The approved plans are attached to this decision notice.

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Table of Approved Plans:

Plan/ Document No	Description	Prepared By	Date	Amendments Required
Reconfiguration of a Lot - One (1) Lot into Two (2) Lots				
Dwg. No. BR100037- SK03 Issue A	Subdivision Layout Plan	ACOR Baseline Consultants Pty Ltd	16 December 2010	N/A
Material Change of Use of Premises – Services/Trades Use				
Job No. JQ500118 Page No. A01 Issue 1	Site Layout	The Williams River Steel Group of Companies	28 April 2011	N/A
Job No. JQ500118 Page No. A02 Issue 1	Roof Plan	The Williams River Steel Group of Companies	16 December 2010	N/A
Job No. JQ500118 Page No. A03 Issue 1	Floor Plan	The Williams River Steel Group of Companies	16 December 2010	N/A
Job No. JQ500118 Page No. A05 Issue 1	Elevations	The Williams River Steel Group of Companies	16 December 2010	N/A

4. **Codes for Self Assessable Development**

Not applicable to this decision.

5. **Other Necessary Development Permits and/or Compliance Permits**

Further *development permits/compliance permits*, as required by the *Sustainable Planning Act 2009*, shall be obtained in respect of any operational works, building works and plumbing works in relation to this approval prior to the *commencement of works/use and/or signing of the plan of subdivision* pursuant to the *Sustainable Planning Act 2009*.

6. **Details of any Compliance Assessment Required for Documents or Work in Relation to the Development**

Permit/Certificate Type	Description of Development/works/ document to be assessed	Condition reference
Compliance Certificate	Signing of Plan of Subdivision	Attachment A - Condition 2 – 'Plan of Subdivision'

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7. Submissions

Not applicable to this decision.

8. Conflict with a Relevant Instrument and Reasons for the Decision Despite the Conflict

Not applicable to this decision.

9. Referral Agencies

The referral agencies for this application are:

Referral Agency	Referral Role	Aspect of Development Requiring Referral	Address
Department of Transport & Main Roads	Concurrence Agency	- Reconfiguring a Lot - Material Change of Use of Premises <u>Main Roads</u> - State Controlled Road matters	Department of Transport and Main Roads PO Box 70 SPRING HILL QLD 4004
Department of Environment and Resource Management	Concurrence Agency	- Reconfiguring a Lot - Material Change of Use of Premises (Contaminated Land)	Administration Officer Permit and Licence Management Implementation and Support Unit Department of Environment and Resource Management GPO Box 2454 Brisbane Qld 4001

Note: Referral agency responses are attached to this decision notice and form part of this decision notice.

10. When Development Approval Lapses

The relevant period for this approval is as outlined in part 1 –‘decision details’ of this decision notice, starting the day the approval takes effect. This development approval lapses in accordance with section 341 of the *Sustainable Planning Act 2009*.

Should the Assessment Manager determine a new relevant period in writing, prior to the lapsing of this approval, then the use may continue for a further period of time, as specified in writing by the Assessment Manager.

11. When s.242 Preliminary Approval Lapses

Not applicable to this decision.

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12. Conditions of Assessment Manager (Ipswich City Council)

- (a) Refer to Attachment A for Reconfigure a Lot (One (1) Lot into Two (2) Lots).
- (b) Refer to Attachment B for Assessment Manager conditions for water and wastewater requirements for the reconfiguration, issued by Council under delegation from the Central SEQ Distributor-Retailer Authority.
- (c) Refer to Attachment C for Material Change of Use of Premises (Services/Trades Use) on proposed Lot 1.
- (d) Refer to Attachment D for Assessment Manager conditions for water and wastewater requirements for the Material Change of Use of Premises, issued by Council under delegation from the Central SEQ Distributor-Retailer Authority.

13. Appeal Rights

Attachment E is an extract from the *Sustainable Planning Act 2009* which details the applicant's appeal rights and the appeal rights of any submitters regarding this decision.

Yours faithfully

sch4p4(6) Personal information

Brett Davey
TEAM CO-ORDINATOR (WEST)

Enc.

- Assessment Manager Conditions - RAL (Attachment A)
- Assessment Manager Conditions issued under delegation from the Central SEQ Distributor-Retailer Authority – RAL (Attachment B)
- Assessment Manager Infrastructure Charges – RAL (Attachment B – Annexure A)
- Assessment Manager Conditions – MCU (Attachment C)
- Assessment Manager Conditions issued under delegation from the Central SEQ Distributor-Retailer Authority – MCU (Attachment D)
- Assessment Manager Infrastructure Charges – MCU (Attachment D – Annexure B)
- *Sustainable Planning Act 2009* extract on appeal rights (Attachment E)
- Approved Plans
- Referral Agency Responses

CC: Department of Environment and Resource Management
Administration Officer
Permit and Licence Management
Implementation and Support Unit
GPO Box 2454 Brisbane Qld 4001

Department of Transport and Main Roads
PO Box 70
SPRING HILL QLD 4004

Attachment A**File No: 8806/10****Location: 4 Saunders Street, Raceview****Assessment Manager (Ipswich City Council) Conditions - Reconfigure a Lot (One (1) Lot into Two (2) Lots)****Conditions applicable to this approval under Sustainable Planning Act 2009:****1. Basis of Approval**

This approval is subject to these conditions, the facts and circumstances set out in the application and adherence to all relevant Council Local Laws and/or Planning Scheme Policies.

2. Plan of Subdivision

- (a) The developer must submit to Council a plan of subdivision generally in accordance with the approved plans outlined in part 3 of the decision notice.
- (b) The developer must grant, free of cost to or compensation payable by Council, land dedicated for future road purposes, in order to provide a corner truncation for proposed Lot 2 at the intersection of South Station Road and Saunders Street as required by Attachment A - Condition 7 and Attachment C – Condition 14(c) of this approval.
- (c) The developer must grant, free of cost to or compensation payable by Council, minimum 4.0 m wide easement located centrally over the existing 450mm diameter stormwater pipe drainage system (Asset Numbers 855601 and 855597), 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.

- (d) All pre-existing easements crossing the site must be pegged where they cross each property boundary and at every change of direction.

3. Rates in Arrears

In accordance with the provisions of the *Sustainable Planning Regulation 2009*, all rates and other expenses as a charge against the land must not be outstanding at the date of signing of the plan of subdivision.

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4. Hours of Construction

Unless otherwise determined in writing by the Assessment Manager, hours of construction must not exceed:

Monday to Saturday 6:30 a.m. to 6:30 p.m.

Construction work must not be conducted from or on the premises outside the above hours or on Sundays or public holidays.

5. Contributions

In accordance with the relevant Council Policies, the developer must pay, prior to Council signing the relevant plan of subdivision, the following monies to Council:-

Contribution	Sector	Rate	Proposal	Calculation
Road Contributions	28-Raceview – Flinders View (Pathway Fee Code RD28)	\$616.00/VT Unit Rate = \$1.1281	One (1) Lot into Two (2) Local Business and Industry Lots Sufficient Credit exists for the proposal pursuant to the Ipswich Planning Scheme 2006	Total = \$0.00 Sufficient Credit exists for site
Total				\$0.00

The contributions above must be applicable for a period of **twelve (12) months from the date of the development approval**, and thereafter must be based on the infrastructure contribution policies and rates applicable at the date when payment is made.

The developer is advised that direct debit, personal and/or company cheques cannot be accepted as payment for the above contributions. The only acceptable forms of payments are cash (EFT payments included), bank cheques or eligible credit cards.

6. Engineering Requirements

The following engineering requirements, detailed in Conditions 7 – 13, must be completed to the satisfaction of the Senior Development Engineer.

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 (2007 Edition)*, produced by the Queensland Department of Environment and Natural Resources.
- (c) ARI – Average Return Interval - used to define flood frequency and severity.

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- (d) QUU – Queensland Urban Utilities – trading name of the Central SEQ Distributor-Retailer Authority, providing water and wastewater services to Ipswich City under the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009.
- (e) DTMR - Department of Transport and Main Roads.
- (f) MUTCD - *The Manual of Uniform Traffic Control Devices*, published by DTMR.

7. Roadworks

The corner truncation of proposed Lot 2 at the intersection of South Station Road and Saunders Street must be provided generally as shown on Drawing number BR100037-SK 10 Issue A, dated 28/04/2011, prepared by ACOR Baseline Consultants. In conjunction with application for Operational Works, the developer must provide to Council for approval, design drawings which details the final arrangement of this truncation generally in accordance with Attachment C - Condition 14(c) of this approval.

8. Stormwater

- (a) No ponding, concentration or redirection of stormwater may occur onto adjoining land unless specifically approved by Council in consultation with the owner of the adjoining land.
- (b) The existing internal drainage system must be altered and cut off drains must be constructed as shown on Drawing Number BR100037-SK 08 Issue B, dated 02/02/2011, prepared by ACOR Baseline Consultants to discharge runoff from proposed Lot 2.
- (c) Overland flow path through the north eastern corner of Lot 2 must be suitably designed, rehabilitated and maintained as necessary to cater for storm events up to a maximum of 100 years for flows from proposed Lot 2.
- (d) Any existing stormwater drainage that crosses proposed lot boundaries must be located, disconnected and removed generally as shown on Drawing Number BR100037-SK 08 Issue B, dated 02/02/2011 prepared by ACOR Baseline Consultants, to the satisfaction of the Assessment Manager.
- (e) Stormwater drainage plans and calculations must be submitted for approval by the Assessment Manager, as part of the Operational Works application.

9. Erosion & Silt Management

- (a) As part of the application for operational works, the developer must submit with the operational works application, an erosion and silt management plan designed in accordance with "*Best Practice Erosion and Sediment Control*" published by the International Erosion Control Association (Australasia) November 2008.
- (b) The developer must be responsible for the installation and maintenance of silt management facilities from the time of commencement of construction until the development site is stable and the risk of material leaving the site is minimal.

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- (c) Prior to the Pre-Start meeting for Operational Works, the developer must lodge a \$5,000.00 Siltation and Erosion Performance Bond with Council. This bond shall only be released by Council at the termination of the maintenance period.
- (d) If the Assessment Manager determines that silt damage has occurred as a result of this development, the developer must be responsible for restoration of any damage. Such restoration must be completed within a time to be advised by the Assessment Manager. Should the developer fail to complete the works determined by the Assessment Manager within the specified time, Council may elect to complete the works and recover all costs associated with that work from the developer.
- (e) Where Council determines that a draw-down of the bond is required, the developer must restore the bond to its full amount within ten (10) business days of a notice from Council to that effect.

10. Public Utilities

Adequate provision must be made to cater for the public utility services that would normally serve the development.

11. Operational Works – Internal Works
(ie Works not being handed over to Council)

Internal Works refers to engineering works performed within private property and includes but is not limited to, earthworks, retaining walls, driveways and stormwater management systems.

- (a) Engineering plans must be submitted to Council prior to the commencement of construction on site and must show full construction details, layout dimensions, and finished surface levels.
- (b) Engineering drawings must be marked as confirmation that they have been checked and approved by an RPEQ.
- (c) The drawings must be submitted as four (4) hardcopy A3 size sets and with two (2) hardcopy sets of any reports and supporting information. One set of drawings will be returned to the applicant with the Decision Notice. The submission must also include a compact disk containing electronic data as follows:
 - (i) A full set of all engineering drawings contained in one file;
 - (ii) Separate individual files containing layouts for sewerage, water supply and drainage;
 - (iii) Any reports submitted in support of the application. Each report must be included as a separate file; and
 - (iv) An index of all files on the Compact Disc including descriptions of contents of each file.

All files must be submitted in PDF format.

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Where municipal works are also being undertaken, it is usually appropriate to make a combined submission.

- (d) The developer must submit a Certificate of Design signed by an RPEQ, certifying that the design is in accordance with all conditions of the development approval, relevant engineering standards, Council's requirements and standards, and sound engineering practice.
- (e) On completion of the works a certificate signed by an RPEQ must be submitted to Council, certifying that the works have been constructed in compliance with the approved plans and specifications and in accordance with Council's construction standards. The RPEQ must personally undertake the necessary inspections to make this certification.
- (f) Council reserves the right to require further amendments and/or additions at a later date, should design errors or omissions become apparent.

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

- (a) Municipal works must be completed in accordance with a detailed design certified by an RPEQ and 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. In accordance with Planning Scheme Policy 3, a maintenance period applies for the works and a maintenance security deposit is required.
- (b) The requirements of Council's Planning Scheme Policy 3 - General Works and Council's Standard Drawings shall apply to the municipal works. Where inconsistencies between any documents occur, Planning Scheme Policy 3 has precedence and must prevail to the extent of the inconsistency.
- (c) All engineering drawings must be submitted in accordance with *Planning Scheme Policy 2 – Information Local Government May Request* and include as a minimum the following:
 - (i) Engineering drawings must be marked as confirmation that they have been checked and approved by an RPEQ;
 - (ii) The drawings must be submitted as four (4) hardcopy, A3 size sets. Reports and supporting information must be submitted as two (2) hardcopy sets.

The submission must also include a compact disk containing electronic data as follows:

- (i) One (1) full set of all engineering drawings contained in one file;
- (ii) Separate individual files containing layout plans for sewerage, water supply and drainage;
- (iii) Any reports submitted in support of the application. Each report must be included as a separate file; and

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- (iv) An index of all files on the compact disk including descriptions of contents of each file.

All files must be submitted in PDF format.

- (d) The developer must submit a Certificate of Design signed by an RPEQ, certifying that the design is in accordance with all conditions of the development approval, relevant engineering standards, Council's requirements and standards, and sound engineering practice.
- (e) All works must be supervised by an RPEQ competent in civil works and must 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 the contractor not be able to demonstrate the necessary competency to the satisfaction of the Assessment Manager or if the contractor has constructed substandard works for Council in the past, Council reserves the right to reject the nominated contractor.
- (f) Prior to the Pre-Start meeting, the developer must submit to Council a Development Performance Bond of not less than 10% of the value of external municipal works (minimum \$1,000.00), as security for the performance of the various construction and certification obligations (including provision of "As Constructed" information).
- (g) Municipal works must be accepted "On Maintenance" prior to commencement of use. On completion of the works an "On Maintenance" acceptance inspection may be arranged by submission of a certificate signed by an RPEQ certifying that the works have been constructed in accordance with the approved plans and specifications and in compliance with Council's construction standards. It is expected that the RPEQ will undertake the necessary inspections to make this certification.
- (h) Upon formal acceptance of the works "On Maintenance", the Development Performance Bond shall be reduced to an amount not less than 5% of the value of the works or \$1,000.00 whichever is greater, and shall be retained by Council during the maintenance period as a Maintenance Security Bond for the performance of the maintenance obligations. Alternatively the developer may submit a separate Maintenance Security Bond of equivalent value. This Bond shall be retained by Council in accordance with *Planning Scheme Policy 3*, until the works are accepted "Off Maintenance" by Council.
- (i) "As Constructed" information and final construction issue engineering design drawings, compiled in accordance with *Planning Scheme Policy 2 for Municipal Works*, with a Contributed Assets Financial Apportionment Form, must be submitted to Council and approved prior to the formal acceptance of the works "On Maintenance". This data must be submitted electronically on a compact disk labelled appropriately to indicate the contents.
- (j) 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.

Release

13. General

- (a) All works required for this development must take due regard of any and all existing services and, if considered necessary by the relevant authority or the Assessment Manager, such works must be altered at the cost of the developer.
- (b) Any fill intended to be placed over Council's underground services must be approved in advance by the Assessment Manager.
- (c) Should any works be proposed on land under other private ownership, written permission for the works must be obtained and forwarded to Council as part of the Operational Works application. Similarly, written clearances must be obtained after the works are completed, unless otherwise accepted by the Assessment Manager.
- (d) Batters and slopes greater than 1:4 resulting from cutting and filling of the site must be certified by an RPEQ as stable and properly drained.

14. Minor Alterations

Notwithstanding the requirements detailed in this approval, any other minor alterations and/or modifications accepted in writing by the Assessment Manager will suffice.

15. Compliance with Conditions

- (a) Unless otherwise stated, all conditions must be completed prior to Council signing the relevant plan of subdivision or as otherwise determined in writing by the Assessment Manager.
- (b) All conditions must be completed to the satisfaction of the Assessment Manager.

16. When Approval Takes Effect

This approval has effect in accordance with the provisions of Section 339 of the *Sustainable Planning Act 2009*.

Release

Attachment B**File No: 8806/10****Location: 4 Saunders Street, Raceview****Assessment Manager Conditions issued by Ipswich City Council - Reconfigure a Lot (One (1) Lot into Two (2) Lots), under delegation from the Central SEQ Distributor-Retailer Authority and relate to requirements for development for water and wastewater****1. Water Supply**

The developer must lodge a private works request for QUU to:

- (i) Supply and install a suitable metered water connection for each proposed allotment;
- (ii) Amend the existing connection if necessary; and
- (iii) Seal off any existing water connections if necessary.

The relevant fees must be paid to QUU and evidence of payment submitted to Council in conjunction with any application for signing of plan of survey.

2. Sewerage

- (a) The developer must provide a sewerage reticulation system with appropriate house connection branches, designed to command the whole of the proposed Lot 1.
- (b) The proposed sewer main must be located minimum of 1.5m away from the edge of the foundation of the existing building at the rear of Lot 2.
- (c) The developer must pay the full cost for QUU to provide a suitable connection into the existing sewerage reticulation system. All works on live sewers must be carried out by QUU at the developer's expense in accordance with *Planning Scheme Policy 3 Section 10.1.2*, unless arranged otherwise with QUU.
- (d) Each lot must have a separate sewer connection. Any existing sewerage or sanitary drainage that crosses proposed lot boundaries must be located, disconnected and removed and/or relocated generally as shown on Drawing number BR 100037-SK 08 Issue B, dated 02/02/2011 prepared by ACOR Baseline Consultants, to the satisfaction of the Assessment Manager.
- (e) No work on the sewerage reticulation system may commence prior to the approval of the Operational Works application.

Release

DA No. 8806/10
ATTACHMENT B - ANNEXURE A
INFRASTRUCTURE CHARGES NOTICE

This Infrastructure Charges Notice is issued by Council under delegation from the Central SEQ Distributor-Retailer Authority and relates to charges for the purpose of water and wastewater network owned by Central SEQ Distributor-Retailer Authority.



Ipswich City Council

45 Roderick St
 PO Box 191
 Ipswich QLD 4305
 Australia

Tel (07) 3810 6666
 Fax (07) 3810 6731
 Email council@ipswichqld.gov.au
 Web www.ipswichqld.gov.au

Application No: 8806/10

The land to which the infrastructure charge/s applies:

Real Property Description: Lot 217 SP204706

Property Location: 4 Saunders Street, Raceview

Development Approval Details: In accordance with Section 1 of Development Decision Notice 8806/10

Infrastructure Charges Calculation:

Infrastructure Network & Catchment	Charge/NRU	Unit Charge Multiplier/NRU	Units of Demand and Demand Credit	Net Infrastructure Charge Payable
Water Supply 23-Ripley Low Level Zone (Pathway Fee Code WT23)	\$1,380.00	Unit Rate = \$1.1724	One (1) Lot into Two (2) Local Business and Industry Lots Sufficient Credit exists for the proposal pursuant to the Ipswich Planning Scheme 2006	Total = \$0.00 Sufficient Credit exists for site
Sewerage 4-SP3 (Pathway Fee Code SW4)	\$1,506.00	Unit Rate = \$1.1724	One (1) Lot into Two (2) Local Business and Industry Lots Sufficient Credit exists for the proposal pursuant to the Ipswich Planning Scheme 2006	Total = \$0.00 Sufficient Credit exists for site
Total Charge Amount				\$0.00

Release

Details of Payment**Payment Details:**

Payment of the infrastructure charges must be made to Ipswich City Council.

It is advised that direct debit, personal and/or company cheques cannot be accepted as payment for the above infrastructure charges. The only acceptable forms of payments are cash (EFT payments included), bank cheques or eligible credit cards.

A copy of this Infrastructure Charges Notice is to accompany the above payment.

Due date for payment

Payment of the infrastructure charges is required before Council approves the plan of subdivision for the reconfiguration in accordance with Section 634 of the *Sustainable Planning Act 2009*.

Adjusted charge rate:

The infrastructure charges outlined in this notice above are applicable for a period of **twelve (12) months from the date of the development approval**, and thereafter must be based on the infrastructure contribution policies and adjusted charge rates applicable at the date when payment is made. Please contact Council for further advice on adjusted charge rates.

General Information**GST:**

The Federal Government has determined that contributions made by developers to Government for Infrastructure and services under the *Sustainable Planning Act 2009* are GST exempt.

Authority for the charge:

The infrastructure charges in this notice are payable in accordance with section 632 of the *Sustainable Planning Act 2009* as amended by clause 755K of the *South-East Queensland Water (Distribution and Retail Restructuring) and Other Legislation Amendment Act 2010*.

Related payments and by provision of infrastructure:

The total infrastructure charges may be altered having regard to other infrastructure charges paid for the particular property or whether it has been offset through the provision of infrastructure through an infrastructure agreement(s).

Appeals:

Pursuant to section 478 of the *Sustainable Planning Act 2009* a person may appeal an infrastructure charges notice. (Refer to clause 755W *South-East Queensland Water (Distribution and Retail Restructuring) and Other Legislation Amendment Act 2010*).

Circumstance where the infrastructure charges are not recoverable:

The above charges are not recoverable unless the entitlements under the development approval or compliance permit are exercised in accordance with Section 633 (4) of the *Sustainable Planning Act 2009*.

When this notice lapses:

This notice lapses if the development approval or compliance permit ceases to have effect in accordance with Section 633 (5) of the *Sustainable Planning Act 2009*.

Release

Attachment C
File No: 8806/10

Location: Proposed Lot 1 created through Development Approval 8806/10
at 4 Saunders Street, Raceview

Assessment Manager (Ipswich City Council) Conditions
Material Change of Use (Services/Trades Use)

Conditions applicable to this approval under Sustainable Planning Act 2009:

1. Basis of Approval

This approval is subject to these conditions, the facts and circumstances set out in the application and adherence to all relevant Council Local Laws and/or Planning Scheme Policies.

2. Development Plans

The development of the site must be undertaken generally in accordance with the approved plans for the Material Change of Use of Premises as outlined in part 3 of the decision notice.

3. Particular Use

This approval is for the particular use stated, and does not imply approval for other similar uses. To this end, the use of any of the proposed structures associated with the trade centre, inclusive of car parking and any associated outdoor areas on site, are not permitted to be used for any other purpose, unless, in the opinion of the Assessment Manager, such use is ancillary and incidental to the predominant use of the site for a trade centre.

4. Hours of Construction

Unless otherwise determined in writing by the Assessment Manager, hours of construction must not exceed:

Monday to Saturday 6:30 a.m. to 6:30 p.m.

Construction work must not be conducted from or on the premises outside the above hours or on Sundays or public holidays.

5. Hours of Operation

Unless otherwise determined in writing by the Assessment Manager, hours of operation must not exceed:

Monday to Friday 6:30am to 6:30pm

Work or business must not be conducted from the premises outside the above hours or on weekends or public holidays.

Release

6. Lighting

Lighting used to illuminate any areas of the premises (ie security or flood lighting) must be designed, constructed, located and maintained to the satisfaction of the Assessment Manager so as not to cause nuisance to the occupants of nearby properties or passing traffic. All lighting must be angled or shaded in such a manner so that light does not directly illuminate any nearby premises or roadways and does not cause extraneous light to be directed or reflected upwards.

7. Car Park Lighting

- (a) Car parks and pedestrian walkways must be illuminated where night use parking is anticipated and must be designed, constructed, located and maintained to the satisfaction of the assessment manager to not cause disturbance to the occupants of nearby properties or passing traffic.
- (b) All car park lighting must comply with the requirements outlined in Australian Standard for Off-Street Car Parking (AS 2890.1:2004) or any Australian Standard in substitution for this standard.

8. Car Parking - Use and Maintenance

- (a) A total of twenty-six (26) car parking spaces, including one (1) car parking space for a person with a disability, must be provided on site for the development.
- (b) Unless otherwise indicated on the approved plan of development or approved by the Assessment Manager, parking areas must not be:
 - (i) Exclusively used for staff parking at the expense of customer parking; or
 - (ii) Exclusively used for customer parking at the expense of staff parking.
- (c) All parking areas must be:
 - (i) Kept exclusively for parking;
 - (ii) Used exclusively for parking;
 - (iii) Accessible to both staff and the customer during any approved hours of operation;
 - (iv) Appropriately signposted at the entry/entries to the car park, to the satisfaction of the assessment manager (eg "Staff and Customer Parking"), in accordance with the relevant Australian Standard; and
 - (v) Maintained to the satisfaction of the Assessment Manager.

9. Trade Materials, Products and Plant

All trade materials, products and plant must be kept within the confines of the building.

Release

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 (2007 Edition)*, produced by the Queensland Department of Environment and Natural Resources.
- (c) ARI – Average Return Interval - used to define flood frequency and severity.
- (d) QUU – Queensland Urban Utilities – trading name of the Central SEQ Distributor-Retailer Authority, providing water and wastewater services to Ipswich City under the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009.
- (e) DTMR - Department of Transport and Main Roads.
- (f) MUTCD - *The Manual of Uniform Traffic Control Devices*, published by DTMR.

13. Mining

- (a) The proposed development must 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 4 Saunders Street, Raceview, dated 11 February 2011.
- (b) Prior to the approval of any application for Building Works, the developer must submit to Council a Structural Engineer's certification that the proposed structures have been designed in accordance with the abovementioned geotechnical report.

14. Roadworks

- (a) All roadworks must be designed and constructed in accordance with Council's Policies and Standards, the DTMR *Road Planning & Design Manual*, Austroads Publications and any other documentation accepted as best practice by Council. The design and construction of road must ensure that the speed environment, geometry, sight distances, carriageway widths, lighting, refuse collection vehicle movements, pedestrians and cyclists, and on-street parking and other physical attributes are consistent with the function and role of the road or street in the transportation network.
- (b) Road pavements must be designed and constructed in accordance with the Ipswich City Council's Planning Scheme Policy 3 - General Works, Chapter 5 - Roadworks. All roads must have two way cross-falls in accordance with Council's adopted standards.

Release

- (c) The existing kerb and channel on the northern corner of the intersection of South Station Road and Saunders Street must be realigned to facilitate Articulated Vehicle (AV) access for the site. The turning paths provided are not approved. The templates must be based on a minimum design speed of 5km/hr with a minimum lock to lock time of 6 seconds. The developer must resubmit Figures 1 - 4 prepared by CRG Traffic & Acoustic Pty Ltd, included in the response to Council information request on 8 April 2011, with appropriately scaled plans in accordance with Austroads Standards. These plans must clearly illustrate the area of land resumption at the corner of South Station Road and Saunders Street to facilitate the required kerb realignment and provision of a minimum of 4.25 verge.
- (d) In relation to the road construction as required by the above condition the developer must provide concrete kerb and channel (type B1 with additional 50mm thickness) plus pavement infill with asphalt concrete overlay or full depth asphalt concrete pavement between the new kerb and channel and the existing pavement. The extent to which the widening intrudes into the existing pavement is to be determined on site by the Assessment Manager. The asphalt concrete overlay must extend over the existing pavement where longitudinal and cross sectional profiles warrant. The pavement design must be compliant with Road Class E – Industrial.
- (e) The existing pavement within Saunders Street, generally from the eastern kerb alignment of South Station Road through to the eastern boundary of the development site, that is subjected to turning movements of a loaded Articulated Vehicle traversing to the development site, must be subjected to pavement strengthening. The area of pavement to be strengthen must be generally 1.0m either side of the turning movements of loaded vehicles as shown on Figures 1, 2, and 3 contained within the Response to the Information Request, prepared by Carter Rytenskild Group and dated 8 April 2011. The extent of pavement strengthening must be approved by Council prior to the lodgement of the Operational Works Application. To determine the depth of pavement strengthening the developer must provide for approval a pavement design for full depth Asphaltic Concrete (AC) Deeplift pavement (CIRCLY Analysis) that caters for a 1×10^6 Equivalent Standard Axles (ESA) parameter and accommodates an in-situ material California Bearing Ration (CBR) of 4. The pavement strengthening must consist of the following:-
- (i) Profiling of the existing pavement in the approved areas to a depth to accommodate the proposed AC Pavement;
 - (ii) The placement AC Deeplift material in the excavated areas;
 - (iii) Matching back to the existing pavement surface level with a minimum 50mm AC wearing course.
- (f) A 'No Stopping Zone' must be implemented along the northern side of Saunders Street between the proposed exit driveway of the site and South Station Road. This must be depicted by a yellow line marked on the carriageway.
- (g) The above external works must be fully completed and on maintenance by Council before the commencement of use of the site.

Release

- (h) The developer must submit a Roadworks Traffic Management scheme to Council at the pre start meeting for approval by the Assessment Manager. The scheme must comply with the MUTCD, Council Policy, DTMR requirements and the directions of the Assessment Manager and be undertaken and certified by an experienced suitably qualified practitioner recognised by the Assessment Manager. This scheme must amongst other matters address:
 - (i) Traffic management through and past the work areas
 - (ii) Device requirements to provide advance warning and guide to traffic through, around or past the work area
 - (iii) Installation of short and long-term control device.
 - (iv) Operation aspects such as layout variation, illumination, maintenance of devices etc
 - (v) Two-way capacity must be maintained at all times through each work site. An appropriate design speed for the temporary roadworks must be determined, on application from the developer, by the Assessment Manager

15. Access and Parking

- (a) The largest vehicle permitted to access the site is an articulated vehicle (19.0m long).
- (b) All access and parking must be designed and constructed in accordance with the provisions of the *Planning Scheme Parking Code* and *Australian Standards (2890 Series)*.
- (c) Parking and manoeuvring areas on site must accommodate a 19.0m Articulated Vehicle.
- (d) Adequate facilities for servicing the development must be provided on site to ensure loading and/or unloading activities do not occur on-street.
- (e) Provision must be made for all vehicles to enter and exit the site in forward gear.
- (f) All parking, access and manoeuvring areas must be constructed of concrete, bitumen or equivalent materials approved by the Assessment Manager, and must be line-marked in accordance with the relevant Australian Standard.
- (g) Two (2) concrete laybacks and driveway slabs, must be constructed from the laybacks to the property boundary for the proposed development generally as shown on drawing number JQ 500118-A02 Issue 2, dated 28/04/2011 and in accordance with Council's Standard Drawing SR 13. Final widths and arrangements must be based on the amended vehicle turning paths as stated in Attachment C - Condition 14(c) of this approval.
- (h) Any existing driveway crossovers made redundant as a result of this approval must be removed and reinstated where necessary with concrete kerb and channel to match the existing profile.
- (i) Signs indicating Entry/Exit to and from the development must be erected at the entrances to the proposed development as required.

Release

- (j) In conjunction with application for Operational Works, the developer must submit swept paths of an AV demonstrating that manoeuvre paths are clear of all proposed bio basins, barrier kerbs, waste storage areas and retaining walls and external to structures at the north eastern corner of the building. Parameters of swept paths must be assumed generally as stated in Attachment C - Condition 14(c) of this approval.

16. Stormwater

Stormwater Quality

- (a) Stormwater quality for the development must achieve a reduction in the average annual pollutant load as follows prior to discharge from the site in accordance with Planning Scheme Policy 3 Table 2.3.1:
- 80% for total suspended solids;
 - 60% for total phosphorus;
 - 45% for total nitrogen; and
 - 90% for gross pollutants.
- (b) The water quality objectives listed in (a) must be achieved through the installation of rainwater tanks (minimum total 10,000L) and the two (2) bioretention basins in accordance with the Stormwater Management Plan (SMP) prepared by ACOR Baseline Consultants Pty Ltd, dated 20 December 2010 and the Healthy Waterways Water Sensitive Urban Design Technical Design Guidelines (WSUDTDG) and Construction and Establishment Guidelines.
- (c) In conjunction with application for Operational Works, the developer must provide to Council for approval by the Assessment Manager, Operational Works drawings that detail, amongst other necessary items, the following:
- (i) The bioretention basins must be designed and constructed in accordance with the parameters represented in Table 1 below:

Release

Table 1

	Basin 1 (Front)	Basin 2 (Rear)
Surface Area (m ²)	118	20
Filter Media Area (m ²)	61	20
Filter Media Median Particle Size (mm)	0.45	0.45
Filter Media material	Sandy loam	Sandy loam
Filter Media Depth (m)	0.8	0.8
Hydraulic conductivity (mm/hr)	180	180
Transition layer depth (mm)	0.1	0.1
Minimum drainage layer depth (mm) [#]	0.2	0.2
Extended detention depth (m)	0.3	0.3
Pre-treatment method ^{###}	Sediment forebay	Sediment forebay
Maximum batter slope	1:6	1:6

[#] The length of the bioretention basin will dictate the depth of the drainage layer, in order to maintain a minimum fall of 0.5% within the drainage pipes.

^{###} The area required for sediment forebay must be confirmed during detailed design, in accordance with WSUD TDG.

- (ii) Plans and cross sections showing the final locations for stormwater infrastructure required by this condition, consistent with Council's Standard Drawings and the WSUD TDG (version current at the time of detailed design);
- (iii) Detail the area required for scour protection, in accordance with the design principles outlined in the WSUDTDG. The area required for scour protection must not be included in the total bioretention filter area;
- (iv) Drainage and transitional layers that have been designed in accordance with Sections 5.3.4.2 and 5.3.4.3 of the WSUDTDG, respectively, and an underdrain design in accordance with Section 5.3.5 of the WSUDTDG;
- (v) The slotted 100mm uPVC pipes placed within the drainage layer of the bioretention basin. The drawings must specify that these are not to be substituted with aggr pipes nor wrapped in geofabric;
- (vi) Detail the grade at which drainage pipes must be laid, the relevant density and size of slots in the drainage pipes. A minimum fall of 0.5% is required for the drainage pipes and depending on the length of the bioretention this may impact significantly on the depth of the drainage layer specified in Table 1 above. The length of all 100mm slotted drainage pipes must not exceed 25m. For longer lengths the pipe diameter must be increased or duplicated to increase conveyance;
- (vii) A uPVC inspection riser with screw cap lid at the head of each slotted pipe, for maintenance flushing. The risers are to be generally in accordance with BCC drawing UMS153, however, must extend a minimum of 150mm above the surface of the filter media. The drawings must contain a note that states that risers are not to be slotted;

Release

- (viii) A level (flat) surface of the bioretention basin filter media in order to allow even absorption through the filter media;
 - (ix) Soil specifications for the various bioretention basin filter media layers, which are provided in accordance with the current version of the Guidelines For Soil Filter Media In Bioretention Systems, Facility for Advancing Water Biofiltration (FAWB);
 - (x) Provide geofabric around the base of the drainage layer, walls and batters of the basins. Geofabric must not be laid between any of the filter layers or used to wrap the slotted uPVC drainage pipes;
 - (xi) Landscaping to the bioretention basin, including filter media and batters, must be in accordance with plant species and densities outlined in Appendix A of the WSUD TDG. Bioretention basin filter media planting schedules (plant species, number and planting densities) must be included on the plans; and
 - (xii) Include a note which refers to the Healthy Waterways Bioretention Basin Construction and Establishment Guidelines and Sign Off Forms (including the Pre-start meeting form and Forms A-G) for use throughout construction. The Operational Works drawings must include notes referring to the staging and timing of the commissioning of the bioretention basin and measures to protect the filter media during development within the contributing catchment.
- (d) A copy of the calculations used to size the drainage, as required by Attachment C - Condition 16 (c)(vi), must be provided at the time of lodging the Operational Works application. Similarly, calculations must be provided to demonstrate that the pipes connected downstream of the drainage pipes are suitably sized to avoid becoming the hydraulic control and the filter media is free draining.
- (e) A staged implementation approach must be employed for the bioretention areas ensuring that filter media is either laid after or the filter is protected until 90% of the construction and building works have been completed for the area contributing to the bioretention basin. The staging and timing of the commissioning of the bioretention basin must be outlined as part of the Operational Works application.
- (f) Prior to lodgement of detailed Operational Works drawings the developer must receive certification from a RPEQ that the detailed drawings are in accordance with the approved Stormwater Management Plan, these conditions of approval and the WSUD TDG. A copy of the certification must be lodged in conjunction with an Operational Works application along with completed copies of the WSUD TDG Design Assessment Checklists and Calculation Summary Checklists.

Stormwater Quantity

- (g) The developer must provide all necessary internal and external stormwater drainage to service the development. Such drainage works must 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.

Release

In the case where the piped system is carrying part of the flow, the overland flow paths must 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.

- (h) No ponding, concentration or redirection of stormwater may occur onto adjoining land unless specifically approved by Council in consultation with the owner of the adjoining land.
- (i) All stormwater runoff from the development must be discharged to the existing stormwater manhole (Asset number 855597) located within the north eastern corner of Lot 1.
- (j) Stormwater drainage plans and calculations must be submitted for approval by the Assessment Manager, as part of the Operational Works application.
- (k) Appropriate works must be carried out to ensure that stormwater drainage from the new kerb and channel discharges suitably into the existing drainage system.
- (l) For stormwater quantity management and discharge purposes the development must be designed and constructed in accordance with the Site Based Stormwater Management Plan submitted by ACOR Baseline Consultants Pty Ltd and dated 28/04/2011.
- (m) The developer, prior to the commencement of use of proposed building, must submit to Council, certification from an RPEQ that the stormwater infrastructure and overland flow for that site is connected to the outlet system as stated above.

17. Landscaping

In conjunction with application for Operational Works, the developer must submit to Council for approval a Landscape Plan (by a Registered Landscape Architect) that complies with Attachment C - Condition 16(c)(xi), Section 27 of Ipswich City Council's Planning Scheme Policy 2, the Parking Code and the Local Business and Industry Zone Code. Such plan must include, amongst other necessary items, the following features and details:

- (i) Extent of landscaped areas;
- (ii) A 60mm(h)x 80mm(w) clear space (at A3 size) in the right hand margin of each drawing for approval stamping;
- (iii) A separate schedule for plant species and densities for the bioretention basin and other landscaped areas (for landscape areas other than the bioretention basins refer to Note 1 and Note 2 below);
- (iv) Exclude the use of invasive species and environmental weeds.

Release

Note 1: Minimum planting sizes

	Pot size
Street and features trees	45L
Other trees	300mm
Larger shrubs	140mm
Groundcovers	140mm

Note 2: Approximate planting densities

	For buffer planting	All other instances
Trees	2m centres	5m centres
Shrubs	1m centres	2m centres
Groundcovers	0.5-1m centres	0.5-1m centres

18. Dangerous Goods

- (a) The total quantity of Dangerous Goods to be stored on site must be in accordance with the details in Attachment 2 Dangerous Goods Storage within the partial response to information request document prepared by Craven Ovenden Town Planning, dated 28 April 2011.
- (b) The storage of all Dangerous Goods must comply with the requirements of the *Dangerous Goods and Safety Management Act 2001* (and its Regulation) and *AS1940 Storage and Handling of Flammable and Combustible Liquids*.

19. Waste Storage & Collection

- (a) An adequate refuse collection service must be provided to the premises.
- (b) A dedicated acoustically screened and roofed waste storage area must be provided that accommodates the waste containers.
- (c) The area on which the bin is to be accessed by refuse collection vehicles must be level, concreted and constructed in conjunction with the driveway surface with no intervening step, ledge, kerb or other obstruction.
- (d) The waste storage and collection areas must allow forward motion entry to the waste containers and forward motion entry and exit to and from the site.

20. Erosion & Silt Management

- (a) As part of the application for operational works, the developer must submit with the operational works application, an erosion and silt management plan designed in accordance with "*Best Practice Erosion and Sediment Control*" published by the International Erosion Control Association (Australasia) November 2008.
- (b) The developer must be responsible for the installation and maintenance of silt management facilities from the time of commencement of construction until the development site is stable and the risk of material leaving the site is minimal.

Release

- (c) Prior to the Pre-Start meeting for Operational Works, the developer must lodge a \$5,000.00 Siltation and Erosion Performance Bond with Council. This bond shall only be released by Council at the termination of the maintenance period.
- (d) If the Assessment Manager determines that silt damage has occurred as a result of this development, the developer must be responsible for restoration of any damage. Such restoration must be completed within a time to be advised by the Assessment Manager. Should the developer fail to complete the works determined by the Assessment Manager within the specified time, Council may elect to complete the works and recover all costs associated with that work from the developer.
- (e) Where Council determines that a draw-down of the bond is required, the developer must restore the bond to its full amount within ten (10) business days of a notice from Council to that effect.

21. Public Utilities

- (a) Adequate provision must be made to cater for the public utility services that would normally serve the development.
- (b) Street lighting must be installed along the frontage of the development by the developer in accordance with the Australian Standard 1158.3.1 Series for Pedestrians and Vehicles. All street lighting associated with the development must be certified by an RPEQ.

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

- (a) Municipal works must be completed in accordance with a detailed design certified by an RPEQ and 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. In accordance with Planning Scheme Policy 3, a maintenance period applies for the works and a maintenance security deposit is required.
- (b) The requirements of Council's Planning Scheme Policy 3 - General Works and Council's Standard Drawings shall apply to the municipal works. Where inconsistencies between any documents occur, Planning Scheme Policy 3 has precedence and must prevail to the extent of the inconsistency.
- (c) All engineering drawings must be submitted in accordance with *Planning Scheme Policy 2 – Information Local Government May Request* and include as a minimum the following:
 - (i) Engineering drawings must be marked as confirmation that they have been checked and approved by an RPEQ;
 - (ii) The drawings must be submitted as four (4) hardcopy, A3 size sets. Reports and supporting information must be submitted as two (2) hardcopy sets.

Release

The submission must also include a compact disk containing electronic data as follows:

- (i) One (1) full set of all engineering drawings contained in one file;
- (ii) Separate individual files containing layout plans for sewerage, water supply and drainage;
- (iii) Any reports submitted in support of the application. Each report must be included as a separate file; and
- (iv) An index of all files on the compact disk including descriptions of contents of each file.

All files must be submitted in PDF format.

- (d) The developer must submit a Certificate of Design signed by an RPEQ, certifying that the design is in accordance with all conditions of the development approval, relevant engineering standards, Council's requirements and standards, and sound engineering practice.
- (e) All works must be supervised by an RPEQ competent in civil works and must 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 the contractor not be able to demonstrate the necessary competency to the satisfaction of the Assessment Manager or if the contractor has constructed substandard works for Council in the past, Council reserves the right to reject the nominated contractor.
- (f) Prior to the Pre-Start meeting, the developer must submit to Council a Development Performance Bond of not less than 10% of the value of external municipal works (minimum \$10,000.00), as security for the performance of the various construction and certification obligations (including provision of "As Constructed" information).
- (g) Municipal works must be accepted "On Maintenance" prior to commencement of use. On completion of the works an "On Maintenance" acceptance inspection may be arranged by submission of a certificate signed by an RPEQ certifying that the works have been constructed in accordance with the approved plans and specifications and in compliance with Council's construction standards. It is expected that the RPEQ will undertake the necessary inspections to make this certification.
- (h) Upon formal acceptance of the works "On Maintenance", the Development Performance Bond shall be reduced to an amount not less than 5% of the value of the works or \$5,000.00 whichever is greater, and shall be retained by Council during the maintenance period as a Maintenance Security Bond for the performance of the maintenance obligations. Alternatively the developer may submit a separate Maintenance Security Bond of equivalent value. This Bond shall be retained by Council in accordance with *Planning Scheme Policy 3*, until the works are accepted "Off Maintenance" by Council.

Release

- (i) "As Constructed" information and final construction issue engineering design drawings, compiled in accordance with *Planning Scheme Policy 2 for Municipal Works*, with a Contributed Assets Financial Apportionment Form, must be submitted to Council and approved prior to the formal acceptance of the works "On Maintenance". This data must be submitted electronically on a compact disk labelled appropriately to indicate the contents.
- (j) 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.

23. Operational Works – Internal Works
(ie Works not being handed over to Council)

Internal Works refers to engineering works performed within private property and includes but is not limited to, earthworks, retaining walls, driveways and stormwater management systems.

- (a) Engineering plans must be submitted to Council prior to the commencement of construction on site and must show full construction details, layout dimensions, and finished surface levels.
- (b) Engineering drawings must be marked as confirmation that they have been checked and approved by an RPEQ.
- (c) The drawings must be submitted as four (4) hardcopy A3 size sets and with two (2) hardcopy sets of any reports and supporting information. One set of drawings will be returned to the applicant with the Decision Notice. The submission must also include a compact disk containing electronic data as follows:
 - (i) A full set of all engineering drawings contained in one file;
 - (ii) Separate individual files containing layouts for sewerage, water supply and drainage;
 - (iii) Any reports submitted in support of the application. Each report must be included as a separate file; and
 - (iv) An index of all files on the Compact Disc including descriptions of contents of each file.

All files must be submitted in PDF format.

Where municipal works are also being undertaken, it is usually appropriate to make a combined submission.

- (d) The Developer must submit a Certificate of Design signed by an RPEQ, certifying that the design is in accordance with all conditions of the development approval, relevant engineering standards, Council's requirements and standards, and sound engineering practice.

Release

- (e) On completion of the works a certificate signed by an RPEQ must be submitted to Council, certifying that the works have been constructed in compliance with the approved plans and specifications and in accordance with Council's construction standards. The RPEQ must personally undertake the necessary inspections to make this certification.
- (f) Council reserves the right to require further amendments and/or additions at a later date, should design errors or omissions become apparent.

24. General

- (a) All works required for this development must take due regard of any and all existing services and, if considered necessary by the relevant authority or the Assessment Manager, such works must be altered at the cost of the developer.
- (b) Any fill intended to be placed over Council's underground services must be approved in advance by the Assessment Manager.
- (c) Should any works be proposed on land under other private ownership, written permission for the works must be obtained and forwarded to Council as part of the Operational Works application. Similarly, written clearances must be obtained after the works are completed, unless otherwise accepted by the Assessment Manager.
- (d) Any allotment or other filling for building works creating a soil depth greater than 500mm must be conducted in accordance with *Australian Standard 3798* at Responsibility Level 1. Test results as required by *Australian Standard 3798*, and a certificate of quality and uniformity of fill, must be provided by an RPEQ.
- (e) All disturbed verge and other grassed areas must be rehabilitated and revegetated (including provision of topsoil to a minimum depth of 50mm) and turfed or seeded to the satisfaction of the Assessment Manager and in accordance with Planning Scheme Policy 3 - General Works (specifically part 6.1.6). Grass cover must be achieved as early as possible during the development and a minimum grass coverage of 80% must be achieved before the commencement of use of the development.

25. Minor Alterations

Notwithstanding the requirements detailed in this approval, any other minor alterations and/or modifications accepted in writing by the Assessment Manager will suffice.

26. Compliance with Conditions

- (a) Unless otherwise stated all conditions must be completed prior to commencement of the proposed change of use of the site or as otherwise determined in writing by the Assessment Manager.
- (b) All conditions must be completed to the satisfaction of the Assessment Manager.

Release

27. When Approval Takes Effect

This approval has effect in accordance with the provisions of Section 339 of the *Sustainable Planning Act 2009* and after the registration of proposed Lots 1 and 2 with Department of Environment and Resource Management.

B. The applicant be further advised:1. Underground Mining

The land to which this approval relates may have been worked by underground coal 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.

2. Portable Long Service Leave

Where the works are valued at \$80,000 or more and match the definition of Building and Construction Industry, the *Building and Construction Industry (Portable Long Service Leave) Act 1991* requires that evidence of payment of the Portable Long Service Leave (QLLeave) Levy be received by Council as a condition of issuing a Development Permit. This applies to Building Works, Operational Works and Plumbing and Drainage Works applications, as defined under the *Sustainable Planning Act 2009*.

If such evidence is not received by the time of issuing the Decision Notice, Council may only issue a Preliminary Approval, notifying the developer that the application is approved, but not permitting commencement of Operational Works.

All statutory timeframes applying under the *Sustainable Planning Act 2009* for appeals and expiry of the Approval continue in force after issuing of the Decision Notice containing the Preliminary Approval.

3. Submission of Drawings

Any engineering drawings submitted for Council review and approval in conjunction with an Operational Works application should be arranged to leave a blank space with minimum dimensions 6 cm wide and 14 cm high near the right border for a Council Stamp of Approval, so that any existing notes are not over-written by the stamp.

4. Possible Further Licenses or Permits Required

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

- (a) Where there is flammable and combustible liquids stored on site exceeds the minor storage limits detailed in Table 2.1 *AS1940 Storage and Handling of Flammable and Combustible Liquids*, there may be a need to hold a licence to do so under the *Dangerous Goods Safety Management Act 2001*. You are advised to contact the Environmental Planning Team of the Planning and Development Department of Ipswich City Council for advice regarding this matter by ringing 3810 6828;

Release

- (b) Waste water directed to sewer must only be carried out in accordance with a current Trade Waste Permit issued for the site. Trade Waste enquiries can be directed to Queensland Urban Utilities (QUU) on 132657; and
- (c) Where food is sold, served and or produced on the site there may be a need to hold a licence to do so under the *Food Act 2006*. Please contact the Engineering and Environment Branch of the Planning and Development Department of Ipswich City Council for advice regarding this matter by ringing 3810 6828.

Published on DES Disclosure Log
RTI Act 2009

Release

Attachment D
File No: 8806/10

**Location: Proposed Lot 1 created through Development Approval 8806/10
at 4 Saunders Street, Raceview**

**Assessment Manager Conditions issued by Ipswich City Council – Material Change
of Use – Services/Trades Use on Proposed Lot 1, under delegation from the Central
SEQ Distributor-Retailer Authority (QUU) and relate to requirements for
development for water and wastewater**

1. Water

The QUU Water Supply System has been designed to achieve the target levels of service as outlined in Planning Scheme Policy 3 Section 4.1.2 *Standard of Service*. It is the responsibility of the Developer to provide any fire fighting requirements over and above QUU's target levels of service, at their expense, internally and without adverse impact to the water supply system.

Release



Ipswich City Council

45 Roderick St
PO Box 191
Ipswich QLD 4305
Australia

Tel (07) 3810 6666
Fax (07) 3810 6731
Email council@ipswichqld.gov.au
Web www.ipswichqld.gov.au

DA No. 8806/10
ATTACHMENT D - ANNEXURE B
INFRASTRUCTURE CHARGES NOTICE

This Infrastructure Charges Notice is issued by Council under delegation from the Central SEQ Distributor-Retailer Authority and relates to charges for the purpose of water and wastewater network owned by Central SEQ Distributor-Retailer Authority.

Application No: 8806/10

The land to which the infrastructure charge/s applies:

Property Location: Proposed Lot 1 created through Development Approval 8806/10 at 4 Saunders Street, Raceview

Development Approval Details: In accordance with Section 1 of Development Decision Notice 8806/10

Infrastructure Charges Calculation:

Infrastructure Network & Catchment	Charge/EP	Unit Charge Multiplier /EP	Units of Demand and Demand Credit	Net Infrastructure Charge Payable
Water Supply 23-Ripley Low Level Zone (Pathway Fee Code WT23)	\$1,380.00	Unit Rate = \$1.1724	<p>Material Change of Use (Services/Trades Use) total use area 2322.15m²</p> <p><u>Demand</u> Services/Trades Use (All other uses) = 0.75NRU per 100m² (GFA) = 17.42NRU</p> <p><u>Credits</u> (Deemed Credit for Local Business and Industry Zone on Proposed Lot 1) = 22.5NRU/ha Site area = 0.6000ha = 22.5NRU x 0.6000ha = 13.5NRU credit available for site</p> <p><u>Net Demand</u> 17.42NRU-13.5NRU = 3.92NRU</p>	<p>\$1,380.00 x \$1.1724 x 3.92NRU = \$6,342.22</p> <p>Total = \$6,342.00</p>

Release

Sewerage 4-SP3 (Pathway Fee Code SW4)	\$1,506. 00	Unit Rate = \$1.1724	<p>Material Change of Use (Services/Trades Use) total use area 2322.15m²</p> <p><u>Demand</u> Services/Trades Use (All other uses) = 0.75NRU per 100m² (GFA) = 17.42NRU</p> <p><u>Credits</u> (Deemed Credit for Local Business and Industry Zone on Proposed Lot 1) = 22.5NRU/ha Site area = 0.6000ha = 22.5NRU x 0.6000ha = 13.5NRU credit available for site</p> <p><u>Net Demand</u> 17.42NRU-13.5NRU = 3.92NRU</p>	<p>\$1,506.00x \$1.1724 x 3.92NRU = \$6,921.29</p> <p>Total = \$6,921.00</p>
Total Charge Amount				\$13,263.00

Release

Details of Payment

Payment Details: Payment of the infrastructure charges must be made to Ipswich City Council.

It is advised that direct debit, personal and/or company cheques cannot be accepted as payment for the above infrastructure charges. The only acceptable forms of payments are cash (EFT payments included), bank cheques or eligible credit cards.

A copy of this Infrastructure Charges Notice is to accompany the above payment.

Due date for payment Payment of the infrastructure charges is required before the certificate of classification for the building work is issue/ before the change of use happens in accordance with Section 634 of the *Sustainable Planning Act 2009*.

Adjusted charge rate: The infrastructure charges outlined in this notice above are applicable for a period of **twelve (12) months from the date of the development approval**, and thereafter must be based on the infrastructure contribution policies and adjusted charge rates applicable at the date when payment is made. Please contact Council for further advice on adjusted charge rates.

General Information

GST: The Federal Government has determined that contributions made by developers to Government for Infrastructure and services under the *Sustainable Planning Act 2009* are GST exempt.

Authority for the charge: The infrastructure charges in this notice are payable in accordance with section 632 of the *Sustainable Planning Act 2009* as amended by clause 755K of the *South-East Queensland Water (Distribution and Retail Restructuring) and Other Legislation Amendment Act 2010*.

Related payments and by provision of infrastructure: The total infrastructure charges may be altered having regard to other infrastructure charges paid for the particular property or whether it has been offset through the provision of infrastructure through an infrastructure agreement(s).

Appeals: Pursuant to section 478 of the *Sustainable Planning Act 2009* a person may appeal an infrastructure charges notice. (Refer to clause 755W *South-East Queensland Water (Distribution and Retail Restructuring) and Other Legislation Amendment Act 2010*).

Circumstance where the infrastructure charges are not recoverable: The above charges are not recoverable unless the entitlements under the development approval or compliance permit are exercised in accordance with Section 633 (4) of the *Sustainable Planning Act 2009*.

When this notice lapses: This notice lapses if the development approval or compliance permit ceases to have effect in accordance with Section 633 (5) of the *Sustainable Planning Act 2009*.

Release

Department of Environment
and Resource Management

 10 FEB 2011	
Doc. No.	
Applic. No.	8800/10
Action Off.	M. Pavey

cc Cr Ireland

Notice

Decision notice

This notice is issued by the Department of Environment and Resource Management pursuant to section 287
(concurrence agency response) (decision notice) of the Sustainable Planning Act 2009 ("the Act").

Ipswich City Council
PO Box 191
IPSWICH QLD 4001
Attn: Sandeep Nanjappa

Cc: Buildex Development (Qld) Pty Ltd
c/- Craven Ovenden Town Planning
PO Box 2088
MILTON BC QLD 4064
Attn: Greg Ovenden

Our reference: 358901
File reference: BNE31863Vol 1

Re: Concurrence Agency Response

1. Application Details

Date application made to DERM: 21 January 2011

Development approval applied for: Development Permit

Aspect of development: Sustainable Planning Regulation 2009 - Schedule 3, Part 1, Table 2, item 6

Development description: Material Change of Use - Reconfiguration of Lot

Property/Location description: 4 Saunders Street, Raceview (Lot 217 on SP 204706)

2. The name and address of each referral agency is as follows.

Nil

3. The Chief Executive, Department of Environment and Resource Management (DERM) decision notice for the aspect of development involved with the application the subject of this Notice is as follows.

Release

(a) Conditions should attach to any development approval, and those conditions are attached to this Notice.

(b) The application is taken to have been approved under section 287 of the Act.

Notice
Decision notice

4. General advice to assessment manager

Pursuant to sections 334 and 363 of the Act, a copy of a decision notice or negotiated decision notice issued by the assessment manager must be forwarded to DERM as a referral agency for the relevant application at Department of Environment and Resource Management/ Waste Management Branch/ Contaminated land Unit and an electronic copy to eco.access@derm.qld.gov.au.

The State's Native Title Work Procedures provide that responsibility for assessment of native title issues for an IDAS application rests with the assessment manager. Therefore, DERM as a referral agency for the relevant application has not provided notification to native title parties.

5. Additional comments or advice about the application

Nil

6. Information about the rights of appeal for the applicant any submitters are attached to this Notice.

sch4p4(6) Personal information

Delegate/
Kim Barry
Delegate, Chief Executive administering the *Environmental Protection Act 1994*
Department of Environment and Resource Management
8 February 2011

Enquiries:
Paul Ritchie
Department of Environment and Resource Management
Level 8, 400 George Street
BRISBANE QLD 4000

PO Box 15155
CITY EAST QLD 4002
Phone: (07) 3330 5688
Fax: (07) 3330 5754
Email: paul.ritchie@derm.qld.gov.au

Attachments

DERM Permit Project No. SPCL01511911 (MCU & ROL)

Information Sheet – Appeals – *Sustainable Planning Act 2009* (extract from the *Sustainable Planning Act 2009*)

Sustainable Planning Act 2009

DERM Permit ¹ number:SPCL01511911 (MCU & (ROL)

Assessment manager reference:	8806/2010/CA
Date application received:	21 January 2011
Permit type:	Development Permit
Date of decision:	8 February 2011
Decision:	For a concurrence agency response conditions that must attach to any development approval
Relevant laws and policies:	<i>Environmental Protection Act 1994</i> and any related statutory instruments and subordinate legislation>
Jurisdiction(s):	1. Material change of use - Contaminated land - <i>Sustainable Planning Regulation 2009</i> - Schedule 7, table 2, item 23 2. Reconfiguring a lot - Contaminated land - <i>Sustainable Planning Regulation 2009</i> - Schedule 7, table 2, item 22

Development Description(s)

Property/Location		Development
Lot 217 on SP204706	4 Saunders Street, Raceview	The proposal seeks MCU approval for service trade use and ROL (1 lot into 2).

Release

Reason(s) for inclusion of conditions

In accordance with section 289 of the *Sustainable Planning Act 2009*, the reason(s) for inclusion of conditions

¹ Permit includes licences, approvals, permits, authorisations, certificates, sanctions or equivalent/similar as required by legislation administered by the Department of Environment and Resource Management.

DERM Permit number: SPCL01511911 (MCU & ROL)

stated in this permit required by the concurrence agency response for the application are as follows.

The Department of Environment and Resource Management is recognised as a concurrence agency under the *Sustainable Planning Regulation 2009* for the protection of the environment by the management of contaminated land. The Department of Environment and Resource Management 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.

sch4p4(6) Personal info

Delegate
Kim Barry
Delegate, Chief Executive administering the
Environmental Protection Act 1994
Department of Environment and Resource Management

CONDITIONS

Part 1 - Material Change of Use

Condition

1. 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.

Advice

Under section 371 (1) of the Environmental Protection Act, If the owner or occupier of land becomes aware a notifiable activity is being carried out on the land, the owner or occupier must, within 22 business days after becoming aware the activity is being carried out, give notice under the subsection to the administering authority in the approved form.

~ End of Part 1 – Material Change of Use ~

Release

DERM Permit number:SPCL01511911 (MCU & ROL)

Part 2 – Reconfiguration of a Lot

The proposed reconfiguration must be in accordance with the survey plan no: BR100037~SK03,
dated 28-10-2010 prepared by Acor Baseline Consultants.

~ End of Part 2 – Reconfiguration of a Lot ~

END OF CONDITIONS

Release

Information sheet

Appeals – Sustainable Planning Act 2009

(extract from the *Sustainable Planning Act 2009* Reprint 1A effective 1 January 2010)

Chapter 7, Part 1, Division 8 Appeals to court relating to development applications and approvals

461 Appeals by applicants

- (1) An applicant for a development application may appeal to the court against any of the following—
- (a) the refusal, or the refusal in part, of the development application;
 - (b) any condition of a development approval, another matter stated in a development approval and the identification or inclusion of a code under section 242;
 - (c) the decision to give a preliminary approval when a development permit was applied for;
 - (d) the length of a period mentioned in section 341;
 - (e) a deemed refusal of the development application.
- (2) An appeal under subsection (1)(a), (b), (c) or (d) must be started within 20 business days (the *applicant's appeal period*) after—
- (a) if a decision notice or negotiated decision notice is given—the day the decision notice or negotiated decision notice is given to the applicant; or
 - (b) otherwise—the day a decision notice was required to be given to the applicant.
- (3) An appeal under subsection (1)(e) may be started at any time after the last day a decision on the matter should have been made.

462 Appeals by submitters—general

- (1) A submitter for a development application may appeal to the court only against—
- (a) the part of the approval relating to the assessment manager's decision about any part of the application requiring impact assessment under section 314; or
 - (b) the part of the approval relating to the assessment manager's decision under section 327.
- (2) To the extent an appeal may be made under subsection (1), the appeal may be against 1 or more of the following—
- (a) the giving of a development approval;
 - (b) any provision of the approval including—
 - (i) a condition of, or lack of condition for, the approval; or
 - (ii) the length of a period mentioned in section 341 for the approval.
- (3) However, a submitter may not appeal if the submitter—
- (a) withdraws the submission before the application is decided; or
 - (b) has given the assessment manager a notice under section 339(1)(b)(ii).
- (4) The appeal must be started within 20 business days (the *submitter's appeal period*) after the decision notice or negotiated decision notice is given to the submitter.

463 Additional and extended appeal rights for submitters for particular development applications

- (1) This section applies to a development application to which chapter 9, part 7 applies.
- (2) A submitter of a properly made submission for the application may appeal to the court about a referral agency's response made by a prescribed concurrence agency for the application.



Information sheet

Appeals – Sustainable Planning Act 2009

- (3) However, the submitter may only appeal against a referral agency's response to the extent it relates to—
- (a) if the prescribed concurrence agency is the chief executive (environment)—development for an aquacultural ERA; or
 - (b) if the prescribed concurrence agency is the chief executive (fisheries)—development that is—
 - (i) a material change of use of premises for aquaculture; or
 - (ii) operational work that is the removal, damage or destruction of a marine plant.
- (4) Despite section 462(1), the submitter may appeal against the following matters for the application even if the matters relate to code assessment—
- (a) a decision about a matter mentioned in section 462(2) if it is a decision of the chief executive (fisheries);
 - (b) a referral agency's response mentioned in subsection (2).

464 Appeals by advice agency submitters

- (1) Subsection (2) applies if an advice agency, in its response for an application, told the assessment manager to treat the response as a properly made submission.
- (2) The advice agency may, within the limits of its jurisdiction, appeal to the court about—
- (a) any part of the approval relating to the assessment manager's decision about any part of the application requiring impact assessment under section 314; or
 - (b) any part of the approval relating to the assessment manager's decision under section 327.
- (3) The appeal must be started within 20 business days after the day the decision notice or negotiated decision notice is given to the advice agency as a submitter.
- (4) However, if the advice agency has given the assessment manager a notice under section 339(1)(b)(ii), the advice agency may not appeal the decision.

465 Appeals about decisions relating to extensions for approvals

- (1) For a development approval given for a development application, a person to whom a notice is given under section 389, other than a notice for a decision under section 386(2), may appeal to the court against the decision in the notice.
- (2) The appeal must be started within 20 business days after the day the notice of the decision is given to the person.
- (3) Also, a person who has made a request under section 383 may appeal to the court against a deemed refusal of the request.
- (4) An appeal under subsection (3) may be started at any time after the last day the decision on the matter should have been made.

466 Appeals about decisions relating to permissible changes

- (1) For a development approval given for a development application, the following persons may appeal to the court against a decision on a request to make a permissible change to the approval—
- (a) if the responsible entity for making the change is the assessment manager for the application—
 - (i) the person who made the request; or
 - (ii) an entity that gave a notice under section 373 or a pre-request response notice about the request;
 - (b) if the responsible entity for making the change is a concurrence agency for the application—the person who made the request.
- (2) The appeal must be started within 20 business days after the day the person is given notice of the decision on the request under section 376.
- (3) Also, a person who has made a request under section 369 may appeal to the court against a deemed refusal of the request.
- (4) An appeal under subsection (3) may be started at any time after the last day the decision on the matter should have been made.

Release

Information sheet

Appeals – Sustainable Planning Act 2009

467 Appeals about changing or cancelling conditions imposed by assessment manager or concurrence agency

- (1) A person to whom a notice under section 378(9)(b) giving a decision to change or cancel a condition of a development approval has been given may appeal to the court against the decision in the notice.
- (2) The appeal must be started within 20 business days after the day the notice of the decision is given to the person.

Chapter 7, Part 1, Division 9 Appeals to court about compliance assessment

468 Appeals against decision on request for compliance assessment

- (1) A person to whom an action notice has been given under section 405(5) about a request for compliance assessment of development, a document or work may appeal to the court against the decision in the notice.
- (2) The appeal must be started within 20 business days after the notice is given to the person.

469 Appeals against condition imposed on compliance permit or certificate

- (1) A person who is given a compliance permit or compliance certificate subject to any conditions may appeal to the court against the decision to impose the condition.
- (2) The appeal must be started within 20 business days after the day the compliance permit or compliance certificate is given to the person.

470 Appeals against particular decisions about compliance assessment

- (1) A person to whom any of the following notices have been given may appeal to the court against the decision in the notice—
- (a) a notice of a decision on a request to change or withdraw an action notice;
 - (b) a notice under section 413(2)(c) about a decision to refuse a request to change a compliance permit or compliance certificate.
- (2) The appeal must be started within 20 business days after the day the notice is given to the person.

Chapter 7, Part 1, Division 11 Making an appeal to court

481 How appeals to the court are started

- (1) An appeal is started by lodging written notice of appeal with the registrar of the court.
- (2) The notice of appeal must state the grounds of the appeal.
- (3) The person starting the appeal must also comply with the rules of the court applying to the appeal.
- (4) However, the court may hear and decide an appeal even if the person has not complied with subsection (3).

482 Notice of appeal to other parties—development applications and approvals

- (1) An appellant under division 8 must give written notice of the appeal to—
- (a) if the appellant is an applicant—
 - (i) the chief executive; and
 - (ii) the assessment manager; and
 - (iii) any concurrence agency; and
 - (iv) any principal submitter whose submission has not been withdrawn; and
 - (v) any advice agency treated as a submitter whose submission has not been withdrawn; or
 - (b) if the appellant is a submitter or an advice agency whose response to the development application is treated as a submission for an appeal—
 - (i) the chief executive; and
 - (ii) the assessment manager; and
 - (iii) any referral agency; and
 - (iv) the applicant; or
 - (c) if the appellant is a person to whom a notice mentioned in section 465(1) has been given—
 - (i) the chief executive; and

Release

Information sheet
Appeals – Sustainable Planning Act 2009

- (ii) the assessment manager for the development application to which the notice relates; and
 - (iii) any entity that was a concurrence agency for the development application to which the notice relates; and
 - (iv) the person who made the request under section 383 to which the notice relates, if the person is not the appellant; or
 - (d) if the appellant is a person mentioned in section 466(1)—
 - (i) the chief executive; and
 - (ii) the responsible entity for making the change to which the appeal relates; and
 - (iii) the person who made the request to which the appeal relates under section 369, if the person is not the appellant; and
 - (iv) if the responsible entity is the assessment manager—any entity that was a concurrence agency for the development application to which the notice of the decision on the request relates; or
 - (e) if the appellant is a person to whom a notice mentioned in section 467 has been given—the entity that gave the notice.
- (2) The notice must be given within—
- (a) if the appellant is a submitter or advice agency whose response to the development application is treated as a submission for an appeal—2 business days after the appeal is started; or
 - (b) otherwise—10 business days after the appeal is started.
- (3) The notice must state—
- (a) the grounds of the appeal; and
 - (b) if the person given the notice is not the respondent or a co-respondent under section 485—that the person may, within 10 business days after the notice is given, elect to become a co-respondent to the appeal by filing in the court a notice of election in the approved form.

483 Notice of appeals to other parties—compliance assessment

- (1) An appellant under division 9 must, within 10 business days after the day the appeal is started, give written notice of the appeal to—
- (a) if the appellant is a person to whom an action notice, compliance permit or compliance certificate has been given—
 - (i) the compliance assessor who gave the notice, permit or certificate; and
 - (ii) if the compliance assessor was a nominated entity of a local government and a copy of the request for compliance assessment was given to the local government under section 402—the local government; or
 - (b) if the appellant is a person to whom a notice mentioned in section 470(1) has been given—
 - (i) the entity that gave the notice; and
 - (ii) if the entity that gave the notice was a nominated entity of a local government and the written agreement of the local government was required to give the notice—the local government.
- (2) The notice must state the grounds of the appeal.

485 Respondent and co-respondents for appeals under div 8

- (1) Subsections (2) to (8) apply for appeals under sections 461 to 464.
- (2) The assessment manager is the respondent for the appeal.
- (3) If the appeal is started by a submitter, the applicant is a co-respondent for the appeal.
- (4) Any submitter may elect to become a co-respondent for the appeal.
- (5) If the appeal is about a concurrence agency's response, the concurrence agency is a co-respondent for the appeal.
- (6) If the appeal is only about a concurrence agency's response, the assessment manager may apply to the court to withdraw from the appeal.
- (7) The respondent and any co-respondents for an appeal are entitled to be heard in the appeal as a party to the appeal.
- (8) A person to whom a notice of appeal is required to be given under section 482 and who is not the respondent or a co-respondent for the appeal may elect to be a co-respondent.

Information sheet
Appeals – Sustainable Planning Act 2009

- (9) For an appeal under section 465—
(a) the assessment manager is the respondent; and
(b) if the appeal is started by a concurrence agency that gave the assessment manager a notice under section 385—the person asking for the extension the subject of the appeal is a co-respondent; and
(c) any other person given notice of the appeal may elect to become a co-respondent.
- (10) For an appeal under section 466—
(a) the responsible entity for making the change to which the appeal relates is the respondent; and
(b) if the responsible entity is the assessment manager—
(i) if the appeal is started by a person who gave a notice under section 373 or a pre-request response notice—the person who made the request for the change is a co-respondent; and
(ii) any other person given notice of the appeal may elect to become a co-respondent.
- (11) For an appeal under section 467, the respondent is the entity given notice of the appeal.

486 Respondent and co-respondents for appeals under div 9

- (1) For an appeal under section 468 or 469—
(a) the compliance assessor is the respondent; and
(b) if the compliance assessor is a nominated entity of a local government and the appeal relates to a matter required by a local government—the local government is a co-respondent.
- (2) However, if the appeal is only about a matter required by the local government, the compliance assessor may apply to the court to withdraw from the appeal.
- (3) For an appeal under section 470—
(a) the entity that gave the notice to which the appeal relates is the respondent; and
(b) if the entity mentioned in paragraph (a) is a nominated entity of a local government and the local government did not agree to the request mentioned in section 470(1)—the local government is a co-respondent.
- (4) However, if the appeal is only about the local government's refusal of the request, the entity that gave the notice to which the appeal relates may apply to the court to withdraw from the appeal.

488 How an entity may elect to be a co-respondent

An entity that is entitled to elect to be a co-respondent to an appeal may do so, within 10 business days after notice of the appeal is given to the entity, by following the rules of court for the election.

489 Minister entitled to be party to an appeal involving a State interest

If the Minister is satisfied an appeal involves a State interest, the Minister may, at any time before the appeal is decided, elect to be a party to the appeal by filing in the court a notice of election in the approved form.

490 Lodging appeal stops particular actions

- (1) If an appeal, other than an appeal under section 465, 466 or 467, is started under division 8, the development must not be started until the appeal is decided or withdrawn.
- (2) If an appeal is about a condition imposed on a compliance permit, the development must not be started until the appeal is decided or withdrawn.
- (3) Despite subsections (1) and (2), if the court is satisfied the outcome of the appeal would not be affected if the development or part of the development is started before the appeal is decided, the court may allow the development or part of the development to start before the appeal is decided.

Release



17 February 2011

Mr Carl Wulff
Chief Executive Officer
Ipswich City Council
PO Box 191
Ipswich Qld 4305

Attention: Mira Pavey

Dear Sir/Madam

REFERRAL AGENCY'S RESPONSE (CONDITIONS APPLY)

Ipswich City: Swanbank Road
Proposed Material Change of Use – Services/Trades Use and Reconfiguration of a Lot – 1 into 2
Council Application No: 8806/2010/CA
Lot 217 on SP204706
Situated at 4 Saunders Street, Raceview

I refer to the above application received by the Department of Transport and Main Roads on 19 January, 2011 requesting approval for development.

I advise that pursuant to Sections 285 and 287 of the *Sustainable Planning Act 2009*, the Department of Transport and Main Roads as a *Concurrence Agency*, has assessed the impact of the proposed development on the state-controlled road network. Council is required to include the following conditions in its decision notice.

Condition 1 - Stormwater Runoff

The applicant shall not increase the peak intensity or adversely impact the quality of the stormwater run-off to the state controlled road network.

The reason for requiring the above condition is to ensure that any change in the amenity of flow does not impact on adjacent properties and ensure that any change in flow does not overload the existing stormwater drainage system and impact on the State-controlled road.

Department of Transport and Main Roads
Assets and Operations
Metropolitan Region
170 Leichhardt Street
Spring Hill Queensland 4000
PO Box 70 Spring Hill Queensland 4004

Our ref 500/641 (METRO-313)
Your ref 8806/2010/CA
Enquiries Johan Pretorius
Telephone +61 7 3135 5548
Facsimile +61 7 3137 8363
Website www.tmr.qld.gov.au
Email developmentcontrol@tmr.qld.gov.au

Release

PART 1

PART 1

PART 1

☐ (LEVEL 1) For Information & Filing

☒ (LEVEL 2) Regional Action Required

DA Coordinator / Business Unit.....SEA South.....Ecotrack #.....358901.....
Client #.....657868.....CROW #.....52118.....
Track Job #.....SPCL01511911.....Application ID #.....452792.....



Department of Environment and Resource Management Validation Checklist

Development Approval Application ☒ Single ☐ Multi ☐ Smart eDA ☐

Smart eDA ref: Filepath G:ECSU/Smart eDA/.....

Individual / Company / Business Name.....BULDEV DEVELOPMENT (QLD) PTY LTD.....

Contact Person.....sch4p4(6) Personal information.....PALM Coordinator.....GRANT MOGRIDGE.....

Application Received: 21/01/2011 Acknowledgement Notice Due:/...../.....
(If Assessment Manager)

Properly Made Date: 21/01/2011 Advice Response Due:/...../.....

Information Request Due:/...../.....

Lot: 217 Plan: SP204706 LGA: IPSWICH CITY
(Refer to form 1) (Refer to form 1)

Application type

☒ Material Change of Use (form 5) ☐ Operational Works (form 6) ☒ Reconfiguring a Lot (form 7)

Referral Type

☒ Concurrence Agency ☐ Advice Agency ☐ Third Party Advice
☐ Assessment Manager ☐ (referral agencies)
☐ Alternate Assessment Manager (referral agencies)

Indicate by Yes ☒ or No ☐. Leave unmarked if not applicable

A ☒ in any of the checkboxes may indicate a not a properly made or properly referred application

All Applications	When DERM is Concurrence Agency/Advice/Third Party Advice
SPA Forms (1, 2, 3, 4, 5, 6, 7, 8, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 23, 24, 28, 29, 30, 33)	Acknowledgement Notice Attached & valid 07/01/11 ☒
IDAS Checklist Completed	SPA - within 20 bus days of date of Acknowledgement Notice ☒
Mandatory Requirements provided	IPA - within 3 months of date of Acknowledgement Notice ☐
	Revived - ____/____/____

APPLICATION PROCESSING

Indicate Yes ☒ or No ☐

Is the Application properly made	☒	if ☒ , proceed Notice of not a properly made Application
Is the Application properly referred	☒	if ☒ , proceed Notice of not a properly referred Application
Native Title Notification Required	☐	if ☒ , attach copy of Notification to applicant
Native Title Assessment Completed	☐	complete the assessment sheet and attach copy
Resource Entitlement required	☐	Required for all applicable Jurisdictions
Resource Entitlement granted	☐	Granted for all applicable Jurisdictions
Owners Consent Required	☒	Owners consent required for MCU & RaL, not Ops Works
Owners Consent provided	☒	
Acknowledgement Notice Prepared	☐	Date Prepared: 25/01/11 Processor's initials: JTB

☐ COASTAL

- ☐ Building Work: Form 2 completed
 - The information required under chapter 3, parts 1 and 2 of the Building Act 1975
 - Plans, drawings and specifications to enable assessment against section 30 (Building assessment provisions) of the Building Act 1975
- ☐ Reconfiguring a Lot: Form 7 completed
- ☐ Material Change of Use: Form 5 completed
- ☐ Tidal Works and CMD's: Form 23 Completed
 - ☐ Constructing artificial waterway
 - ☐ Interfering with Quarry material
 - ☐ Works in a watercourse
 - ☐ Reclaiming Land
 - ☐ Draining across Coastal land
 - ☐ Ponded pastures
 - ☐ Interfering with Coastal Dunes
 - ☐ Disposing of Dredge spoil

Written description of the proposal including a report that addresses the following:

- natural coastal, riverine and estuarine processes
- natural topography and drainage of coastal land
- coastal wetlands and other coastal ecological systems
- places or objects that have cultural heritage, landscape, historical, anthropological, archaeological or aesthetic significance or value
- public access to the foreshore

Plans certified by a registered professional engineer of Queensland (RPEQ) (or an interstate or international equivalent registered with the appropriate professional body) showing:

- the location (real property description and boundaries) and dimensions of the proposed works
- in relation to the land (including tidal land) that would abut or adjoin the proposed works
- the proposed works in relation to the locations and levels of lowest astronomical tide, highest astronomical tide, mean high water springs and the coastal management district
- the slope angles of the beds/ banks of the tidal area and the finished levels of the proposed works

Other documents:

- a copy of the certificate of title for the land (including tidal land) that would abut or adjoin the proposed works

☐ Form 28 completed

- ☐ Prescribed Tidal Works

Plans certified by a registered professional engineer of Queensland (RPEQ) (or an interstate or international equivalent registered with the appropriate professional body) showing:

- the location (real property description and boundaries) and dimensions of the proposed works in relation to the land (including tidal land) that would abut or adjoin the proposed works
- the proposed works in relation to the locations and levels of lowest astronomical tide, highest astronomical tide, mean high water springs and the coastal management district
- the slope angles of the beds/ banks of the tidal area and the finished levels of the proposed works

Written statements or evidence

- a copy of the certificate of title for the land (including tidal land) that would abut or adjoin the proposed works
- details of how the proposed work addresses the IDAS code for prescribed tidal work in the Coastal Protection and Management Regulation 2003, schedule 4A
- details of the largest vessel, if any, to be moored at the structure
- evidence that the proposed work will not prejudice the access rights of adjoining property owners in the form of: letters of support from adjoining property owner, or plans illustrating a water allocation area

For applications within a cul-de-sac, a bend in the waterway or other location where the side boundaries of the lot connect to the work and neighbouring lots are not at right angles to the waterway

- photos of any constructed neighbouring structures or information about approved but unconstructed neighbouring structures

☐ ENVIRONMENTAL OPERATIONS

☐ Form 8 completed Era No/s

About the subject land (other than for a mobile and temporary ERA)

- description of the site, including site maps showing vegetation, topography and any areas of cultural significance)
- description of the receiving environment, including maps showing surrounding land uses
- details of the distance to any watercourse, dam, bore or other water on, adjoining or near premises
- details of any known acid sulphate soils within or adjoining the premises

About the proposed ERA

- a description of the activity, including proposed operation, discharge points, operating hours and process details
- details about how the activity achieves best practice environmental management, including technology used, management approach, environmental management plans, and monitoring
- details of the proposed release of any contaminant or emission to air, land or water and the impacts on the receiving environment, including how the activity conforms with the management hierarchy in the Environmental Protection (Air) Policy 2008

☐ HERITAGE	<p>Heritage Register No. 60 _ _ _ _</p> <p>☐ Building Work: Form 2 completed</p> <ul style="list-style-type: none"> ○ The information required under chapter 3, parts 1 and 2 of the Building Act 1975 ○ Plans, drawings and specifications to enable assessment against section 30 (Building assessment provisions) of the Building Act 1975 <p>☐ Development in a Heritage Registered place: Form 3 completed</p> <ul style="list-style-type: none"> ○ a heritage impact statement—this statement must be prepared by an appropriately qualified person (that is, a person who has qualifications in archaeology, architecture or history or is a member of a professional heritage organisation, for example Australia ICOMOS) and must provide a detailed analysis of how the development will conserve or impact upon the physical attributes of the place, the setting or context of the place, and other factors that contribute to the cultural heritage significance of the place (as described in the Queensland Heritage Register) ○ recent photographs of the Queensland heritage place—the photographs must depict areas of the place that be affected by the development ○ a site plan to scale showing the location of the proposed development in relation to existing features of the Queensland heritage place ○ plans, sections and elevations to scale of the proposed development in relation to existing features of the Queensland heritage place ○ consultants' reports—a report must be provided where there are specific technical issues, such as structural, economic or safety issues. The report must demonstrate how potential detrimental impacts will be managed be prepared by appropriately qualified persons ○ Mandatory supporting information for development that shares a common boundary with a lot that comprises contains a Queensland Heritage Place, shares a common boundary with a Queensland heritage place or comprises or contains a Queensland heritage place ○ a heritage impact statement—this statement must be prepared by an appropriately qualified person and describe the setting and context of the place and how the proposed development will affect the cultural heritage significance of the place ○ recent photographs of the Queensland heritage place and its setting—the photographs must show the wider streetscape or context of the place ○ plans, sections and elevations to scale of the proposed development in relation to existing features of the Queensland heritage place
☐ CONSERVATION SERVICES	<p>☐ Koala conservation area ☐ Koala sustainability area</p> <p>Is DERM the Assessment Manager for the development application?</p> <p>Yes ☐ - go to the next step</p> <p>No ☐ - no obligation to check koala habitat under SPRP, ensure that Koala Plan has been adequately considered</p> <p>For all DA's with bushland habitat area and interim koala habitat area.</p> <p>Was the application properly made before 2 November 2009?</p> <p>Yes ☐ - exempt from the planning regulatory provisions- proceed with assessment No ☐ - go to the next step</p> <p>Is it a declared significant project under the <i>State Development and Public Works Organisation Act 1971</i> or in a state development area?</p> <p>Yes ☐ - exempt from the planning regulatory provisions- proceed with assessment No ☐ - move to the next step</p> <p>Was the application lodged on or after 02nd November 2009 but before 28 February 2010?</p> <p>Yes ☐ - consider requirements of November 2009 SPRP No ☐ - consider requirements of February 2010 SPRP</p> <p>Development in the protected koala bushland habitat area under February 2010 SPRP</p> <p>Is the development occurring within the mapped area of the bushland habitat area?</p> <p>Yes ☐ - move to next step. No ☐ - proceed with assessment</p> <p>Is the development for a private residence on a lot?</p> <p>Yes ☐ - DERM has no role in assessing this application- return to (applicant/AM) No ☐ - go to next step</p> <p>Will the development result in no more than 500m² of native vegetation being cleared?</p> <p>Yes ☐ - deemed as prohibited development- application cannot be lodged. No ☐ - go to the next step</p> <p>Is the DA for community infrastructure* carried out by or on behalf of a public sector entity?</p> <p>Yes ☐ - proceed with assessment No ☐ - deemed as prohibited development- application cannot be lodged.</p> <p>Needs assessment if it:</p> <p>Reconfiguration of a lot- increasing the number of lots</p> <p>DA for a private residence on a lot: and Development that will result in: A gross floor area of more than 500m²; and</p> <p>The clearing of more the 2500m² of native vegetation; and the excavation or filling of an area greater than 5000m²; and there will be loss of mature koala trees</p>
☒ CONTAMINATED LAND	<p>☐ Form 24 completed ☒ EMR/CLR ☐ Natural Mineralisation/Industrial Activity</p> <p>☐ UXO ☒ Notifiable activity/Industrial Activity</p> <ul style="list-style-type: none"> ○ plans showing where any notifiable activities, hazardous contaminant or potentially contaminated activity has occurred on the premises ○ if the application involves a material change of use from an industrial use to a more sensitive use(e.g. child care, educational, recreational or residential purposes), then a detailed site history outlining previous potentially contaminated uses on the premises
☐ WILD RIVERS	<p>☐ Agricultural activities: Form 29 completed</p> <ul style="list-style-type: none"> ○ a survey plan or chart showing the location of the activity (including GPS coordinates and zone reference—GDA94 preferred) and important features in the surrounding area (the coordinates should be the average of at least three readings taken with as much time as possible between each reading) ○ plans showing lot boundaries and descriptions ○ plans showing existing licensed or permitted works ○ plans showing the position of any watercourses or water bodies ○ plans showing the position of any roads ○ plans showing the shortest distance from the boundary and the outer bank of each nominated waterway ○ details of the proposed agricultural activities ○ GPS coordinates for each point locating the boundary of the proposed development area corresponding to the numbered points on the accompanying survey plan or chart ○ how the proposed development complies with wild rivers code mentioned in the Wild Rivers Act 2005, sect 6A

	☐ Properly referred (Bolded boxes must be ticked) <ul style="list-style-type: none"> ☐ Fee (dependant on nature of the 'confirmed' relevant purpose) <ul style="list-style-type: none"> ☐ Public Safety or control of non-native plants & declared pests 22A(b or c)- \$ NIL ☐ Significant project s22A(a)- \$5000 ☐ Fence/firebreak/road/track/built infrastructure s22A(d) + clearing <5ha- \$1200 ☐ Extractive industry + not a key resource area s22A(i)- \$1200 ☐ Extractive industry + in a key resource area s22A(i)- \$3000 ☐ All other purposes s22A(d-h, j) - \$331.20 ☐ Form 11 completed ☐ PVMP provided <p>If ☒, PVMP must include</p> <ul style="list-style-type: none"> ☐ Relevant purpose confirmation from DERM + ☐ Relevant code/policy addressed + ☐ Location and extent of clearing shown on an image displaying 5 GPS coordinates OR ☐ A list of MGA coordinates encompassing the extent of clearing
☐ CLEARING VEGETATION ☐ LAND FREEZE ☐ Email sent <u>koala.plan@derm.qld.gov.au</u> Assessment Manager role Notes: Assessable development checks and properly made checks at right both need to be conducted in full. The 'assessable development' checks are preliminary and not entirely conclusive. It is recommended that applicants consult directly with VM officers in a relevant regional office if there are questions concerning the applicability of particular exemptions for clearing in specific situations.	☐ Clearing is assessable development- Freehold and Indigenous land or agricultural and grazing leases (All boxes must be ticked) <ul style="list-style-type: none"> ☐ Application does not contain confirmation from DERM that clearing is exempt development ☐ Subject lot/s contains either remnant vegetation or category A or B vegetation on a PMAV ☐ Application identifies that clearing of remnant vegetation or category A or B vegetation will occur <hr/> ☐ Clearing is assessable development- Other tenures (All boxes must be ticked) <ul style="list-style-type: none"> ☐ Application does not contain confirmation from DERM that clearing is exempt development ☐ Application identifies that clearing of native vegetation will occur <hr/> ☐ Properly made (Bolded boxes must be ticked) <ul style="list-style-type: none"> ☐ Form 11 completed ☐ Fee <ul style="list-style-type: none"> ☐ Public Safety or control of non-native plants & declared pests 22A(b or c)- \$ NIL ☐ Significant project s22A(a)- \$5000 ☐ Fence/firebreak/road/track/built infrastructure s22A(d) + clearing <5ha- \$1200 ☐ Extractive industry + not a key resource area s22A(i)- \$1200 ☐ Extractive industry + in a key resource area s22A(i)- \$3000 ☐ All other purposes s22A(d-h, j)- \$331.20 ☐ PVMP provided <p>If ☒, PVMP must include</p> <ul style="list-style-type: none"> ☐ Justification for relevant purpose + ☐ Code/policy addressed + ☐ Location and extent of clearing shown on an image displaying 5 GPS coordinates OR ☐ A list of MGA coordinates encompassing the extent of clearing
☐ WATER The 'Consent of the chief executive' to accompany all water Take or Interfere Applications. Ensure all parts of the Consent have been completed by the regional delegate. Form 1, Q9 table G: Copy of evidence to be provided (eg. water licence, water permit, interim water allocation, water allocation, seasonal water assignment) Question 8 on the works application - all are mandatory	☐ Taking or interfering with artesian/sub-artesian water: Form 12 complete <ul style="list-style-type: none"> ☐ the location of the proposed works, if known, and any existing works for taking artesian or sub-artesian water ☐ lot boundaries and descriptions ☐ existing licensed or permitted works ☐ the position of any watercourses or water bodies ☐ the position of any roads ☐ the position of any area to be irrigated ☐ Watercourse pump: Form 13 completed <ul style="list-style-type: none"> ☐ the location of the proposed water pump and any existing pump ☐ lot boundaries and descriptions ☐ existing licensed or permitted works ☐ the position of any watercourses or water bodies ☐ the position of any roads ☐ the position of any area to be irrigated ☐ Water storage: Form 14 completed <ul style="list-style-type: none"> ☐ the location of the proposed water storage and any existing storage ☐ lot boundaries and descriptions ☐ existing licensed or permitted works ☐ the position of any watercourses or water bodies ☐ the position of any roads ☐ the position of any area to be irrigated ☐ Gravity diversion from a watercourse: Form 15 completed <ul style="list-style-type: none"> ☐ the location of the proposed gravity diversion and any existing gravity diversion ☐ lot boundaries and descriptions ☐ existing licensed or permitted works ☐ the position of any watercourses or water bodies ☐ the position of any roads ☐ the position of any area to be irrigated ☐ details of any vegetation within the water body or watercourse proposed to be cleared ☐ details of any filling or excavation proposed in the watercourse or water body

☐ **WATER cont.**

Referable dams require dam

Failure impact assessment first.

If not provided return to region
for referral to Dam Safety

Quarry works applications must
be accompanied by a copy of the
Quarry Material Allocation Notice
(QMAN). Consent of the chief
executive is not required for this
type of application

- ☐ Referable dam: Form 16 completed
 - ☐ the location of the proposed water storage and any existing storage
 - ☐ lot boundaries and descriptions
 - ☐ existing licensed or permitted works
 - ☐ the position of any watercourses or water bodies
 - ☐ the position of any roads
 - ☐ details of any vegetation within the water body or watercourse proposed to be cleared
 - ☐ a copy of 'Notice Accepting a Failure Impact Assessment' from the chief executive of the Department of Environment and Resource Management

- ☐ Watercourse diversion: Form 17 completed
 - ☐ the location of the proposed water storage and any existing storage
 - ☐ lot boundaries and descriptions
 - ☐ existing licensed or permitted works
 - ☐ the position of any watercourses or water bodies
 - ☐ the position of any roads
 - ☐ the position of any area to be irrigated
 - ☐ a scaled plan showing design details of the proposed diversion
 - ☐ details of the proposed diversion including a description of any impacts on the existing watercourse or water body, or vegetation
 - ☐ details of any vegetation within the water body or watercourse proposed to be cleared

- ☐ Removal of quarry material from a watercourse: Form 18 completed
 - ☐ the location of the proposed work and any existing works for removing quarry material
 - ☐ lot boundaries and descriptions
 - ☐ existing licensed or permitted works
 - ☐ the position of any watercourses or water bodies
 - ☐ the position of any roads
 - ☐ operations plan
 - ☐ Copy of Quarry material allocation notice

- ☐ Taking overland flow: Form 19 completed
 - ☐ the location of the proposed work and any existing works for taking overland water
 - ☐ lot boundaries and descriptions
 - ☐ existing licensed or permitted works
 - ☐ the position of any watercourses or water bodies
 - ☐ the position of any roads
 - ☐ the position of any area to be irrigated
 - ☐ a copy of the notification acknowledgement letter containing the notification acknowledgement number for authorised taking of overland water
 - ☐ a certified report in accordance with schedule 1 of the Code for assessable development for operational works for taking overland flow water detailing the proposed location, extent and operation of all the proposed reconfigured works and proposed new works (not required if work for stock and domestic water use or rehabilitating degraded land)

For an application for capturing agricultural runoff

- ☐ a copy of a land and water management plan approved under the Water Act 2000 or an industry best practice management audit

For an application for taking water required by an environmental authority or development permit

- ☐ a copy of the relevant environmental authority or development permit
- ☐ a report demonstrating:
 - ☐ how the proposed works meet the requirements of the environmental authority or development permit
 - ☐ how the proposed works minimise the taking of water

For an application for rehabilitating degraded land (applicable to the Warrego, Paroo, Bulloo or Nebine Water Resource Plan areas)

- ☐ a certificate from a professional, qualified in soil science, stating the area concerned is degraded and the works be an appropriate method for rehabilitating the area
- ☐ evidence the works are required under the Land Act 1994
- ☐ evidence the works have been approved for funding under the Primary Industries Productivity Enhancement Landcare Loans Scheme

- ☐ Work in a watercourse not covered by Form 12 - 20: Form 21 completed
 - A sketch plan showing**

- ☐ the location of the proposed work and any existing works for taking overland flow water
- ☐ lot boundaries and descriptions
- ☐ existing licensed or permitted works
- ☐ the position of any watercourses or water bodies
- ☐ the position of any roads
- ☐ the position of any area to be irrigated

- ☐ Interfering with overland flow: Form 20 completed

- ☐ the location of the proposed works and any existing works for interfering with overland flow water
- ☐ lot boundaries and descriptions
- ☐ existing licensed or permitted works
- ☐ the position of any watercourses or water bodies
- ☐ the position of any roads
- ☐ the position of any area to be irrigated
- ☐ hydrology report assessing the potential impact of the proposed works on any adjacent watercourse or water body and surrounding floodplain

Relea:

☐ WATER cont.	<p>Declared catchment area (If lot created is less than 16ha)</p> <p>☐ Reconfiguring a Lot: Form 7 completed</p> <p>☐ Fee</p> <p>☐ Catchment area is NOT in the SEQ region (See SPA Contact list)</p> <p>FYI: If the Catchment area is in the SEQ region - Queensland Bulk Water Supply Authority ABN 75 450 239 876 trading as Seqwater is the concurrence agency.</p> <p>As DERM is not a concurrence agency the assessment manager will need to be notified.</p>
☐ WETLANDS	<p>Is the application for development for an urban purpose? Yes / No</p> <p>☐ Not domestic housing activity</p> <p>☐ Great Barrier Reef (GBR) Water Protection Act (WPA)</p> <p>☐ ROL (Must be ticked to be properly made)</p> <p>☐ More than 6 lots or any < 5 h</p> <p>☐ Op works involve High Impact Earthworks ☐ More than 100 m³</p> <p>☐ More than 1000 m³ (& more than 200m from the wetlands)</p> <p>☐ MCU (Must be ticked to be properly made)</p> <p>☐ Op Works involve High Impact Earthworks ☐ More than 100 m³</p> <p>☐ More than 1000 m³ (& more than 200m from the wetlands)</p> <p>☐ OP Works (Must be ticked to be properly made)</p> <p>☐ Op Works involve High Impact Earthworks ☐ More than 100 m³</p> <p>☐ More than 1000 m³ (& more than 200m from the wetlands)</p> <p>☐ Plans (Must be ticked to be properly made)</p> <p>☐ a survey plan or chart showing the location of the activity (including GPS coordinates and zone reference—GDA94 preferred) and important features in the surrounding area</p> <p>☐ a scaled site plan showing the details of the structures or works associated with the operational works including:</p> <ul style="list-style-type: none"> • dimensions of the proposed works and any building envelopes and distance to the wetland and wetland buffer, drainage channels and lot boundaries <p>☐ the slope angles of the area that would abut or adjoin the proposed works and the finished level of the proposed works</p> <p>☐ the existing and proposed contours</p> <p>☐ the location and level of any permanent survey marks or reference stations used as datum for the works</p> <p>☐ the internal driveways/movement routes which vehicles will use during the works</p> <p>☐ the storage area of materials including earth associated with excavation or filling or construction (confirmed/not applicable)</p> <p>☐ the defined flood level (confirmed/not applicable)</p> <p>☐ the defined fill level (confirmed/not applicable)</p> <p>☐ Written Documentation (Must be ticked to be properly made)</p> <ol style="list-style-type: none"> a. the hours of operation of construction and machinery and vehicles used b. the quantity of materials including earth associated with construction to be stored on site c. if an alternative mapped boundary of the wetland is proposed to satisfy a required outcome under the code, a map of the alternative boundary and assessment prepared in accordance with the code requirements (confirmed/not applicable) d. if an alternative wetland buffer width is proposed to satisfy a required outcome under the code, an assessment of the baseline ecological values of the site and potential impacts of the works used to determine and justify the alternative buffer width (confirmed/not applicable) e. if the proposal does not adopt the default wetland buffer width to satisfy a required outcome under the code, an assessment of the baseline ecological values of the site and potential impacts of the works (confirmed/not applicable) f. a hydrology report assessing the existing surface water regime and potential impact of the proposed works on the wetland to satisfy a required outcome under the code (confirmed/not applicable) g. a hydrology report assessing the existing ground water regime and potential impact of the proposed works on the wetland to satisfy a required outcome under the code (confirmed/not applicable) h. details of stormwater management and disposal required to satisfy a required outcome of the code (confirmed/not applicable) i. details of operational management measures during construction to satisfy a required outcome under the code including pest and invasive species and noise, light and visual disturbance. (confirmed/not applicable)

Advice Triggers

☐ Wetlands - within 100m	☐ MCU assessable under planning scheme and any part of the land is in the wetland management area ☐ RaL – greater than 6 lots or any lot less than 5 ha, and any part of the land is in the wetland area.
☐ Conservation Estate - within 100m ☐ Protected area ☐ Forest reserve ☐ Critical habitat ☐ State forest ☐ Timber reserve ☐ Marine park ☐ Recreation area ☐ World heritage ☐ CCA ☐ Nature Refuge ☐ Brisbane Forest Park	☐ MCU for urban purposes ☐ RaL – greater than or equal to 10 lots or any lot created < 5ha
☐ Heritage - shares common boundary	☐ MCU assessable under the planning scheme ☐ RaL
☐ Acid Sulfate Soils	☐ MCU assessable under the planning scheme ☐ RaL ☐ Operational Works ☐ Building work assessable under the planning scheme

DERM Interests (tick for applicable) (**Bold** denotes mapped on EcoMaps please check at regional level until new layers added)

☐ Acid Sulfate Soil	☐ Good Quality Agricultural Land	☐ Removal of Quarry Material
☐ Coastal Building Line	☐ Groundwater	☐ Salinity
☐ Coastal Management District	☒ Koala Habitat Areas	☐ Soil Health
☐ Declared Sub Artesian	☐ Landslide	☐ Soil Conservation
☐ Declared Catchments Area	☐ Marine Parks	☐ State Land
☐ Drainage and Embankment	☐ Marine Plants	☐ Stock Routes
☐ EMR or CLR (continuing activity)	☐ Nature Refuges	☐ Surface Water
☐ EPA Referrable Wetland	☐ Notifiable activity	☐ Taking/Interfering with water
☒ Erosion prone areas	☐ Native Vegetation	☐ Water Quality (Surface)
☐ Fish Habitat Areas	☐ Protected Areas	☐ Wild Rivers
☐ Flood plain Management	☐ Referable Dam	☐ Wetland Management Area
☐ Other		

Receipt Details: Fees Correct ☐ N/A ☐

Receipt No. Date:/...../.....

Amount Paid \$

Receipt sent to client Yes ☐ No ☐

Portable Long Service Leave Paid Yes ☐ No ☐
 (the Building and Construction Industry (Portable Long Service Leave) Act 1991 requires the levy to be paid before a development permit is issued)

21-138

File B

Payment Method:

Cheque ☐ EFT ☐

Cash ☐ Credit ☐

Cheque No.

Drawer:

Copy of Receipt attached ☐ 116 of 120

Release

DATE	Person Contacted:	Phone No:
	Information Requested:	
	Response:	
	PALM Contact:	

DATE	Person Contacted:	Phone No:
	Information Requested:	
	Response:	
	PALM Contact:	

DATE	Person Contacted:	Phone No:
	Information Requested:	
	Response:	
	PALM Contact:	

ADDITIONAL NOTES

Release

PART 2

PART 2

PART 2

Released



Project Running Report

Date: 21-JAN-2011 Status: Application Validation Decision: Level 2

Notifiable activity or industrial activity

Locations

Name	Address Line 1	Address Line 2	Suburb	Postcode	State
4 Saunders Street, Raceview					

Agency Interests/Ratings

Category	Type	Rating
Coastal	Coastal - erosion	Unknown (default)
Biodiversity	Biodiversity - rare and threatened species	Unknown (default)

Permits: 1

Permit Ref	Permit Type	Status
SPCL01511911	Concurrence Response for a MCU involving contaminated land.	Assessment

Release

PALM

To: contaminated.land@derm.qld.gov.au

Subject: 452792

**Please note: To assist with meeting statutory timeframes this application has been uploaded to SharePoint (see below).
The paper copy is for filing purposes only.**

A development application has been received and validated by Permit and Licence Management (PALM) in the Implementation and Support Unit (ISU). A review has been undertaken for the potential impacts of the proposed development on the State Interests administered by the department, including jurisdictional matters under the *Sustainable Planning Act 2009*.

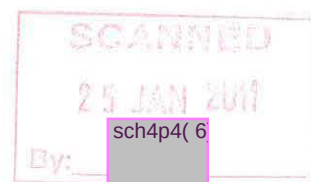
Our findings suggest that the application is a **Single** jurisdiction application. If however, you find additional triggers please contact PALM to discuss further action.

As the application is single jurisdiction it is forwarded to your business group to complete as per the *Sustainable Planning Act 2009*.

The copy of the application has been placed on SharePoint for access by you. Please click the attached link to take you to SharePoint.

<http://sharepoint/sites/DevelopmentApplications/Shared%20Documents/Forms/AllItems.aspx>

Application Number: 452792
 Project Number: 358901
 Project Director: Allen Johns
 Client Name: Buildev Development (QLD) Pty Ltd
 Location: 4 Saunders Street, Raceview
 Lot Plan: 217 SP204706
 Assessment Manager: Ipswich City Council
 Agency Role: Concurrence
 Application Type: Material Change of Use
 Jurisdictions: Contaminated Land
 Date properly made/referred: 21/01/2011
 ISU (PALM) Contact: Grant Mogridge
 Sharepoint Folder: SEQ South



Hardcopy sent to: Contact Name: Allen Johns
 Business Unit: South East Region
 Postal Address: GPO Box 2454 Brisbane QLD 4001

Regards,
 ISU