

Form 1 Development Application idas

# Part A

## Common details

**Identification of the premises the subject of the application**

1. Can any part of the premises be identified by a street address or lot on plan description?

- No - Answer Q1(a)  
 Yes - Complete Table B and answer Q1(b) and Q1(c)

**Table B**

71 Palmerin St Warwick 4370 1 RP90982

Unit number	Street number	Street name	Official suburb /locality name	Post code	Lot on plan description <i>(place each description in a separate row)</i>			Local government area
					Lot number	Plan type <i>(e.g. RP, SP)</i>	Plan number	
✓	82	Fitzroy Street	Warwick	4370	1,2,3	RP	5801	Warwick Shire Council
✓	84	Fitzroy Street	Warwick	4370	1	RP	94676	Warwick Shire Council
✓	78	Fitzroy Street	Warwick	4370	1	RP	97879	Warwick Shire Council
✓	76	Fitzroy Street	Warwick	4370	1	RP	100863	Warwick Shire Council
	75	Palmerin Street	Warwick	4370	1	RP	40226	Warwick Shire Council
	60	Palmerin Street	Warwick	4370	60	SP	100924	Warwick Shire Council
	75	Palmerin Street	Warwick	4370	2	RP	97879	Warwick Shire Council
	73	Palmerin Street	Warwick	4370	2	RP	100863	Warwick Shire Council

Hard 5 Pty Ltd \*

Rose City Centre P/L \*

1(b). Can the address be further described by shop/tenancy number or storey/level?

- No  
 Yes - Complete Table C

1(c). Is any part of the premises strategic port land under the *Transport Infrastructure Act 1994*?

- No  
 Yes - Complete Table D

2. Can the premises best be identified by coordinates *(e.g. for development proposed in waters, or on a site within a large rural lot)*?

- No  
 Yes - Complete Table E

3. Are the premises within or adjacent to a water body or watercourse?

- No  
 Yes - Complete Table F and answer Q3(a)

4. What is the total area of land that makes up the premises (i.e. the area covered by the application)?

Area of land above high water mark/outside watercourse		Area in a water body or watercourse	
2.92	<input type="checkbox"/> m <sup>2</sup> <input checked="" type="checkbox"/> hectares (Tick applicable unit)		<input type="checkbox"/> m <sup>2</sup> <input type="checkbox"/> hectares (Tick applicable unit)

**Existing use of the premises**

5. Are the premises currently used for any purpose?

- No  
 Yes - Ensure details of any existing use of the premises are provided in plans and documentation submitted with this application, e.g. location and nature of existing uses, buildings, structures and services

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

- No  
 Yes - Complete Table H and ensure the location and dimensions of each easement are included in plans, submitted with the application

**Table H**

	Purpose of each easement	Entity favoured by the easement
1	Access Easement	
2	Access Easement	
3	Access Easement	

**Proposal details**

7. Are new uses proposed on the premises?

- No  
 Yes - Provide details in Table I

**Table I**

	Each proposed new use
1	Proposed Shopping Centre extension over sites.

8. Are new buildings or structures proposed to be erected on the premises?

- No  
 Yes - Ensure the nature, location and dimensions of the proposed new buildings, structures or services are included in plans, submitted with the application

**Applicant details**

9. Who is the applicant for the application?

Company/organisation name (if applicable)	McConaghy Group Pty Ltd		
Individual/ contact person details			
Title	Mr	First name	Adrian
		Last name	Allen
Postal address	c/- Urbis Pty Ltd. GPO BOX 3205, BRISBANE QLD 4001		
Contact telephone number	3007 3800		
Mobile phone number	0418 114 691		
Facsimile number	3007 3811		
e-mail address	aallen@urbis.com.au		

**Owner's consent and resource entitlement**

10. Does the application involve a State-owned resource prescribed by schedule 10 of the *Integrated Planning Regulation 1998* (IP Reg) or any other regulation?
- No
- Yes - *Complete a new Table J for each State-owned resource and submit, with the application evidence of resource allocation or entitlement*
11. Does the application involve land other than State-owned land (*i.e. privately owned land*) and require owner's consent?
- No
- Yes - *Complete Table K and submit, with the application, written documentation of all owner's consent*

**Table K**

	Owner name/s	Street address or lot on plan description	Date written consent was obtained
1	John A Hill	Lots 1-3 on RP5801 and Lot 1 on RP94676	19/07/2007
2	George Stockwell and Valerie Stockwell	Lot 1 on RP90982	04/10/2007
3	Rose City Centre Pty Ltd.	Lot 60 on SP100924 and Lot 2 on RP 100863	05/10/2007
4	Desmond John Roffey	Lot 1 on RP40226 and Lot 2 on RP97879	05/11/2007
5	Margaret S Cory	Lot 1 on RP97879	03/10/2007
6	Jennifer Brown	Lot 1 on RP100863	03/10/2007

**Mandatory attachments and supporting information**

12. What are the other parts of IDAS Application Form 1 submitted with this application, and the other mandatory attachments and supporting information accompanying this application, not identified in those other form parts?

	Description of attachment or information <i>(e.g. Part C of Form 1, owner's consent, evidence of resource allocation/entitlement, plans, drawings, reports)</i>	Title (if applicable) <i>(e.g. General Authority, James Street Traffic Report)</i>	Date	Method of delivery to assessment manager
1				

**Portable Long Service Leave (PLSL) levy for building and construction work**

13. Is payment of a Portable Long Service Leave (PLSL) levy required for building and construction work before a development permit for the application can be given?

- No
- Yes

13(a). Indicate the reason PLSL is not applicable

- The application is not for building and construction work under the *Building and Construction Industry (Portable Long Service Leave) Act 1991*, section 3AA (*e.g. the application is only for a change of use or for the following types of work carried out solely for farming purposes: land clearing, site preparation, earthworks, fences, fodder harvesting, clearing of encroaching vegetation, clearing of regrowth, thinning vegetation or controlling weeds or pests*); or
- All costs, that relate to the work both directly and indirectly, are less than \$80,000, inclusive of GST; or
- The work is being carried out under an owner-builder permit issued under the *Queensland Building Services Authority Act 1991*- *Complete and submit a QLeave Notification and Payment Form (no payment required if owner-builder permit number stated). The receipted form must be sighted by the assessment manager before a development permit can be given*

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Date Received  Reference Numbers

**FOR COMPLETION BY ASSESSMENT MANAGER**

Is a QLeave Notification and Payment Form required for this application?

- No
- Yes - *Complete Table M*

**NOTIFICATION OF ENGAGEMENT OF PRIVATE CERTIFIER**

To  Council

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

Date of engagement	Accreditation number	Name	BSA Certification number	Building classification

## Advice for completing Part A

### General advice

- Under IPA, section 3.2.1(7) mandatory requirements must be correctly completed for a development application to be a 'properly made application'. The assessment manager may refuse to receive an application that is not properly made.
- Completion of Part A of Form 1 is required for all development applications. Other mandatory requirements, applicable to certain types of applications, are stated in other Parts of Form 1.
- The IDAS Assessment Checklist must also be completed for all development applications, other than those requiring assessment against the *Building Act 1975* only.
- For further information about completing this form go to [IDAS Guide 1 \(Making and IDAS application\)](#)

Q1	<ul style="list-style-type: none"> <li>• The premises, the subject of the application, may be identified in a number of ways. Street address and lot on plan are most common. Lot on plan details can be obtained from title documents or through the local government.</li> <li>• The term 'premises' is defined by the IPA, schedule 10 to mean a building or other structure, and land (whether or not a building or other structure is situated on the land). The term 'land' is also defined to include the estate in, on, over or under the land.</li> <li>• A description of the land is not required if the application relates to a mobile and temporary Environmentally Relevant Activity (ERA) only. Instead complete Q1(a).</li> <li>• StrategicPortLand is within a local government area but a local government's planning scheme does not apply on Strategic Port Land. StrategicPortLand is declared under the <i>Transport Infrastructure Act 1994</i>. For further information go to <a href="#">IDAS Guide 11 (Development on strategic port land)</a> and the Queensland Transport (Ports) website.</li> </ul>
Q2	<ul style="list-style-type: none"> <li>• Coordinates often provide the best means of accurately identifying the location of development proposed in waters, or on a relatively small development site distant from property boundaries. Sufficient coordinates need to be provided to identify the boundary of the premises the subject of the application.</li> <li>• Eastings and northings using GDA94 datum is preferred, but longitude and latitude and other (specified) datum may be provided.</li> </ul>
Q3	<ul style="list-style-type: none"> <li>• A single development application may involve land both within and outside waters.</li> <li>• A 'watercourse' is defined by the <i>Water Act 2000</i>, schedule 4 and generally means a river, creek or stream upstream of the point to which high spring tide ordinarily flows and reflows (unless a regulation has declared a limit for the watercourse). Generally, a watercourse is in the jurisdiction of the Department of Natural Resources and Water.</li> <li>• 'Tidal water' is defined in the <i>Coastal Protection Act 1995</i> (Schedule) and 'tidal area' for a local government and for strategic port land is defined in the IPA (schedule 10). Generally, the area below 'high-water mark' (defined by the Coastal Protection Act in relation to high water mark at spring tides) establishes the boundary of a tidal area.</li> <li>• Land below high water mark is not within a local government's area unless provided for under the <i>Local Government Act 1993</i>. Unless otherwise provided for by legislation, a local government has no jurisdiction below high water mark. A tidal area for strategic port land is within the jurisdiction of the relevant port authority, while the Environmental Protection Agency generally has jurisdiction for a local government tidal area. However, the IPA gives local governments jurisdiction for assessing and deciding applications for prescribed tidal works within the tidal area for a local government, and the planning scheme may be applied to that assessment (to the extent provided for in the code for prescribed tidal work).</li> </ul>
Q9	<ul style="list-style-type: none"> <li>• The applicant need not be the owner of the land. However, the applicant is responsible for ensuring the information provided on the Form 1 Application Form (including this Part and any other relevant Part) is correct.</li> <li>• If the applicant is a company or organisation, a contact person must be nominated.</li> <li>• Evidence of this consent may need to be provided before the application will be accepted as properly made by the Assessment Manager, during the processes of the application or in the event of an appeal about the outcome of the application.</li> </ul>
Q10	<ul style="list-style-type: none"> <li>• Section 3.2.1(5) of the IPA requires evidence of resource entitlement be given for applications involving a prescribed State resource. Schedule 10 of the <i>Integrated Planning Regulation 1998</i> (IPR) prescribes the State resources, including State-owned land, where evidence is required to be given, and the evidence required to support the application. Link to <a href="#">Integrated Planning Regulation</a></li> <li>• Section 3.2.1(10)(a)(ii) states an application <b>cannot</b> be taken to be properly made without the required evidence.</li> <li>• Evidence may be required from more than one Department responsible for a State-owned resource, e.g. from the Environmental Protection Agency for quarry material below high water mark, and the Department of Natural Resources and Water in relation to the State-owned land above high water mark.</li> <li>• In the case of applications involving the <b>taking or interfering with water under the Water Act</b>, the development application may be made at the same time as the request for resource entitlement.</li> <li>• In the case of <b>State-controlled roads</b>, a resource entitlement is not required for an activity that is exempt ancillary works or encroachment (identified by gazette notice under the <i>Transport Infrastructure Act 1994</i>, section 50), or if the activity requires referral to the Department of Main Roads.</li> </ul>

Q11	<ul style="list-style-type: none"> <li>• Section 3.2.1(3) of the IPA prescribes that an application must contain, or be supported by, the written consent of the land owner/s, if the application involves any of the following:             <ul style="list-style-type: none"> <li>(i) a material change of use;</li> <li>(ii) reconfiguration of a lot;</li> <li>(iii) work on land below high-water mark and not within a canal as defined under the <i>Coastal Protection and Management Act 1995</i>; or</li> <li>(iv) work on rail corridor land defined under the <i>Transport Infrastructure Act 1994</i>.</li> </ul> </li> <li>• 'Owner' for the purpose of a lodging an IDAS development application means the person at the time of lodging the application, entitled to receive the rent for the land (or would be entitled to receive the rent for it if it were let to a tenant at a rent).</li> <li>• Owner's consent is not required for a mobile and temporary ERA.</li> </ul>
Q12	Only information not identified in other Parts of Form 1 needs to be listed in this section of Part A.
Q13	<ul style="list-style-type: none"> <li>• The Building and Construction Industry Portable Long Service Leave Scheme provides long service leave entitlements to workers in the building and construction industry who would be unlikely to accrue enough service with one employer to qualify for long service leave. To fund the scheme, a levy is collected on all building and construction work carried out in Queensland where the total cost of the work, whether direct or indirect, is \$80,000 or more inclusive of GST. This amount and other prescribed percentages and rates for calculating the levy are stated in the <i>Building and Construction Industry (Portable Long Service Leave) Regulation 2002</i>. Included in the amount collected by QLeave is the Workplace Health and Safety Fee and the Building and Construction Industry Training Levy.</li> <li>• The <i>Building and Construction Industry (Portable Long Service Leave) Act 1991</i> (PLSL Act) defines the building and construction industry for the purposes of the levy and includes, for example, renovating, relocating, constructing, altering, demolishing, maintaining or repairing buildings, pools, roads, jetties, pipelines, fences or earthworks, and works for subdividing, irrigating or draining land.</li> <li>• The PLSL Act requires the portable long service leave levy (PLSL levy) be paid before the assessment manager may give a development permit for certain building or operational work. The assessment manager must sight an approved form issued by QLeave advising of the status of the payment of the levy.</li> <li>• 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 <a href="http://www.qleave.qld.gov.au">www.qleave.qld.gov.au</a></li> <li>• For further information contact QLeave (Tel: 1800 803 481 Web: <a href="http://www.qleave.qld.gov.au">www.qleave.qld.gov.au</a>)</li> </ul>

**Privacy Statement**

*The information collected on Form 1 will be used by the Department of Local Government, Planning, Sport and Recreation 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 Freedom of Information Act 1992) or as required by Parliament. This information may be stored in a Department of Local Government, Planning, Sport and Recreation database. The information collected will be retained as required by the Public Records Act 2002. For further information on your privacy, contact the Privacy Contact Officer for the Department of Local Government, Planning, Sport and Recreation at (07) 3237 1860.*

Proposal ID

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# Form 1 Development Application

## Part C

### Heritage registered place

**Heritage register details**

1. What is the name of the heritage registered place and the corresponding Queensland Heritage Register number?

	Name of heritage registered place	Queensland Heritage Register number
1	Plumb's Chambers	601725

**Scope of the application and type of approval sought**

2. What is the nature of development proposed in the registered place?

- (i) Material change of use of premises - *Complete Table A*
- (ii) Building work - *Complete Table B*
- (iii) Operational work - *Complete Table C*
- (iv) Reconfiguring a lot - *Complete Table D*

**Table B**

Nature of the building work	Description of the building work	Estimated dollar (\$) value of the works	Type of approval being sought
<input type="checkbox"/> (i) Building			<input type="checkbox"/> Development Permit <input checked="" type="checkbox"/> Preliminary Approval
<input checked="" type="checkbox"/> (ii) Repairing	84 Fitzroy Street, Warwick	\$0.00	
<input checked="" type="checkbox"/> (iii) Underpinning	84 Fitzroy Street, Warwick	\$0.00	
<input checked="" type="checkbox"/> (iv) Demolishing	Demolition of 82 and part of 84 Fitzroy Street, Warwick	\$0.00	
<input type="checkbox"/> (v) Moving			
<input type="checkbox"/> (vi) Renovating			
<input type="checkbox"/> (vii) Altering			
<input type="checkbox"/> (viii) Making additions			
<input type="checkbox"/> (ix) Painting or plastering			
<input type="checkbox"/> (x) Working on furniture, fittings or other objects			
<input type="checkbox"/> (xi) Excavating, disturbing or changing landscape or natural features			
<input type="checkbox"/> (xii) Excavating or filling in relation to building etc			
<input type="checkbox"/> (xiii) Other			

3. Have any exemption certificates been issued for this registered place?

- No
- Yes - Complete Table E

**Mandatory information**

4. Confirm the following mandatory information is accompanying this application - EPA requires three copies of each of the applicable documents listed below to be submitted with the application.

	Confirmation of lodgement	Method of lodgement
(i) A statement of impact on the cultural heritage significance of the registered place. This statement must describe the relative values of the physical attributes of the place which contribute to the cultural heritage significance (as described in the Queensland Heritage Register) and how these are conserved or impacted upon as part of the development.	<input checked="" type="checkbox"/> Confirmed	
(ii) A written statement of works	<input checked="" type="checkbox"/> Confirmed	
(iii) Site plans showing the location of the proposed works	<input checked="" type="checkbox"/> Confirmed	
(iv) Plans, section and elevations to scale of the proposed works	<input checked="" type="checkbox"/> Confirmed	
(v) A copy of any approved and current exemption certificate - attach copy	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
(vi) A copy of any refusal to a request for an exemption certificate - attach copy	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	

**Desirable information**

5. Identify whether or not the following desirable information is to be lodged with this application.

	Confirmation of lodgement	Method of lodgement
(i) Photos demonstrating the existing condition of the heritage place	<input checked="" type="checkbox"/> Confirmed <input type="checkbox"/> Not provided	
(ii) A Conservation Management Plan for the registered place	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not provided	
(iii) Specifications of proposed work, materials and work methods	<input checked="" type="checkbox"/> Confirmed <input type="checkbox"/> Not provided	
(iv) Engineering and other sub-consultant drawings (e.g. electrical, acoustic)	<input checked="" type="checkbox"/> Confirmed <input type="checkbox"/> Not provided	
(v) Other relevant information	<input checked="" type="checkbox"/> Confirmed <input type="checkbox"/> Not provided	

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## Advice for completing Part C

### General advice

- Part A must also be completed for all IDAS development applications.
- All questions must be answered unless following a response there is a statement to go directly to a particular question.
- For further information about completing this form go to:
  - [IDAS Guide 19](#) (Development in a heritage registered place)
  - [Heritage register online](#)
  - [Cultural heritage](#) EPA website.

**Q3** A development permit authorises development to occur, while a preliminary approval is a step in the approval process and does not authorise development to occur

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Form 1 Development Application idas

# Part D

## Material change of use assessable against a planning scheme

**Planning scheme identification**

1. How is the premises identified / zoned in the applicable planning scheme?

	Each lot making up the premises	List of applicable zone/precincts/areas	List of applicable overlays
1 ✓	Lots 1-3 on RP5801	City Centre Land Use Area	N/A
2 ✓	Lot 1 on RP94676	City Centre Land Use Area	N/A
3 ✓	Lot 1 on RP90982	City Centre Land Use Area	N/A
4 ✓	Part of Lot 60 on SP100924	City Centre Land Use Area	N/A
5 ✓	Lot 1 on RP40226	City Centre Land Use Area	N/A
6 ✓	Lot 2 on RP97879	City Centre Land Use Area	N/A
7 ✓	Lot 1 on RP97879	City Centre Land Use Area	N/A
8 ✓	Lot 1-2 on RP100863	City Centre Land Use Area	N/A

**Nature of the material change of use (MCU)**

2. Is the application seeking approval for more than one MCU on the premises?

- No - Complete Table A
- Yes - Complete a new Table A for each proposed MCU

**Table A**

(i) How is the proposed use defined in the applicable planning scheme? *Also provide applicable details of the proposed use.*

Planning scheme definition	Explanation of the proposed use	Number of dwelling / tenancy units (if applicable)	Days and hours of operation (if applicable)	Number of employees (if applicable)
Commercial Use				

(ii) What is the nature of the material change of use?

- Start of a new use of the premises
- A material change in the intensity or scale of the use of the premises - Complete Table A(a)
- The re-establishment on the premises of a use that has been abandoned

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(iii) What type of approval is being sought?

- Development Permit
- Preliminary Approval

(iv) Is there a current Preliminary Approval for this use on the premises?

- No
- Yes - *Complete Table A(b)*

(v) Does the proposed use involve the **reuse of existing buildings** on the premises?

- No
- Yes - *Complete Table A(c) and submit, with the application, plans showing the size and location of the buildings to be reused*

(vi) Does the proposed use involve **new building work** on the premises?

- No
- Yes - *Complete Table A(d) and submit, with the application, plans showing the size and location of the proposed new building work*

**Table A(d)**

Proposed floor area	Additional 2670m <sup>2</sup> GLA
Proposed site cover	90%
Proposed maximum number of storeys	2
Proposed maximum height above natural ground level	

(vii) Does the proposed use involve the **reuse of other existing works** on the premises?

- No
- Yes - *Complete Table A(e) and submit, with the application, plans showing the nature and location of the works to be reused*

(viii) Does the proposed use involve **new operational work** on the premises?

- No
- Yes - *Complete Table A(f) and submit, with the application, plans showing the nature and location of the proposed new operational works*

**Mandatory Information**

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

	Confirmation of lodgement	Method of lodgement
<b>For all applications</b>		
(i) Plans showing the nature and location of the proposed use on the premises and a statement about the intensity and scale of the proposed use (e.g. number of visitors, number of seats, capacity of storage area)	<input checked="" type="checkbox"/> Confirmed	
<b>When the application involves reuse of existing buildings</b>		
(ii) Plans showing the size and location of the buildings to be reused	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
<b>When the application involves new building work</b>		
(iii) Plans showing the size and location of the proposed new building work	<input checked="" type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	
<b>When the application involves reuse of other existing works</b>		
(iv) Plans showing the nature and location of the works to be reused	<input checked="" type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	
<b>When the application involves new operational work</b>		
(v) Plans showing the nature and location of the proposed new operational works	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	

## Advice for completing Part D

### General advice

- Part A must also be completed for all IDAS development applications.
- All questions must be answered unless following a response there is a statement to go directly to a particular question.

**Table A** A development permit authorises development to occur, while a preliminary approval is a step in the approval process and does not authorise development to occur.


Proposal ID

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# Form 1 Development Application

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# IDAS

## Assessment Checklist

IDAS Development Application Form 1 is the approved form for all development applications under the *Integrated Planning Act 1997*. Form 1 is made up of various Parts. Part A (Common details) of Form 1 must be completed for all applications. The relevance of other Parts of Form 1 depends on the nature of the application.

Form 1 also includes the IDAS Assessment Checklist, which is used to assist in determining State assessment and referral requirements, and the Parts of Form 1 relevant to the application.

Section 1 and all other relevant sections of the IDAS Assessment Checklist must be completed for all development applications except those for building work requiring assessment against the *Building Act 1975* only. For more advice refer to Part B of the IDAS Application Form.

Answering the following questions will assist you in determining which sections of the checklist must be completed for your application. If unsure, phone or visit your local government or log on to the IPA website for help.

Does the application seek approval to materially change use of the premises? <i>If yes - complete Section 2 of this checklist</i>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Does the application seek approval to reconfigure a lot? <i>If yes - complete Section 3 of this checklist and Part F of IDAS Application Form 1</i> <b>Assessment is by the local government</b>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Does the application seek approval to carry out operational work? <i>If yes - complete Section 4 of this checklist</i>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Does the application seek approval to carry out building work requiring assessment against the <i>Fisheries Act 1994</i> ? <i>If yes - complete Section 5 of this checklist</i>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Does the application seek approval to carry out building work requiring assessment against a local government planning scheme? <i>If yes - complete Part E of IDAS Application Form 1</i> <b>Assessment is by the local government</b>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Does the application seek approval to carry out building work requiring assessment against the <i>Building Act 1975</i> ? <i>If yes - go to Appendix 1 of this checklist for advice on building referrals. Complete Part B of IDAS Application Form 1</i> <b>Assessment is by a building certifier</b>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

### SECTION 1

Section 1 must be completed for all applications that require completion of the IDAS Assessment Checklist.

#### HERITAGE

- 1.1 Is any part of the proposal intended to be carried out on a registered place under the *Queensland Heritage Act 1992*?
- No  
 Yes
- If yes, has an exemption certificate for the proposal<sup>1</sup> been issued under the *Queensland Heritage Act 1992*?
- Yes  
 No
- <sup>1</sup> In this Assessment Checklist, the term proposal refers to the proposed use, works or lot reconfiguration the subject of the application.
- If no, is the proposed work emergency work for the *Queensland Heritage Act 1992*?
- Yes  
 No

If no, is the work being carried out by the State?

Yes

No - *(Complete Part C)* This application requires assessment by the Queensland Heritage Council (QHC). If QHC is not the Assessment Manager for the application, the council has jurisdiction as Concurrence Agency.

IPA schedule 8 part 1 table 5 item 2

IP Regulation schedule 2, table 2, item 18

IPA section 135 (Definitions for terms used in development)

### REMOVING QUARRY MATERIAL; WILD RIVER AREA

1.2 Does the proposal involve removing quarry material from a watercourse or lake as defined under the *Water Act 2000*?

No

Yes

IPA, schedule 8, part 1, table 5, item 1

IP Regulation, schedule 2, table 2, item 11

IP Regulation, schedule 1, table 5, item 2 (wild river area)

Water Act 2000, section 966C

Wild Rivers Act 2005, section 43A

### ENVIRONMENTALLY RELEVANT ACTIVITY; WILD RIVER AREA

1.3 Does the proposal involve an environmentally relevant activity (ERA), other than a mining activity or a petroleum activity?

No

Yes

IPA, schedule 8, part 1, table 2, item 1

IPA, schedule 8, part 1, table 5, items 3 and 4

IP Regulation, schedule 2, table 2, items 1 and 23

Environmental Protection Act 1994, section 73AA (wild river area)

Wild Rivers Act 2005, section 43A

### WITHIN THE LIMITS OF A PORT

1.4 Is any part of the premises within the limits of a port under the *Transport Infrastructure Act 1994*?

No

Yes

IP Regulation, schedule 2, table 2, items 15 and 16

### DECLARED FISH HABITAT AREA

1.5 Does any part of the premises adjoin a declared fish habitat area under the *Fisheries Act 1994*?

No

Yes - If answers to questions in other sections of this checklist indicate that the proposed development is **assessable under IPA, schedule 8**, this application requires assessment by the Department of Primary Industries and Fisheries (DPI&F). If DPI&F is not the Assessment Manager for the application, the agency has jurisdiction as Advice Agency.

IP Regulation, schedule 2, table 2, item 26

### COMMUNITY INFRASTRUCTURE

1.6 Is any part of the premises designated for community infrastructure?

No

Yes

IP Regulation, schedule 2, table 3, item 7

### WASTE WATER MANAGEMENT

1.7 Does the proposal involve the establishment or expansion of a waste water disposal system?

No

Yes

IP Regulation, schedule 2, table 3, item 5

## SECTION 2 - Section 2 must be completed when the application seeks approval to materially change the use of premises.

**PLANNING SCHEME**

2.1 Is the proposed use **assessable** under the planning scheme?

- No - (Go to Question 2.2)  
 Yes - (Complete Part D of IDAS Application Form 1 and answer Questions 2.1.1 - 2.1.14 below)

If yes, does the application request that the proposal be assessed against a superseded planning scheme?

- Yes- (Complete Attachment 1)  
 No

**STATE-CONTROLLED ROAD**

2.1.1 Is any part of the premises within 100m of a State-controlled road, or part of a future State-controlled road?

- Yes  
 No

If no, is the proposed use listed in schedule 5 of the *Integrated Planning Regulation 1998* and does it exceed the specified threshold?

- Yes - This application must be referred to the Department of Main Roads (DMR) as Concurrence Agency.  
 No

*IP Regulation, schedule 2, table 3, items 1(a) and 3*

**ACID SULFATE SOILS**

2.1.2 Is the use proposed in a local government area listed<sup>2</sup> in State Planning Policy 2/02: *Planning and Managing Development Involving Acid Sulfate Soils*?

- No  
 Yes

<sup>2</sup> Aurukun, Bowen, Brisbane, Broadsound, Bundaberg, Burdekin, Burke, Burnett, Caboolture, Cairns, Calliope, Caloundra, Cardwell, Carpentaria, Cook, Cooloola, Douglas, Fitzroy, Gladstone, Gold Coast, Hervey Bay, Hinchinbrook, Isis, Johnstone, Livingstone, Logan, Mackay, Maroochy, Maryborough, Mirium Vale, Mornington, Noosa, Pine Rivers, Redcliffe, Redland, Rockhampton, Sarina, Thuringowa, Tiaro, Torres, Townsville, Whitsunday

*IP Regulation, schedule 2, table 3, item 4*

*State Planning Policy 2/02, Planning and Managing Development Involving Acid Sulfate Soils, section 3.6*

**COASTAL MANAGEMENT DISTRICT**

2.1.3 Does the proposed use involve the following?

- |   |  |                              |
|---|--|------------------------------|
| Carrying out operational work, completely or partly in a coastal management district  | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes |
| Carrying out building work, completely or partly in a coastal management district, that is the construction of new premises with a gross floor area (GFA) of at least 1,000m <sup>2</sup> | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes |
| Carrying out building work, completely or partly in a coastal management district, that is the enlargement of the GFA of existing premises by more than 1,000m <sup>2</sup>               | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes |

*If yes to any one - this application must be referred to EPA as Concurrence Agency.*

*IP Regulation, schedule 2, table 3, item 6*

**VEGETATION CLEARING**

2.1.4 Do the premises include a lot containing the following?

- |   |  |                              |
|---|--|------------------------------|
| A category 1, 2 or 3 area shown on a Property Map of Assessable Vegetation (PMAV) | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes |
| If there is no PMAV for a lot, remnant vegetation                                 | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes |

*IP Regulation, schedule 2, table 3, item 11*

**CONTAMINATED LAND - UNEXPLODED ORDNANCE**

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

- Yes - (Complete Part N) This application must be referred to the Administering Authority as Concurrence Agency.  
 No

*IP Regulation, schedule 2, table 3, item 12*



**PUBLIC PASSENGER TRANSPORT**

2.1.6 Is the proposed use listed in schedule 13C of the *Integrated Planning Regulation 1998* and does it exceed the specified threshold?

- Yes - *This application must be referred to Queensland Transport (QT) as Concurrence Agency.*  
 No

*IP Regulation, schedule 2, table 3, item 14*

**RAILWAY SAFETY AND EFFICIENCY**

2.1.7 Is the proposed use listed in schedule 13D of the *Integrated Planning Regulation 1998* and does it exceed the specified threshold?

- Yes - *This application must be referred to Queensland Transport (QT) as Concurrence Agency.*  
 No

*IP Regulation, schedule 2, table 3, item 15*

**KOALA CONSERVATION**

2.1.8 Is any part of the premises in a koala conservation area or koala sustainability area?

- No  
 Yes

*IP Regulation, schedule 2, table 3, item 18*

**EASEMENTS AND SUBSTATIONS**

2.1.9 Is the use associated with reconfiguring a lot?

- Yes  
 No - *Answer both (a) and (b) below*

(a) Will any part of any structure or work that is the natural and ordinary consequence of the use, be located in an easement?

- No  
 Yes - *Answer both (i) and (ii) below*

(i) 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 - *This application must be referred to the entity as Advice Agency.*

(ii) 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 - *This application must be referred to the licence holder as Advice Agency.*

(b) Is any part of the premises situated within 100m of a substation site under the *Electricity Act 1994*?

- No  
 Yes - *This application must be referred to the entity responsible for the substation as Advice Agency.*

*IP Regulation, schedule 2, table 3, item 8 (electricity easement)*

*IP Regulation, schedule 2, table 3, item 16 (pipeline easement)*

*IP Regulation, schedule 2, table 3, item 9 (substation)*

**RESIDENTIAL, COMMERCIAL OR INDUSTRIAL DEVELOPMENT IN A WILD RIVER AREA**

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

- No  
 Yes

*IP Regulation, schedule 1, part 2, table 5, item 1(a)*

*Wild Rivers code (Note: the code does not currently contain applicable provisions for residential, industrial or commercial development inside a designated urban area)*

**WETLAND**

2.1.11 Is the proposal only for the construction or use of a single residence on a lot and any reasonably associated building or structure?

- Yes  
 No

If no, do the premises include a lot situated in, or within 100m of, a wetland shown on the 'Map of referable wetlands'?

- No  
 Yes - *This application must be referred to the Environmental Protection Agency (EPA) as Advice Agency.*

*IP Regulation, schedule 2, table 3, item 20*

### HERITAGE

2.1.12 Do the premises include a lot sharing a common boundary with a protected area or registered place under the *Queensland Heritage Act 1992*?

- No  
 Yes - *This application must be referred to the Queensland Heritage Council (QHC) as Advice Agency.*

*IP Regulation, schedule 2, table 3, item 22*

### CERTAIN PRELIMINARY APPROVALS

2.1.13 Is preliminary approval sought for the application under the IPA, section 3.1.6?

- No  
 Yes - *(Complete Attachment 2) This application must be referred to the Department of Local Government, Planning, Sport and Recreation (DLGPSR) as Advice Agency.*

*IP Regulation, schedule 2, table 3, item 23*

### BROTHEL

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

- No  
 Yes

*IPA, schedule 8, part 1, table 2, item 2*  
*Prostitution Act 1999, section 64*

### STRATEGIC PORT LAND

2.3 Is any part of the use proposed on Strategic Port Land under the *Transport Infrastructure Act 1994*?

- No  
 Yes

*IPA, schedule 8, part 1, table 2, item 3*  
*IP Regulation, schedule 2, table 2, item 6*

### MAJOR HAZARD FACILITY

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

- No  
 Yes - *(Complete Part L) This application requires assessment by the Department of Emergency Services (DES). If DES is not the Assessment Manager for the application, the agency has jurisdiction as Concurrence Agency.*

*IPA, schedule 8, part 1, table 2, item 4*  
*IP Regulation, schedule 2, table 2, item 7*

### CONTAMINATED LAND - REGISTERED LAND

2.5 Is any part of the land forming the premises on the Environmental Management Register or Contaminated Land Register under the *Environmental Protection Act 1994*?

- No  
 Yes

*IPA, schedule 8, part 1, table 2, item 5*  
*IP Regulation, schedule 2, table 2, item 22*

### CONTAMINATED LAND - NOTIFIABLE ACTIVITY

2.6 Is any 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

*IPA, schedule 8, part 1, table 2, item 6*  
*IP Regulation, schedule 2, table 2, item 22*

**CONTAMINATED LAND - INDUSTRIAL ACTIVITY**

- 2.7 Is any part of 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

*IPA, schedule 8, part 1, table 2, item 6*  
*IP Regulation, schedule 2, table 2, item 22*

**CONTAMINATED LAND - AREA MANAGEMENT ADVICE (NATURAL MINERALISATION OR INDUSTRIAL ACTIVITY)**

- 2.8 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 activity or petroleum activity)?

No  
 Yes

*IPA, schedule 8, part 1, table 2, item 7*  
*IP Regulation, schedule 2, table 2, item 22*

**AQUACULTURE; WILD RIVER AREA**

- 2.9 Is the proposed use for aquaculture as defined under the *Fisheries Act 1994*?

No  
 Yes

*IPA, schedule 8, part 1, table 2, item 8*  
*IPA, schedule 8, part 2, table 2, item 1 (self-assessable aquaculture)*  
*IP Regulation, schedule 2, table 2, item 27*  
*Fisheries Act 1994, section 76DA (wild river area)*  
*Wild Rivers Act 2005, section 43A*

**AGRICULTURAL AND ANIMAL HUSBANDRY ACTIVITIES IN A WILD RIVER AREA**

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

No  
 Yes

*IPA, schedule 8, part 1, table 2, item 11*  
*IP Regulation, schedule 2, table 2, item 36*  
*Wild Rivers Act 2005, sections 42, 43A*

**SEQ REGIONAL PLAN**

- 2.11 Is any part of the premises within the South East Queensland (SEQ) Regional Plan area?

No  
 Yes

*SEQ Regional Plan 2005-2026, Amendment 1, Regulatory Provisions, division 2*  
*IP Regulation, schedule 2, table 3, item 13*  
*IPA, section 2.5A, 12 (3)*

**CONSERVATION ESTATE**

- 2.12 Is the proposal for urban purposes, as defined under the IPA?

No  
 Yes

*IP Regulation, schedule 2, table 2, item 40*

**REMOVAL, DESTRUCTION OR DAMAGE OF A MARINE PLANT - this question only applies for applications not also seeking approval to carry out operational work.**

- 2.13 Does the proposed use involve the removal, destruction or damage of marine plants under the *Fisheries Act 1994*?

No  
 Yes

*IPA, section 3.2.2A*

*IPA, schedule 8, part 1, table 4, item 8 (assessable development)*

*IPA, schedule 8, part 2, table 4, item 4 (self-assessable development)*

*IP Regulation, schedule 2, table 2, item 29*

*IP Regulation, schedule 1, part 3, table 4, item 8*

*Fisheries Act 1994, section 76DA (wild river area)*

*Wild Rivers Act 2005, section 43A*

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Proposal ID

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