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Author/Action Officer	ALBERTM <input type="checkbox"/>

**Application**      MCUI/66/2009

**Description**      Application & Supporting Documentation

**DM File Name**      MCUI/66/2009 Shopping Centre PLANNING INITIATIVES

**Proposal Address**      1-13 Fifth Avenue, MARSDEN QLD 4132

Internet Ready

<b>Scanned Date</b>	<b>Received</b>	
	Date	17-Dec-2009
	By	Fiona Walker



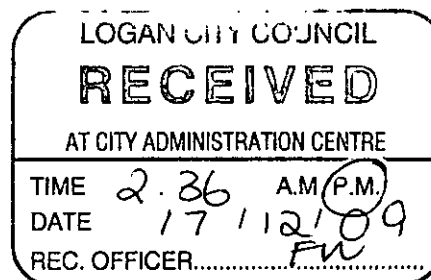
# PLANNING INITIATIVES

DEVELOPMENT PLANNING CONSULTANTS

Our Ref: 1461PC

17 December 2009

The Chief Executive Officer  
Logan City Council  
PO Box 3226  
Logan City DC QLD 4114



Attn: - Christian Parks

**DEVELOPMENT APPLICATION (SHOPPING CENTRE) – 1-13 FIFTH AVENUE,  
MARSDEN DESCRIBED AS LOT 90 ON SP 208483**

It is proposed to develop the abovementioned land for the purpose of a Shopping Centre requiring Impact Assessment.

Please find attached all the requirements of a properly made application including:

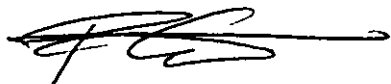
- IDAS Checklist and IDAS Form 1 Part A, Part D&E which include an accurate description of the land;
- Written consent of the owner of the land to the making of the application; and
- Council fee for administering the application of \$28,341.25 for the Shopping Centre.

We have also provided 6 copies (A3) of the plans for the proposal as supporting information for Councils perusal. It is our intention to lodge further supporting information with the Council in due course.

On the basis this application demonstrates a "properly made application" under the Intergraded Planning Act 1997 (s3.2.1) we trust that Council, the Assessment Manager will receive it in its current form.

Yours faithfully,

**PLANNING INITIATIVES**



**Peter Catchlove**

Form 1 Development Application idas

# Part A

## Common details

NOTE: Answer all questions unless directed to go to a particular question. Refer to the end of the form for advice on how to complete this form.

**Applicant details** (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 the IDAS Application Form is correct. This information is relied upon by the Assessment Manager and any referral agencies when assessing and deciding this application. By lodging this application, the Applicant incurs the obligations and responsibilities prescribed by the IPA. Any development permit or preliminary approval that may be issued as a consequence of this application will be issued to the Applicant.)

Company/organisation name (if applicable)

Individual applicant/Contact person (If there is more than one applicant, provide additional applicant details on an attachment to this form)

Title	<input type="text" value="Mr"/>	First name	<input type="text" value="Peter"/>	Last name	<input type="text" value="Catchlove"/>
Postal address	<input type="text" value="c/- Planning Initiatives, PO Box 1774, New Farm, Qld, 4005"/>				
Contact telephone number	<input type="text" value="(07) 3666 0766"/>	Mobile phone number	<input type="text" value="0417751574"/>		
Facsimile number	<input type="text" value="(07) 3666 0788"/>	e-mail address	<input type="text" value="peter@planning-initiatives.com"/>		

**Details of the premises** (i.e. the land on which the development is proposed - refer to the advice at the end of the form)

1. Identify the premises by completing Table A, or Table B and/or Table C (ensure adequate information is given to identify the premises)

**Table A** If the application is for a mobile and temporary Environmentally Relevant Activity (ERA), complete Table A only. Then go to Q2.

	Name of each local government area in which the mobile and temporary ERA is proposed to operate
1	

OR

**Table B** Street address for the premises (tick applicable box/es below and insert property description in the table. Identify each lot in a separate row.)

- (i)  Street address / lot on plan for the premises (Appropriate for most applications including building applications); OR
- (ii)  Street address /lot on plan for the land adjoining or adjacent to the premises (Appropriate for development in water e.g. jetty, pontoon etc) (Note: Lot on plan details may be obtained from title documents, a 'Rate' notice, or from the local government.)

	Street Address				Lot on plan description		Local government area (e.g. Logan, Cairns)
	Unit No.	Street No.	Street Name and official suburb/locality name	Post Code	Lot No.	Plan type and Plan Number	
1		1-13	Fifth Avenue Marsden		90	SP208483	Logan City Council

AND / OR

**Table C** Coordinates and/or a map of the premises (Appropriate for development in remote areas, over part of a lot, in water (e.g. channel dredging in Moreton Bay) etc.)

	Coordinates <small>(Note: place each set of coordinates in a separate row)</small>				Zone Reference	Datum	Local government area <small>(If applicable)</small>
	Easting	Northing	Latitude	Longitude			
1						<input type="checkbox"/> DGDA94 <input type="checkbox"/> WGS84 <input type="checkbox"/> Other -	

2. Identify if any of the following apply to the premises by completing Tables D, E, or F. (Note: In most instances, the premises will not involve any of the following characteristics, however some applications may involve one or more of these characteristics - complete only if applicable)

**Table D** Complete if the premises are adjacent to or associated with a water body, watercourse or aquifer (e.g. river, creek, lake, canal)

Name of water body, watercourse or aquifer (if known)	
1	

**Table E** Complete if the premises are on Strategic Port Land under the *Transport Infrastructure Act 1994*

Lot on plan description for strategic port land	Port Authority for the lot
1	

**Table F** Complete if the premises are in tidal water

Name of local government for the tidal area (if applicable)	Name of port authority for the tidal area (if applicable)
1	

3. Indicate the total area of the premises on which the development is proposed: (Note: The total area may include land both above and below water)

Total area of premises	
16,000.00	<input checked="" type="checkbox"/> m <sup>2</sup> <input type="checkbox"/> hectares (Tick applicable unit)

**Existing use of the premises**

4. Current use/s of the premises: (e.g. vacant land, house, townhouses, apartment building, shop, service station, school, sugar cane farming etc.)

1	Landscape Supplier and Plant Nursery
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5. 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 dimensions of each easement are included in plans, submitted with the application

**Proposal details**

6. Brief description of the proposal (e.g. 6 unit apartment building, 30 lot residential subdivision, a bore, aquaculture)

Shopping Centre
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7. Does the proposal include new buildings or operational work (including any services) on the premises?

No  Yes - Ensure the nature, location and dimensions of the proposed works are included in plans, submitted with the application

**Resource entitlement (if applicable)** - further information is provided in the advice section at the end of the form

8. Does the application involve taking or interfering with a State resource and therefore require a resource entitlement? (e.g. the application involves State land (leased and freehold), declared Fish Habitat areas, taking quarry material, taking or interfering with water under the Water Act 2000, etc.)

No - Go to Q9  Yes - Complete Table G - provide details for each evidence required on a separate row, if applicable. Evidence of resource allocation or entitlement must be submitted with the application. You do not need to answer Q9 - go to the next section.

**Owner's consent (if applicable)** - further information is provided in the advice section at the end of the form

9. Complete Table H for applications involving a material change of use; reconfiguration of a lot; work on land below high-water mark and not within a canal as defined under the *Coastal Protection and Management Act 1995*; or work on rail corridor land defined under the *Transport Infrastructure Act 1994* - provide details for each owner on a separate row, or on an attachment to this form if applicable.

Table H	Premises Owner's name/s and postal address	Details of the premises owned (street address or lot on plan description)	Owner's signature*	Date consent was obtained
1	Nina Investments (Qld) Pty Ltd & Etna Investments (Qld) Pty c/- Planning Initiatives PO Box 1774, New Farm, Qld, 4005	1-13 Fifth Avenue Marsden		

\* Owner's signature cannot be provided on the form if you intend to submit the application electronically. Owner's consent must be provided to the assessment manager on an attachment containing appropriate written documentation of the owner's consent. If the owner is a company, s127 of the *Corporations Act 2001* (Cwealth) details how a company may sign as owner. Templates for the provision of owner's consent are available on the [IPA website](#).

**Attachments and supporting information** (Complete Table 1 - Use a separate row for each type of attachment or information, including information required under this Part) Please ensure all documentation submitted with this form, including other Parts of Form 1, or owner's consent, etc, are securely attached to this Part of the Form.

Table 1	Description of attachment or information (e.g. Part C of Form 1, owner's consent, evidence of resource allocation/entitlement, plans, drawings, reports)	Title (if applicable) (e.g. General Authority, James Street Traffic Report)	Date	Method of delivery to assessment manager
1	Owners Consent			over the counter
2	IDAS Assessment Checklist			over the counter
3	Proposal Plans			over the counter
4	IDAS Part D			over the counter
5	IDAS Part E			over the counter

**Portable Long Service Leave (PLSL) levy** (Applicable for certain building and construction work valued over \$80,000 only)

10. The Portable Long Service Leave Levy (PLSL) is not applicable to this application if any of the following apply: (Tick box if applicable)

- the application seeks a preliminary approval only;
- 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);
- 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.

11. Is payment of a PLSL levy applicable to this application? (Refer to Q10 and the Advice below for more information)?

- No - End of Part A
- Yes - Answer Q12 below

**OFFICE USE ONLY** (For use by the Assessment Manager / Private Certifier) (Optional)

Fee (\$)	Date received	Receiving officer's name	Reference numbers

**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	Name	BSA Certification 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
1						

**Privacy Statement**

The information collected on Form 1 will be used by the Department of Infrastructure and Planning (DIP) in accordance with the processing and assessment of your Application. Your personal details will not be disclosed for a purpose outside of the IDAS process, except where required by legislation (including the Freedom of Information Act 1992) or as required by Parliament. This information may be stored in a DIP database. The information collected will be retained as required by the Public Records Act 2002.

**Advice for completing Part A**

**General advice**

- Part A of IDAS Development Application Form 1 must be completed and accompany all development applications. The applicant is responsible for answering **all** questions fully and correctly, unless following a response there is a statement to go directly to another question. The Assessment Manager may refuse to receive an application that is not properly made.
- The IDAS Assessment Checklist must also be completed for all development applications, other than those requiring assessment against the *Building Act 1975* only, i.e. those applications requiring the completion of Parts A and B only.

**Applicant details**

- If the applicant is a company or organisation, a contact person must be nominated. The applicant's signature is not required to be provided under the IPA.

**Details of the premises**

- 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.
- Details of the land are not required if the application involves a mobile and temporary Environmentally Relevant Activity only. Instead complete Table A.
- The premises may be identified in a number of ways --
  - Street address and lot on plan are most common and will apply to most applications.
  - Coordinates may 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 on a large lot. Sufficient coordinates need to be provided to identify the boundary of the premises the subject of the application. Eastings and northings using GDA94 datum is preferred, but longitude and latitude and other (specified) datum such as Zone Reference or GS84 may be provided.
- The definition of 'water body' and 'watercourse' can vary from Act to Act.
- StrategicPortLand is within a local government area but a local government's planning scheme does not apply on StrategicPortLand. StrategicPortLand is declared under the *Transport Infrastructure Act 1994*. For further information go to [IDAS Guide 11](#) (Development on strategic port land) and the Queensland Transport (Ports) website.
- 'Tidal water' is defined in the *Coastal Protection and Management Act 1995* (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 Act in relation to high water mark at spring tides*) establishes the boundary of a tidal area. Land below high water mark is not within a local government's area unless provided for under the *Local Government Act 1993*. 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 local government tidal area, and the planning scheme may be applied to that assessment (to the extent provided for in the code for prescribed tidal work).

**Resource entitlement**

- Section 3.2.1(5) of the IPA requires evidence of resource entitlement be given for applications if they involve taking or interfering with a prescribed State resource. Schedule 10 of the *Integrated Planning Regulation 1998* (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 [Integrated Planning Regulation](#). Section 3.2.1(10)(a)(ii) states an application **cannot** be taken to be properly made without the required evidence.
- For applications involving the **taking or interfering with water under the Water Act**, the development application may be made at the same time as the request for resource entitlement, and the Department of Natural Resources and Water will accept the application as properly made.
- For **State-controlled roads**, a resource entitlement is not required for an activity that is exempt ancillary works or encroachment (identified by gazette notice under the *Transport Infrastructure Act 1994*, section 50), or if the activity requires referral to the Department of Main Roads.
- 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.

**Owner's consent**

- 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: a material change of use; reconfiguration of a lot; work on land below high-water mark and not within a canal as defined under the *Coastal Protection and Management Act 1995*; or work on rail corridor land defined under the *Transport Infrastructure Act 1994*.
- *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.*
- '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).
- Templates are available from the [IPA website](#) for the provision of owner's consent as an attachment to this form. However other documentation may be used for providing owner's consent provided it is clear the documentation relates to the development application for the premises.
- Owner's consent, if required, must be provided even if the applicant is the owner. Owner's consent is not required for a mobile and temporary ERA.

**Portable Long Service Leave (PLSL) Levy**

- 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 Portable Long Service Leave Levy (PLSL levy) is collected on certain building and construction work carried out in Queensland.
- The PLSL levy amount and other prescribed percentages and rates for calculating the levy are stated in the *Building and Construction Industry (Portable Long Service Leave) Regulation 2002*. Included in the amount collected by QLeave is the Workplace Health and Safety Fee and the Building and Construction Industry Training Levy.
- The *Building and Construction Industry (Portable Long Service Leave) Act 1991* (PLSL Act) defines the building and construction work subject to the PLSL levy and includes renovating, relocating, constructing, altering, demolishing, maintaining or repairing buildings, pools, roads, jetties, pipelines, fences or earthworks, and works for subdividing, irrigating or draining land.
- The PLSL levy need not be paid when the application is made, but the PLSL Act requires the levy to be paid before a development permit may be issued.
- The Assessment Manager must sight an approved form issued by QLeave advising of the status of the payment of the PLSL levy. 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](http://www.qleave.qld.gov.au). For further information contact QLeave (Tel: 1800 803 481 Web: [www.qleave.qld.gov.au](http://www.qleave.qld.gov.au) )

15 December, 2009

The Chief Executive Officer  
Logan City Council  
PO Box 3226,  
Logan City DC Qld 4114

Dear Sir/Madam,

**DEVELOPMENT APPLICATION – 1 to 13 Fifth Avenue, Marsden QLD 4132**

**Described as Lot 90 on SP208483, Parish of McKenzie**

We, Nina Investments (Qld) Pty Ltd and Etna Investments (Qld) Pty Ltd, the owners of the above property, authorise Planning Initiatives to lodged Development Applications for the above property and deal with any associated matters that may arise from the lodgement and application.

Please forward all correspondence to the address nominated by Planning Initiatives.

Yours faithfully,



Director  
Nina Investments (Qld) Pty Ltd  
A.C.N 100 797 260

15/12/09

Date



Director  
Etna Investments (Qld) Pty Ltd td  
A.C.N 100 797 635

15/12/09.

Date

Form 1 Development Application idas

# Part D

## Material change of use assessable against a planning scheme<sup>1</sup>

**Planning scheme identification**

1. How is the premises identified / zoned in the applicable planning scheme? (NOTE: if the premises involves multiple zones clearly identify the relevant zone for each lot) - provide details for each lot on a separate row

	Lot description <i>(i.e. street address or lot on plan details)</i>	Applicable zone /precinct /area	Applicable overlays
1	1-13 Fifth Avenue Marsden	R600 – Residential 600 Zone	DA2 – Policy Map Remaining Bushland Areas DA4 – Policy Map Districts in Flood Plain Area DT1 – Road Network DT4 – Stormwater Drainage Network OL2 – Flood Plain Management Area OL6 – Wetland and Waterway Area OL11 – Noise Affected Area

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

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

	General explanation of the proposed use <i>(i.e. in your own words)</i>	Planning scheme definition <i>(include each definition in a new row or on attached documentation if applicable)</i>	No. of dwelling / tenancy units <i>(if applicable)</i>	Days & hours of operation <i>(if applicable)</i>	No. of employees <i>(if applicable)</i>
1	Shopping Centre	Shopping Centre			

3. What type of approval is being sought?

- Development Permit
  Preliminary Approval
  Both *(Provide details below)*

4. Are there any current approvals associated with this application for the change of use of the premises? (e.g. a Preliminary Approval for the use)

- No
  Yes - Provide details for each associated approval on a separate row

	List of approval reference/s	Date approved	Date approval lapses <i>(if known)</i>
1	MCUC/302/2005		

5. Does the proposed use involve:

- (i) the **reuse of existing buildings** on the premises  No  Yes - Complete Table A
- (ii) **new building work** on the premises  No  Yes - Complete Table B
- (iii) the **reuse of other existing operational works** on the premises  No  Yes - Complete Table C
- (iv) **new operational work** on the premises  No  Yes - Complete Table D

Table B	Proposed floor area	4625m2
	Proposed site cover	NA
	Proposed maximum number of storeys	1
	Proposed maximum height above natural ground level	less than 12m

<b>Table C</b>	Existing number of on-site car parking bays	
	Existing area of landscaping	see attached plans
	Existing type of vehicle cross-over <i>(for non-residential uses)</i>	see attached plans
	Existing maximum vehicular servicing arrangement <i>(for non-residential uses)</i>	Others

<b>Table D</b>	Proposed number of on-site car parking bays	273
	Proposed area of landscaping	see attached plans
	Proposed type of vehicle cross-over <i>(for other than residential uses)</i>	see attached plans
	Proposed maximum vehicular servicing arrangement <i>(for other than residential uses)</i>	Others
	Proposed building of a retaining wall <i>(tick applicable box and refer to Advice)</i>	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes

**Mandatory Information**

6. 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 <i>(e.g. number of employees, days and hours of operation, number of visitors, number of seats, capacity of storage area)</i>	<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 checked="" type="checkbox"/> Confirmed <input 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	

**OFFICE USE ONLY**

Date received

Reference numbers

**Advice for completing Part D**

**General advice**

- Part A must also be completed for all IDAS development applications.
- The applicant is responsible for answering **all** questions fully and correctly, unless following a response there is a statement to go directly to another question.
- When paying fees to the Environmental Protection Agency by electronic funds transfer (EFT) for coastal development applications, use the process from the information sheet *Electronically paying fees to the Environmental Protection Agency (EPA)* and securely attach the form *Electronic Funds Transfer (EFT) payment notification* to this application.

**Q3** A development permit authorises development to occur. A preliminary approval is a step in the approval process and does not authorise development to occur - a subsequent application for a development permit must be sought.

**Table D** If the MCU application involves operational work that is the building of a retaining wall on the premises, the application is taken also to be for the operational work if approval for the operational work has not been applied for in this application or in a separate application.

<sup>1</sup> This form is also used for material change of use assessable against the land use plan for Cairns airport land or Mackay airport land. Wherever planning scheme is mentioned, take it to mean the land use plan for the airport land.

Form 1 Development Application idas

# Part E

## Building &/or operational works assessable against a planning scheme<sup>1</sup>

**Nature of the works**

1. Nature of work that requires assessment against a planning scheme:

- Building work - Complete Table A       Operational work - Complete Table B

**Table A**

(i) What is the nature of the building work made assessable in the planning scheme?

Shopping Centre

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

- No       Yes - Provide details below

2. What is the dollar value of this operational work? (i.e. the total value including GST, materials and labour)

\$

**Mandatory Information**

3. Confirm that the following mandatory information accompanies this application

	Confirmation of lodgement	Method of lodgement
Plans, and specifications if applicable, showing the nature and location of the proposed works (including the extent of any cut and fill)	<input type="checkbox"/> Confirmed	

**OFFICE USE ONLY**

Date Received       Reference Numbers

**Advice for completing Part E**

**General advice**

- Part A must also be completed for all IDAS development applications.
- The applicant is responsible for answering all questions fully and correctly, unless following a response there is a statement to go directly to another question.

**Q1** 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

<sup>1</sup> This form is also used for building or operational work assessable against the land use plan for Cairns airport land or Mackay airport land. Wherever planning scheme is mentioned, take it to mean the land use plan for the airport land.

## Form 1 Development Application

idas

**IDAS****Assessment Checklist**

IDAS Development Application Form 1 is the approved form for all development applications under the *Integrated Planning Act 1997* (IPA). 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 this 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, as identified in the Table below, must be completed for all development applications except those proposed on land in an urban development area, or for building work requiring assessment against the *Building Act 1975* only.

For more information about development applications on land in an urban development area, refer to [www.ulda.qld.gov.au](http://www.ulda.qld.gov.au).  
For more advice about building applications 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 onto the DIP website [www.dip.qld.gov.au](http://www.dip.qld.gov.au) for help

For <b>all</b> IDAS development applications (except those for building work requiring assessment against the <i>Building Act 1975</i> only) - complete <b>Section 1</b> of this checklist		
Does the application seek approval to make a material change of 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. If the premises are completely within a single local government area assessment is by the local government.</i>	<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
Have you received a referral agency response under section 3.3.2. of the IPA, in relation to this development application? <i>If yes - complete Section 6 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 Form 1 Part E of IDAS Application Form 1. Assessment is by the local government.</i>	<input checked="" type="checkbox"/> Yes	<input 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. Assessment is by a building certifier</i>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Do you wish the application to be assessed against a superseded planning scheme? <i>If yes - complete Form 1 Attachment 1</i>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is the application for development completely or partly on Cairns and Mackay airport land under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i> ? <i>If yes - Assessment is by the Department of Infrastructure and Planning. Complete Form 1 Part D of IDAS Application Form 1 if the application is for a material change of use, and Part E if for building or operational work. Also, the application must be referred to the local government as Advice Agency.</i>	<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

1.1A Is any part of the proposal intended to be carried out on a Queensland heritage place under the *Queensland Heritage Act 1992*?

No - Go to 1.1B  Yes

*IPA, schedule 8, part 1, table 5, item 2; IP Regulation, schedule 2, table 2, item 18.*

1.1B Does the proposal involve development intended to be carried out on a place entered in a local heritage register under part 11 of the *Queensland Heritage Act 1992*, other than if the place is on Cairns or Mackay airport land?

No - Go to Q1.2  Yes

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

### 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 - Go to Q1.3  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 - Go to Q1.4  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; relevant wild river declaration; Wild Rivers Code.*

### 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 - Go to Q1.5  
 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 - Go to Q1.6  
 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 - Go to Q1.7  
 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 - End of Section 1  Yes

*IP Regulation, schedule 2, table 3, item 5*

**SECTION 2** - Section 2 must be completed when the application seeks approval to make a material change of use of premises.

**STATE PLANNING REGULATORY PROVISIONS AND PLANNING SCHEME**

2.1 Is the proposed use assessable under any State planning regulatory provisions?

No  Yes

If no, is the proposed use assessable under the planning scheme?

No - Go to Q2.2  Yes - Complete Form 1, Part D and answer Q2.1.1 - 2.1.13 below

**STATE-CONTROLLED ROAD**

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

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

*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>21</sup> in State Planning Policy 2/02: *Planning and Managing Development Involving Acid Sulfate Soils*?

No - Go to Q2.1.3  Yes

<sup>21</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

If yes, is the natural ground level of any part of the premises less than 20m AHD?

No - Go to Q2.1.3  Yes

If yes, will the proposed use involve the following?

- (i) Excavating more than 1,000m<sup>3</sup> of soil or sediment at or below 5m AHD  No  Yes
- (ii) Filling the premises with 1,000m<sup>3</sup> or more of material with an average depth of 0.5m on land, soil or sediment at or below 5m AHD  No  Yes

If **yes to either or both** (i) or (ii) above - This application must be referred to the Department of Natural Resources and Water (NRW) as Advice Agency.

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

No - Go to Q2.1.4  Yes

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

**VEGETATION CLEARING**

2.1.4 Do the premises include a lot containing the following?

- (i) A category 1, 2 or 3 area shown on a Property Map of Assessable Vegetation (PMAV)  No  Yes
- (ii) If there is no PMAV for a lot, remnant vegetation  No  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?

No - Go to Q2.1.6  Yes - (Complete Form 1, Part N) This application must be referred to the Administering Authority as Concurrence Agency.

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

**PUBLIC PASSENGER TRANSPORT**

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

- No - Go to Q2.1.7  Yes - This application must be referred to Queensland Transport (QT) as Concurrence Agency.  
*IP Regulation, schedule 2, table 3, item 14*

**RAILWAY SAFETY AND EFFICIENCY**

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

- No - Go to Q2.1.8  Yes - This application must be referred to Queensland Transport (QT) as Concurrence Agency.  
*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, other than in an SEQ urban footprint area?

- Yes  No

If yes, is the use for a domestic activity, as defined by the *Environmental Protection Act 1994*?

- Yes  No

*IP Regulation, schedule 2, table 3, items 18 and 19A*

**EASEMENTS AND SUBSTATIONS**

2.1.9 Is the use associated with reconfiguring a lot?

- Yes - Go to Q2.1.10  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 - Go to (b)  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 - Go to Q2.1.11  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 - Go to Q2.1.12  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 Queensland Heritage place under the *Queensland Heritage Act 1992*?

No - Go to Q2.1.13     Yes - (Complete Form 1, Part C). This application must be referred to the Environmental Protection Agency (EPA) 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 - Go to Q2.2     Yes - (Complete Form 1, Attachment 2) This application must be referred to the Department of Infrastructure and Planning (DIP) 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 - Go to Q2.3     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 - Go to Q2.3A     Yes

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

**AIRPORT LAND**

- 2.3A Is any part of the use proposed on Cairn and Mackay airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*?

No - Go to Q2.4     Yes

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

**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 - Go to Q2.5     Yes - (Complete Form 1, 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 - Go to Q2.6     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 - Go to Q2.7     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 - Go to Q2.8     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 - Go to Q2.9  
 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 - Go to Q2.10  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 - Go to Q2.11  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*

**SOUTH EAST QUEENSLAND REGION**

2.11A Is any part of the premises within the South East Queensland (SEQ) designated region?

- No - Go to Q2.11B  Yes

If yes, do the following apply?

- (i) The application is for a proposed use assessable under the planning scheme  No  Yes  
 (ii) The application is for development outside a rural precinct<sup>2,2</sup>, or if in a rural precinct, it is inconsistent with the rural precinct  No  Yes

<sup>2,2</sup> Rural precinct has the meaning given in the *draft SEQ Regional Plan 2009-2031 Regulatory Provisions*

If yes to both (i) and (ii) - Answer (a) to (c) below

(a) Is any part of the premises within a **future growth area** or an **urban growth area**?

- No - Go to (b)  Yes - (Answer (i) and (ii) below)

(b) Is the proposed use for an extension of more than 10,000m<sup>2</sup> to an existing retail centre in an activity centre identified in the SEQ Regional Plan?

- No  Yes - This application must be assessed by local government for the purposes of the SEQ Regional plan including policy 8.6.2.

(c) Is any part of the premises **outside the urban footprint**?

- No - Go to Q2.11B  Yes

*Draft South East Queensland Regional Plan 2009-2031 Regulatory Provisions, divisions 2 and 4; IP Regulation, schedule 2, table 3, item 13*

**FAR NORTH QUEENSLAND REGION**

2.11B Is any part of the premises within the Far North Queensland region (FNQ) designated region?

- No - Go to Q2.12  Yes

*Draft South East Queensland Regional Plan 2009-2031 Regulatory Provisions, divisions 2 and 4; IP Regulation, schedule 2, table 3, item 13*

**CONSERVATION ESTATE**

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

- No - Go to Q2.13  Yes

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

**REMOVAL, DESTRUCTION OR DAMAGE OF A MARINE PLANT**

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

- No - End of Section 2  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); Fisheries Regulation 1995 s113A (self-assessable codes); IP Regulation, schedule 2, table 2, item 29; IP Regulation, schedule 1, part 3, table 4, item 8; Fisheries Act 1994, section 76DB (wild river area); Wild Rivers Act 2005, section 43A.*

**Disclaimer:**

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

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



**'Well Made' Application Checklist**

This checklist is to assist applicants in providing a 'well made' development application to be eligible for the fee rebate referenced in Council's Fees and Charges Schedule. Please note supplying the checklist does not guarantee assessment approval or imply that Council will not make further information requests.

The rebate will not apply to applications for building works assessable against the planning scheme (BWAPs) or Material Change of Use applications for a single dwelling.

**Part 1A - Application Type/s**

<b>Material Change of Use</b>	Proposed Use/s <i>Shopping Centre</i>
<b>Reconfiguring a Lot</b>	<input type="checkbox"/> Boundary Realignment <input type="checkbox"/> Access Easement <input type="checkbox"/> Subdivision by Lease <input type="checkbox"/> Standard Format Plan with Common Property (Community Title subdivisions) <input type="checkbox"/> Standard Format Plan without Common Property (Freehold subdivisions) <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Volumetric Subdivision
<b>Operational Work</b>	<input type="checkbox"/> Change to Ground Level <input type="checkbox"/> Electrical Drawings <input type="checkbox"/> Sediment and Erosion Control <input type="checkbox"/> Vegetation Clearing <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Associated Building Works <input type="checkbox"/> Tidal Works <input type="checkbox"/> Access or Parking <input type="checkbox"/> Landscaping <input type="checkbox"/> Civil Engineering - Works for Infrastructure

**Part 1B - Mandatory requirements**

**Notes -**

**1. Owner's Consent**

- Refer to *IPA Guide 1 Making an IDAS development application* for full requirements
- The 'owner' as defined under the *Integrated Planning Act 1997* is "the person for the time being 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"
- Owner's consent is required for all Material Change of Use and Reconfiguring a Lot applications
- Owner's consent must be provided even if the applicant is the property owner
- If there are more than one owner, each owner's consent is required
- If the owner is a company, the consent of the company is required
- If signed by a Power of Attorney the following must be supplied
  - A certified copy of the Power of Attorney
  - The relevant signature
  - Dealing numbers
- If signed by a corporation/company an ACN number must be supplied
- If signed by a body corporate the following must be supplied
  - Body Corporate Seal, Body Corporate resolution consenting to the proposal (eg meeting minutes), and two signatures (one being the chairperson) **OR**
  - Body Corporate Seal and letter of consent signed by the chairperson and secretary **OR**
  - Signed letter of consent from each Lot owner

**2. Submission of Plans**

Where multiple items are required to be shown on plans the applicant must use different:

- Line types;
- Line Colours;
- Line thickness; and
- Plans;

to differentiate between the various elements of the proposal. Failure to submit legible plans will result in the application not meeting the criteria for a 'well made' application.