

IDAS form 1—Application details

(Sustainable Planning Act 2009 version 4.1 effective 4 July 2014)

This form must be used for **ALL** development applications.

You **MUST** complete **ALL** questions that are stated to be a mandatory requirement unless otherwise identified on this form.

For all development applications, you must:

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

Attach extra pages if there is insufficient space on this form.

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

This form and any other IDAS form relevant to your application must be used for development applications relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994* and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. Whenever a planning scheme is mentioned, take it to mean land use plan for the strategic port land, Brisbane core port land or airport land.

PLEASE NOTE: This form is not required to accompany requests for compliance assessment.

This form can also be completed online using MyDAS at www.dsdip.qld.gov.au/MyDAS

Mandatory requirements

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.)

Name/s (individual or company name in full)

Colliers International Consultancy Pty Ltd

For companies, contact name

Carl Knaggs

Postal address

Level 30, 111 Eagle Street

Suburb	Brisbane		
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State	QLD	Postcode	4000
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Country	Australia		
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Contact phone number

3370 1728

Mobile number (non-mandatory requirement)

0416 765 636

Fax number (non-mandatory requirement)

3120 4500

Email address (non-mandatory requirement)

Carl.Knaggs

@colliers.com

Applicant's reference number (non-mandatory requirement)

1. What is the nature of the development proposed and what type of approval is being sought?

Table A—Aspect 1 of the application (If there are additional aspects to the application please list in Table B—Aspect 2.)

- a) What is the nature of the development? (Please only tick one box.)
- Material change of use Reconfiguring a lot Building work Operational work
- b) What is the approval type? (Please only tick one box.)
- Preliminary approval under s241 of SPA Preliminary approval under s241 and s242 of SPA Development permit
- c) Provide a brief description of the proposal, including use definition and number of buildings or structures where applicable (e.g. six unit apartment building defined as a *multi-unit dwelling*, 30 lot residential subdivision etc.)
- Flagstone Village Shopping Centre expansion over Rural Residential Zoned land to include full-line supermarket and an increase of 3,211m² GFA.
- d) What is the level of assessment? (Please only tick one box.)
- Impact assessment Code assessment

Table B—Aspect 2 of the application (If there are additional aspects to the application please list in Table C—Additional aspects of the application.)

- a) What is the nature of development? (Please only tick one box.)
- Material change of use Reconfiguring a lot Building work Operational work
- b) What is the approval type? (Please only tick one box.)
- Preliminary approval under s241 of SPA Preliminary approval under s241 and s242 of SPA Development permit
- c) Provide a brief description of the proposal, including use definition and number of buildings or structures where applicable (e.g. six unit apartment building defined as a *multi-unit dwelling*, 30 lot residential subdivision etc.)
- Amendments to design and layout of Flagstone Shopping Centre on Centre Zoned land to facilitate shopping centre expansion.
- d) What is the level of assessment?
- Impact assessment Code assessment

Table C—Additional aspects of the application (If there are additional aspects to the application please list in a separate table on an extra page and attach to this form.)

Refer attached schedule Not required

2. Location of the premises (Complete Table D and/or Table E as applicable. Identify each lot in a separate row.)

Table D—Street address and lot on plan for the premises or street address and lot on plan for the land adjoining or adjacent to the premises (Note: this table is to be used for applications involving taking or interfering with water). (Attach a separate schedule if there is insufficient space in this table.)

- Street address **and** lot on plan (All lots must be listed.)
- Street address **and** lot on plan for the land adjoining or adjacent to the premises (Appropriate for development in water but adjoining or adjacent to land, e.g. jetty, pontoon. All lots must be listed.)

Street address					Lot on plan description		Local government area (e.g. Logan, Cairns)
Lot	Unit no.	Street no.	Street name and official suburb/ locality name	Post-code	Lot no.	Plan type and plan no.	
i)		1-15	Bushman Drive, Jimboomba	4280	0 and 6	SP 146553	Logan
ii)		1-15	Bushman Drive, Jimboomba	4280	8	SP 198926	Logan
iii)		17-33	Bushman Drive, Jimboomba	4280	155-157	RP 848032	Logan

Planning scheme details (If the premises involves multiple zones, clearly identify the relevant zone/s for each lot in a separate row in the below table. Non-mandatory)

Lot	Applicable zone / precinct	Applicable local plan / precinct	Applicable overlay/s
i)	Centre Zone / Neighbourhood Centre Precinct	None	OM-02.01 Vegetation Management Areas OM-02.02 Biodiversity Corridors OM-02.04 Matters of State and Local Significance OM-03.01 Risk Areas OM-05.00 Flood Hazard Trigger OM-08.01 Landslide Hazard and Steep Slopes OM-13.01 Waterways
ii)	Rural Residential Zone / Park Living Precinct	None	OM-02.01 Vegetation Management Areas OM-02.02 Biodiversity Corridors OM-02.04 Matters of State and Local Significance OM-03.01 Risk Areas OM-05.00 Flood Hazard Trigger OM-08.01 Landslide Hazard and Steep Slopes OM-13.01 Waterways
iii)			

Table E—Premises coordinates (Appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay.) (Attach a separate schedule if there is insufficient space in this table.)

Coordinates (Note: place each set of coordinates in a separate row)				Zone reference	Datum	Local government area (if applicable)
Easting	Northing	Latitude	Longitude			
					<input type="checkbox"/> GDA94	

					<input type="checkbox"/> WGS84	
					<input type="checkbox"/> other	

3. Total area of the premises on which the development is proposed (indicate square metres)

35,693m²

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

Neighbourhood centre activities, vacant sites, dwelling houses and outbuildings.

5. Are there any current approvals (e.g. a preliminary approval) associated with this application? (Non-mandatory requirement)

No Yes—provide details below

List of approval reference/s	Date approved (dd/mm/yy)	Date approval lapses (dd/mm/yy)
COM7/2011 and associated operational works	15/02/2012 and December 2014	15/02/2016 with roll on provisions to 01/12/2018

6. 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 F, Table G or Table H as applicable

Table F	
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 G	
Name of owner/s of the land	Hope Island Consortium Pty Ltd
<input checked="" type="checkbox"/> The owner's written consent is attached or will be provided separately to the assessment manager.	

Table H	
Name of owner/s of the land	
<input type="checkbox"/> By making this application, I, the applicant, declare that the owner has given written consent to the making of the application.	

7. 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 I
- On strategic port land under the *Transport Infrastructure Act 1994*—complete Table J
- In a tidal water area—complete Table K
- On Brisbane core port land under the *Transport Infrastructure Act 1994* (No table requires completion.)
- On airport land under the *Airport Assets (Restructuring and Disposal) Act 2008* (no table requires completion)
- Listed on either the Contaminated Land Register (CLR) or the Environmental Management Register (EMR) under the *Environmental Protection Act 1994* (no table requires completion)

Table I
Name of water body, watercourse or aquifer
Sandy Creek

Table J	
Lot on plan description for strategic port land	Port authority for the lot

Table K	
Name of local government for the tidal area (if applicable)	Port authority for the tidal area (if applicable)

8. 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

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

- No Yes—ensure the nature, location and dimension of proposed works are included in plans submitted

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

- No—go to question 12 Yes

11. Has the portable long service leave levy been paid? (Refer to notes at the end of this form for more information.)

- No
 Yes—complete Table L and submit with this application the yellow local government/private certifier's copy of the receipted QLeave form

Table L		
Amount paid	Date paid (dd/mm/yy)	QLeave project number (6 digit number starting with A, B, E, L or P)

12. 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—please provide details below

Name of local government	Date of written notice given by local government (dd/mm/yy)	Reference number of written notice given by local government (if applicable)

13. 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 MyDAS)

Description of attachment or title of attachment	Method of lodgement to assessment manager
Development Assessment Report	Online
IDAS Forms	Online
Land Owners Consent	Online
Proposed Development Plans	Online
Retail Demand and Needs Analysis	Online
Transport Impact Assessment	Online
Concept Stormwater Management Plan	Online
Flood Impact Assessment	Online
Excavation and Drainage Plans	Online
Concept Landscape Plan	Online
Sewage Infrastructure Report	Online

14. 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)

Notes for completing this form

- Section 261 of the *Sustainable Planning Act 2009* prescribes when an application is a properly-made application. Note, the assessment manager has discretion to accept an application as properly made despite any non-compliance with the requirement to provide mandatory supporting information under section 260(1)(c) of the *Sustainable Planning Act 2009*

Applicant details

- Where the applicant is not a natural person, ensure the applicant entity is a real legal entity.

Question 1

- Schedule 3 of the Sustainable Planning Regulation 2009 identifies assessable development and the type of assessment. Where schedule 3 identifies assessable development as "various aspects of development" the applicant must identify each aspect of the development on Tables A, B and C respectively and as required.

Question 6

- 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. If a development application relates to a state resource, the application is not required to be supported by evidence of an allocation or entitlement to a state resource. However, where the state is the owner of the subject land, the written consent of the state, as landowner, may be required. Allocation or entitlement to the state resource is a separate process and will need to be obtained before development commences.

Question 7

- If the premises is listed on either the Contaminated Land Register (CLR) or the Environmental Management Register (EMR) under the *Environmental Protection Act 1994* it may be necessary to

seek compliance assessment. Schedule 18 of the Sustainable Planning Regulation 2009 identifies where compliance assessment is required.

Question 11

- 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 12

- 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 visit www.qleave.qld.gov.au.

Privacy—The information collected in this form will be used by the Department of State Development, Infrastructure and Planning (DSDIP), assessment manager, referral agency and/or building certifier in accordance with the processing and assessment of your application. Your personal details should not be disclosed for a purpose outside of the IDAS process or the provisions about public access to planning and development information in the *Sustainable Planning Act 2009*, except where required by legislation (including the *Right to Information Act 2009*) or as required by Parliament. This information may be stored in relevant databases. 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

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

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

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

(Sustainable Planning Act 2009 version 3.0 effective 1 July 2013)

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

You **MUST** complete **ALL** questions that are stated to be a mandatory requirement unless otherwise identified on this form.

For all development applications, you must:

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

Attach extra pages if there is insufficient space on this form.

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

This form must also be used for material change of use on strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994* and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008* that requires assessment against the land use plan for that land. Whenever a planning scheme is mentioned, take it to mean land use plan for the strategic port land, Brisbane core port land or airport land.

This form can also be completed online using MyDAS at www.dsdip.qld.gov.au/MyDAS

Mandatory requirements

1. Describe the proposed use. (Note: this is to provide additional detail to the information provided in question 1 of *IDAS form 1—Application details*. Attach a separate schedule if there is insufficient space in this table.)

General explanation of the proposed use	Planning scheme definition (include each definition in a new row) (non-mandatory)	No. of dwelling units (if applicable) or gross floor area (if applicable)	Days and hours of operation (if applicable)	No. of employees (if applicable)
Proposed expansion to existing shopping centre and shopping centre approval to include a full-line supermarket.	Shopping Centre	3,211m ² GFA shopping centre expansion	07:00-22:00, 7 days a week	Approx. 150

2. Are there any current approvals associated with the proposed material change of use? (e.g. a preliminary approval.)

No Yes—provide details below

List of approval reference/s	Date approved (dd/mm/yy)	Date approval lapses (dd/mm/yy)
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3. Does the proposed use involve the following? (Tick all applicable boxes.)

- | | | |
|--|-----------------------------|---|
| The reuse of existing buildings on the premises | <input type="checkbox"/> No | <input checked="" type="checkbox"/> Yes |
| New building work on the premises | <input type="checkbox"/> No | <input checked="" type="checkbox"/> Yes |
| The reuse of existing operational work on the premises | <input type="checkbox"/> No | <input checked="" type="checkbox"/> Yes |
| New operational work on the premises | <input type="checkbox"/> No | <input checked="" type="checkbox"/> Yes |

Mandatory supporting information

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

Mandatory supporting information	Confirmation of lodgement	Method of lodgement
All applications		
<p>A site plan drawn to an appropriate scale (1:100, 1:200 or 1:500 are 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 point the boundaries of the relevant land any road frontages of the relevant land, including the name of the road the 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 function the location and use of buildings on land adjoining the relevant land all 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 storage the location of any proposed retaining walls on the relevant land and their height the location of any proposed landscaping on the relevant land the location of any stormwater detention on the relevant land. 	<input checked="" type="checkbox"/> Confirmed	
A statement about how the proposed development addresses the local government's planning scheme and any other planning instruments or documents relevant to the application.	<input checked="" type="checkbox"/> Confirmed	
A statement about the intensity and scale of the proposed use (e.g. number of visitors, number of seats, capacity of storage area etc.).	<input checked="" type="checkbox"/> Confirmed	
<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). 	<input checked="" type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	

A statement addressing the relevant part(s) of the State Development Assessment Provisions (SDAP).	<input checked="" type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	
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.	<input checked="" type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	
When the application involves new building work (including extensions)		
Floor plans drawn to an appropriate scale (1:50, 1:100 or 1:200 are 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. 	<input checked="" type="checkbox"/> Confirmed	
Elevations drawn to an appropriate scale (1:100, 1:200 or 1:500 are recommended scales) which show plans of all building elevations and facades, clearly labelled to identify orientation (e.g. north elevation)	<input checked="" type="checkbox"/> Confirmed	
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.	<input checked="" type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	
When the application involves reuse of other existing work		
Plans showing the nature, location, number of on-site car parking bays, existing area of landscaping, existing type of vehicular cross-over (non-residential uses), and existing type of vehicular servicing arrangement (non-residential uses) of the work to be reused.	<input checked="" type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	
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-over (non-residential uses), proposed maximum new vehicular servicing arrangement (non-residential uses) of the proposed new operational work.	<input checked="" type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	

Privacy—Please refer to your assessment manager, referral agency and/or building certifier for further details on the use of information recorded in this form.

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Reference numbers

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

Schedule 3 Assessable Development Checklist 1—Various aspects of development

(Sustainable Planning Act 2009 version 3.2 effective 1 October 2014)

This checklist applies to the carrying out of various aspects of development, as specified in the Sustainable Planning Regulation 2009, Schedule 3, Part 1, Table 5.

You may complete this checklist as part of your development application. The checklist will:

- help you identify whether you need to make a development application for the proposed development
- help you identify the relevant Integrated Development Assessment System (IDAS) form you need to complete as part of your application
- assist in identifying the assessment manager or referral agency for development that is assessable development under schedule 3 of the Sustainable Planning Regulation 2009.

If your development involves a material change of use, reconfiguring a lot, operational work or building work, it is recommended you complete the relevant checklists: *Checklist 2—Material change of use*, *Checklist 3—Reconfiguring a lot*, *Checklist 4—Operational work*, or *Checklist 5—Building work*.

If you are unsure how to answer any questions on this checklist, phone or visit your local government, or go to the Department of State Development, Infrastructure and Planning’s (DSDIP) website at www.dsdip.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 any part of the proposed development intended to be carried out on a Queensland heritage place under the *Queensland Heritage Act 1992*?

<input checked="" type="checkbox"/> No	<ul style="list-style-type: none"> • Continue to question 1.2
<input type="checkbox"/> Yes	<ul style="list-style-type: none"> • Complete part 2 of this checklist

1.2 Does the proposal involve development on a local heritage place?

<input checked="" type="checkbox"/> No	<ul style="list-style-type: none"> • Continue to question 1.3
<input type="checkbox"/> Yes	<ul style="list-style-type: none"> • Complete part 3 of this checklist

1.3 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 mentioned in the Sustainable Planning Regulation 2009, Schedule 3, Part 1, Table 2, item 3 or 4)?

<input checked="" type="checkbox"/> No	<ul style="list-style-type: none"> • End of checklist – A development permit is not required for this aspect of development under Sustainable Planning Regulation 2009, Schedule 3, Part 1, Table 5
<input type="checkbox"/> Yes	<ul style="list-style-type: none"> • Complete part 4 of this checklist

Part 2—Queensland heritage place

2.1 Do any of the following apply to the proposal?

The proposed development is only ongoing maintenance or minor work permitted by a general exemption certificate issued under section 75 of the <i>Queensland Heritage Act 1992</i> .	<input type="checkbox"/> Yes <input type="checkbox"/> No
An exemption certificate has been issued under the <i>Queensland Heritage Act 1992</i> .	<input type="checkbox"/> Yes <input type="checkbox"/> No
The proposed development is liturgical development under section 78 of the <i>Queensland Heritage Act 1992</i> .	<input type="checkbox"/> Yes <input type="checkbox"/> No
The work is being carried out by the state.	<input type="checkbox"/> Yes <input type="checkbox"/> No
The work is being carried out in a priority development area.	<input type="checkbox"/> Yes <input type="checkbox"/> No
The development is mentioned in schedule 4 of the Sustainable Planning Regulation 2009.	<input type="checkbox"/> Yes <input type="checkbox"/> No

- If you answered **no** to all of the above, a development permit is required and this application requires assessment by the chief executive of DSDIP as assessment manager or concurrence agency against the *Queensland Heritage Place State Code* in the SDAP.
- Your application must include *IDAS form 3—Queensland heritage place*.
- If you answered **yes** to any of the above, a development permit is not required. End of part 2 of this checklist.

Section reference:

- Sustainable Planning Regulation 2009, schedule 3, part 1, table 5, item 2
- Sustainable Planning Regulation 2009, schedule 7, table 2, item 19

Part 3—Local heritage place

3.1 Do any of the following apply to the proposal?

The development is building works to be carried out by or on behalf of the state, a public sector entity or a local government	<input type="checkbox"/> Yes <input type="checkbox"/> No
The development is for public housing	<input type="checkbox"/> Yes <input type="checkbox"/> No
The development is to be carried out by the state on land designated for community infrastructure under the <i>Sustainable Planning Act 2009</i> .	<input type="checkbox"/> Yes <input type="checkbox"/> No
The development is mentioned in schedule 4 of the Sustainable Planning Regulation 2009.	<input type="checkbox"/> Yes <input type="checkbox"/> No
The local heritage place is on an airport lessee’s airport land under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i> .	<input type="checkbox"/> Yes <input type="checkbox"/> No

- If you answered **no** to all of the above, a development permit is required and your application to the local government, as assessment manager, must include *IDAS form 4—Local heritage place*.
- If you answered **yes** to any of the above, a development permit is not required.

Section reference:

- Sustainable Planning Regulation 2009, schedule 3, part 1, table 5, item 3
- Sustainable Planning Regulation 2009, schedule 3, part 2, table 1, item 1
- *Airports Assets (Restructuring and Disposal) Act 2008*, section 54

Part 4—Strategic port land or airport land

4.1 Does the land use plan for the strategic port land or airport land state that the development is assessable development?

<input type="checkbox"/> No	<ul style="list-style-type: none"> • A development permit is not required for this aspect of development; end of this checklist.
<input type="checkbox"/> Yes	<ul style="list-style-type: none"> • A development permit is required and your application may include, where applicable: <ul style="list-style-type: none"> • for a material change of use—<i>IDAS form 5—Material change of use assessable against a planning scheme</i> • for building or operational work—<i>IDAS form 6—Building or operational work assessable against a planning scheme</i> • for reconfiguring a lot—<i>IDAS form 7—Reconfiguring a lot</i> • The assessment manager will either be the local government or the port authority or DSDIP.

Section reference:

- Sustainable Planning Regulation 2009, schedule 3, part 1, table 5, items 6 and 7

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

Disclaimer:

While DSDIP 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. It is your responsibility to make your own enquiries regarding the interpretation and application of the applicable legislation to your circumstances.

To the full extent permitted by law, DSDIP 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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The Sustainable Planning Act 2009 is administered by DSDIP. This checklist and all other required application materials should be sent to your assessment manager and any referral agency.

Schedule 3 Assessable Development Checklist 2—Material change of use

(Sustainable Planning Act 2009 version 3.2 effective 1 October 2014)

This checklist only applies when the development application seeks approval for a material change of use of premises. Before completing this checklist, please complete *Checklist 1—Various aspects of development*.

You may complete this checklist as part of your development application. The checklist will:

- help you identify whether you need to make a development application for the proposed development
- help you identify the relevant Integrated Development Assessment System (IDAS) forms you need to complete as part of your application
- assist in identifying the assessment manager or referral agency for development that is assessable development under schedule 3 of the Sustainable Planning Regulation 2009.

If your development involves reconfiguring a lot, building work or operational work, it is recommended you complete the relevant checklists: *Checklist 3—Reconfiguring a lot*, *Checklist 4—Operational* or *Checklist 5—Building work*, where relevant.

If you are unsure how to answer any questions on this checklist, phone or visit your local government, or go to the Department of State Development, Infrastructure and Planning's (DSDIP) website at www.dsdip.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 material change of use of premises for a brothel?

- | | |
|--|-------------------------------------|
| <input checked="" type="checkbox"/> No | • Continue to question 1.2 |
| <input type="checkbox"/> Yes | • Complete part 2 of this checklist |

1.2 Is the proposed material change of use of premises on strategic port land?

- | | |
|--|-------------------------------------|
| <input checked="" type="checkbox"/> No | • Continue to question 1.3 |
| <input type="checkbox"/> Yes | • Complete part 3 of this checklist |

1.3 Is the proposed material change of use of premises on airport land?

- | | |
|--|-------------------------------------|
| <input checked="" type="checkbox"/> No | • Continue to question 1.4 |
| <input type="checkbox"/> Yes | • Complete part 4 of this checklist |

1.4 Is the proposed material change of use of premises for a major hazard facility or proposed major hazard facility?

- | | |
|--|----------------------------|
| <input checked="" type="checkbox"/> No | • Continue to question 1.5 |
|--|----------------------------|

<input type="checkbox"/> Yes	<ul style="list-style-type: none"> • A development permit is required. • The chief executive of DSDIP will be assessment manager or concurrence agency for the development application. • You must complete <i>IDAS form 22—Major hazard facility</i>.
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Section reference:

- Sustainable Planning Regulation 2009, schedule 3, part 1, table 2, item 5
- Sustainable Planning Regulation 2009, schedule 6, table 3, item 4
- Sustainable Planning Regulation 2009, schedule 7, table 2, item 8

1.5 Is the proposed material change of use of a potentially affected premises?

<input checked="" type="checkbox"/> No	<ul style="list-style-type: none"> • Continue to question 1.6
<input type="checkbox"/> Yes	<ul style="list-style-type: none"> • Complete part 5 of this checklist

1.6 Is the proposed development a potentially sensitive material change of use of premises?

<input checked="" type="checkbox"/> No	<ul style="list-style-type: none"> • Continue to question 1.7
<input type="checkbox"/> Yes	<ul style="list-style-type: none"> • Complete part 6 of this checklist

1.7 Is the proposed material change of use of premises for aquaculture?

<input checked="" type="checkbox"/> No	<ul style="list-style-type: none"> • Continue to question 1.8
<input type="checkbox"/> Yes	<ul style="list-style-type: none"> • Complete part 7 of this checklist

1.8 Is the proposed material change of use of premises for an environmentally relevant activity that, under the Environmental Protection Regulation 2008, section 16, is identified as a concurrence ERA (the relevant ERA)?

<input checked="" type="checkbox"/> No	<ul style="list-style-type: none"> • End of part 1 of checklist
<input type="checkbox"/> Yes	<ul style="list-style-type: none"> • Complete part 8 of this checklist

Part 2—Brothel

2.1 Do any of the following apply?

More than five rooms in the proposed brothel are proposed to be used for providing prostitution.	<input type="checkbox"/> Yes <input type="checkbox"/> No
Any land, the subject of the development, is in, or within 200 metres of the closest point on any boundary of, a primarily residential area, or an area approved for residential development or intended to be residential in character (measured according to the shortest route a person may reasonably and lawfully take, by vehicle or on foot, between the land the subject of the development and the other land).	<input type="checkbox"/> Yes <input type="checkbox"/> No
Any land, the subject of the development, is within 200 metres of the closest point on any boundary of land on which there is a residential building, place of worship, hospital, school, kindergarten or any other facility or place regularly frequented by children for recreational or cultural activities (measured according to the shortest route a person may reasonably and lawfully take, by vehicle or on foot, between the land the subject of the development and the other land).	<input type="checkbox"/> Yes <input type="checkbox"/> No

Any land, the subject of the development, is within 100 metres of the closest point on any boundary of land on which there is a residential building, place of worship, hospital, school, kindergarten or any other facility or place regularly frequented by children for recreational or cultural activities, measured in a straight line.	<input type="checkbox"/> Yes <input type="checkbox"/> No
The land, the subject of the development, is in a town with a population of less than 25 000, the local government for the local government area has required that all material changes of use for such development within the area be prohibited, and the Minister has agreed that the development should be prohibited.	<input type="checkbox"/> Yes <input type="checkbox"/> No

- If **yes** to any of the above, this aspect of the development is prohibited development and a development application cannot be made.
- If **no** to all of the above, a development permit is required. You must complete *IDAS form 9—Brothel*, and submit your application to the local government if the development is completely in a single local government area.

Section reference:

- Sustainable Planning Regulation 2009, schedule 3, part 1, table 2, item 2
- Sustainable Planning Regulation 2009, schedule 6, table 1, item 1(a)(iv)
- *Sustainable Planning Act 2009*, schedule 1, item 5

Part 3—Strategic port land

3.1 Do any of the following apply?

The proposed material change of use of premises is inconsistent with the land use plan approved under the <i>Transport Infrastructure Act 1994</i> .	<input type="checkbox"/> Yes <input type="checkbox"/> No
The proposed material change of use of premises is assessable development under the land use plan approved under the <i>Transport Infrastructure Act 1994</i> , but is not inconsistent with it.	<input type="checkbox"/> Yes <input type="checkbox"/> No

- If **yes** to either of the above, a development permit is required. The port authority may be the assessment manager for the development application (see schedule 6 of the Sustainable Planning Regulation 2009).
- If the proposed material change of use of premises is inconsistent with the land use plan, you are also required to refer the application to the Minister under the *Transport Infrastructure Act 1994* as concurrence agency.
- You must complete *IDAS Form 10—Inconsistent development on strategic port land or Brisbane core port land*.

Section reference:

- Sustainable Planning Regulation 2009, schedule 3, part 1, table 2, item 3
- Sustainable Planning Regulation 2009, schedule 3, part 1, table 5, item 6
- Sustainable Planning Regulation 2009, schedule 6
- Sustainable Planning Regulation 2009, schedule 7, table 2, item 6

Part 4—Airport land

4.1 Do any of the following apply?

The proposed material change of use of premises is inconsistent with the land use plan approved under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i> .	<input type="checkbox"/> Yes <input type="checkbox"/> No
The proposed material change of use of premises is assessable development under the land use plan approved under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i> for the airport land, but is not inconsistent with it.	<input type="checkbox"/> Yes <input type="checkbox"/> No

- If **yes** to either of the above, a development permit is required for this aspect of development. The chief executive of DSDIP may be the assessment manager (see schedule 6 of the Sustainable Planning Regulation 2009).
- If the proposed material change of use of premises is inconsistent with the land use plan approved under the *Airport Assets (Restructuring and Disposal) Act 2008*, you are also required to refer the application to the chief executive of DSDIP as concurrence agency, if the chief executive of DSDIP is not the assessment manager.
- You must complete *IDAS Form 5—Material change of use assessable against a planning scheme*.

Section reference:

- Sustainable Planning Regulation 2009, schedule 3, part 1, table 2, item 4
- Sustainable Planning Regulation 2009, schedule 3, part 2, table 5, item 7
- Sustainable Planning Regulation 2009, schedule 6, table 2, item 2

Part 5—Potentially affected premises

5.1 Do any of the following apply?

A suitability statement has been given for the premises, a site management plan has been approved in relation to the proposed use and the material change of use only involves: <ul style="list-style-type: none"> • the fit-out of a building, or • minor site excavation (e.g. post holes for open-sided non-habitable structures). 	<input type="checkbox"/> Yes <input type="checkbox"/> No
The proposed use is industrial and only involves minor site excavation (e.g. post holes for open-sided non-habitable structures).	<input type="checkbox"/> Yes <input type="checkbox"/> No

- If **no** to both of the above:
 - A development permit is required for this aspect of development
 - The development application will require assessment by the chief executive of DSDIP, as assessment manager or concurrence agency
 - You must complete *IDAS form 24—Contaminated land*
- If **yes** to either of the above, this aspect of development is not assessable development but it is recommended that you provide a copy of any suitability statement or approved site management plan to the assessment manager to support your claim for exemption if any other aspects of your proposed use are assessable development.

Section reference:

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

Part 6—Potentially sensitive material change of use

6.1 Do either of the following apply?

All or part of the premises is used for, or if there is no existing use, was last used for, an industrial activity (other than a mining activity or chapter 5A activity).	<input type="checkbox"/> Yes <input type="checkbox"/> No
All or part of the premises is 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 a chapter 5A activity).	<input type="checkbox"/> Yes <input type="checkbox"/> No

- If **yes** to either of the above:
 - A development permit is required
 - The development application requires assessment by the chief executive of DSDIP as assessment manager or concurrence agency
 - You must complete *IDAS form 24—Contaminated land*
- If **no** to all of the above, this aspect of development does not require a development permit.

Section reference:

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

Part 7—Aquaculture

7.1 Will the proposed material change of use of premises for aquaculture cause discharge of waste into Queensland waters (as defined in section 36 of the *Acts Interpretation Act 1954*)?

- | | |
|------------------------------|---|
| <input type="checkbox"/> No | <ul style="list-style-type: none"> • Continue to question 7.2 |
| <input type="checkbox"/> Yes | <ul style="list-style-type: none"> • End of part 7 of this checklist |

7.2 Do any of the following apply?

The aquaculture is: <ul style="list-style-type: none"> • of indigenous freshwater fish species mentioned in the Fisheries Regulation 2008, schedule 10C • in a catchment listed in that schedule for that species for aquarium display or human consumption only • carried out in ponds, or using above-ground tanks, that have a total water surface area of no more than five hectares. 	<input type="checkbox"/> Yes <input type="checkbox"/> No
The aquaculture is of indigenous freshwater fish for aquarium display or human consumption only, or non-indigenous freshwater fish for aquarium display only, and is carried out using only above-ground tanks that have: <ul style="list-style-type: none"> • a floor area, excluding water storage area, of no more than 50m² • a roof impervious to rainwater. 	<input type="checkbox"/> Yes <input type="checkbox"/> No
The aquaculture is of indigenous marine fish for aquarium display only and is carried out using only above-ground tanks that have a total floor area, excluding water storage areas, of no more than 50m ² .	<input type="checkbox"/> Yes <input type="checkbox"/> No

- If **no** to all of the above:
 - A development permit is required for this aspect of development and this aspect of development requires assessment by the chief executive of DSDIP as assessment manager or concurrence agency
 - You must complete *IDAS form 25—Aquaculture*
 - End of part 7 of this checklist
- If **yes** to any of the above:
 - A development permit is not required for this aspect of development, but the proposed material change of use will be self assessable development and must comply with applicable codes
 - End of part 7 of this checklist

Section reference:

- Sustainable Planning Regulation 2009, schedule 3, part 1, table 2, item 10
- Sustainable Planning Regulation 2009, schedule 3, part 2, table 2, item 1
- Sustainable Planning Regulation 2009, schedule 6
- Sustainable Planning Regulation 2009, schedule 7, table 2, item 28

Part 8—Environmentally relevant activities (ERA)

8.1 Has an environmental authority to carry out a concurrence ERA been approved for the premises?

No • Continue to question 8.4

Yes • Continue to question 8.2

8.2 Is the relevant ERA and the concurrence ERA approved under the environmental authority to be carried out under the environmental authority?

No • Continue to question 8.4

Yes • Continue to question 8.3

8.3 Does the relevant ERA have a lower aggregate environmental score than the concurrence ERA approved under the environmental authority, under the Environmental Protection Regulation 2008, section 14(1)?

No • Continue to question 8.4

Yes • This aspect of development does not require a development permit. End of checklist

8.4 Do all of the following apply?

The environmentally relevant activity is to be carried out in the North Stradbroke Island Region. Yes No

The environmentally relevant activity is mentioned in the Environmental Protection Regulation 2008, schedule 2, part 4, section 16. Yes No

The environmentally relevant activity involves dredging or extracting more than 10 000 tonnes of material a year. Yes No

- If **yes** to all of the above, this aspect of development is prohibited development (to the extent it involves dredging or extracting more than 10 000 tonnes of material a year) and a development application cannot be made. If this is the only aspect of development, end of checklist, otherwise continue to question 8.5
- If **no** to any of the above, continue to question 8.5

8.5 Is the concurrence ERA devolved to local government under the Environmental Protection Regulation 2008?

No • A development permit is required and this application requires assessment by the chief executive of DSDIP as assessment manager or concurrence agency
 • Your application must include *IDAS form 8—Environmentally relevant activity*
 • End of checklist

Yes • A development permit is required and this application requires assessment by the local government as assessment manager or concurrence agency
 • End of checklist

Section reference:

- Sustainable Planning Regulation 2009, schedule 3, part 1, table 2, item 1
- Sustainable Planning Regulation 2009, schedule 6
- Sustainable Planning Regulation 2009, schedule 7, table 2, item 1
- *Sustainable Planning Act 2009*, schedule 1, item 13

Privacy—Please refer to your assessment manager, referral agency and/or building certifier for further details on the use of information recorded in this form.

Disclaimer:

While DSDIP 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. It is your responsibility to make your own enquiries regarding the interpretation and application of the applicable legislation to your circumstances.

To the full extent permitted by law, DSDIP 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.

OFFICE USE ONLY

Date received

Reference numbers

The Sustainable Planning Act 2009 is administered by DSDIP. This checklist and all other required application materials should be sent to your assessment manager and any referral agency.



7 July 2015

Attention: Mr Adam Avalos

Mr Chris Rose
Chief Executive Officer
Logan City Council
PO Box 3226
Logan City Council

Development Application for Shopping Centre Expansion at Bushman Drive, Jimboomba.

Dear Adam,

Colliers International Consultancy Pty Ltd are pleased to lodge this development application for a Development Permit for a Material Change of Use to expand the existing and approved Flagstone Village Shopping Centre.

The fee accompanying this application has been calculated in accordance with Logan City Council's fees and charges schedule, which identifies an Impact Assessable Shopping Centre \$18,575 + \$3.00 per m² above 200m².

The proposed development seeks to expand an existing development permit at the subject site from a total of 4,233m² GFA to 7,444m² GFA, representing an increase of 3,211m² GFA.

Accordingly, the fee for the proposed development is calculated as:

- $\$18,575 + (\$3.00 \times (3,211\text{m}^2 - 200\text{m}^2)) = \mathbf{\$27,608.00}$

In accordance with Section 260 of the Sustainable Planning Act 2009, the development application is:

- Made to the Logan City Council as the assessment manager;
- Accompanied by all relevant supporting information including a Development Assessment Report and all relevant supporting information; and
- Accompanied by the landowners consent and relevant fee, lodged by cheque at Council offices.

We look forward to an Acknowledgment Notice at your earliest possible convenience. Should you have any queries or comments, please do not hesitate to contact me on 0416 765 636.

Regards,

A handwritten signature in black ink, appearing to read "Carl Knaggs", written in a cursive style.

Carl Knaggs
Director
Consultancy