

Form 1 Development Application

idas

Common details

PART A

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

Description of land

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

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

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

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

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

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

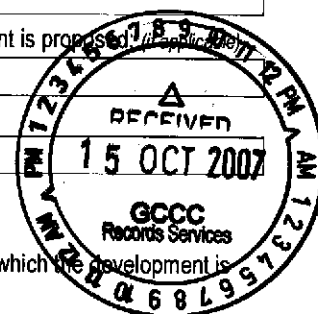
Advice for completing Q7 - Q7 does **not** apply if the development is within a water body or watercourse.

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

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

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

1. Street address: (including house number, street name, suburb/locality name & postcode) (if applicable)
CHRISTENSEN RD SOUTH, STAPYLTON QLD
2. Name of water body or watercourse, within which the development is proposed (if applicable)
3. Lot on plan description (eg. Lot 123 on RP 4567) / GPS coordinates:
LOT 334 ON SP169272
4. The above description is for: (tick applicable box)
☒ (i) the land on which the development is proposed; or
☐ (ii) the land adjoining the water body or watercourse, within which the development is proposed; or
☐ (iii) the water body or watercourse.
5. Shop / tenancy number: 6. Storey / level: 7. Total area of land: (m² or ha):
8. Local government area in which the land is situated: (eg. Esk, Hervey Bay, Woocoo etc.) (if applicable)
GOLD COAST
9. Port authority for the strategic port land or strategic port land tidal area on which the development is proposed: (eg. Port of Brisbane, Port of Townsville) (if applicable)



Proposal details

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

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

Other applicable parts of Form 1

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

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

Applicant details

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

When signing and lodging this application

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

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

13. Applicant's name:
MATRIX
14. Contact number:
3801 0407
15. Contact person:
CLINT SLOANE
16. Facsimile number/e-mail address:
3806 1688
17. Postal address:
PO Box 3220, LOGANHOLME QLD 4129
18. Signature:
MATRIX
19. Date:
5/10/07



F/M DA 27/02811
158241 OPW 27/02335

Land owner's consent (if applicable)

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

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

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

For more information refer to Guide 1.

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

Name	Signature	Date
(i)		
(ii)		
(iii)		
(iv)		
(v)		

Resource entitlement (if applicable)

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

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

Advice for completing Q21 & 22

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

Advice for completing Q23

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

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

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

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

☒ NO - go to Q24

☐ YES - go to Q22

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

- ☐ (i) of the **allocation** of, or entitlement to, the resource – attach evidence and go to Q23(vi)
- ☐ (ii) the chief executive of the department administering the resource is satisfied the development **is consistent with an allocation** of, or entitlement to, the resource – go to Q23
- ☐ (iii) the chief executive of the department administering the resource is satisfied the development application **may proceed in the absence of an allocation** of, or entitlement to, the resource – go to Q23

23. Evidence of the resource entitlement:

- (i) Resource entitlement / authority details

- (ii) Name of delegated officer

- (iii) Position of delegated officer

- (iv) Signature of delegated officer

- (v) Date

- (vi) Expiry date of evidence (if applicable)

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

Assessment triggers

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

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

☒ YES

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

Plans / drawings / reports

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

25. Plans/drawings/reports accompanying this application:

Plan / Drawing / Report Number	Title	Date
(i) 1,2,3	LANDSCAPE PLANS FOR LOT 5	ISSUE C
(ii) 1,2,3	LANDSCAPE PLANS FOR LOT 6	ISSUE C
(iii)		
(iv)		

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

OFFICE USE ONLY (applicable to assessment manager/s)

FEE (\$)	DATE RECEIVED	RECEIVING OFFICER'S NAME/S	REFERENCE NUMBER/S
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Notification of Engagement of Private Certifier *(Optional format)*

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

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

Form 1 Development Application

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Operational &/or building work assessable against a local government's planning scheme

PART E

Completion of **all question** on Part E is **mandatory** for all applications involving the assessment of operational work and/or building work assessable against a local government's planning scheme (including detailed engineering plans and other plans, detailed engineering plans for subdivisional works and conceptual design plans for engineering & building work when the application does not involve assessment of a material change of use of premises at the same time).

Nature of the works

The types of work that are assessable against a planning scheme are determined by the scheme for a particular local government and will vary across the State.

To determine the types of work that are assessable under a particular planning scheme, contact the relevant local government.

The information in Q2 is necessary for statistical and planning purposes.

1. The application is seeking approval of (tick one (1) or both if applicable):

☐ **Building work** assessable against a planning scheme - provide details of the aspects of building work (e.g. building height greater than 8.5m; building work on high landslip risk area)

☒ **Operational work** assessable against a planning scheme - provide details of the nature of the operational work (e.g. roadworks; landscaping; drainage works; stormwater; water infrastructure; sewerage infrastructure; earthworks; clearing vegetation; signage)

LANDSCAPE WORKS

2. Is the application for operational work involving the creation of new lots?

☒ NO ☐ YES - specify number of new lots to be created below

3. Does the proposal involve the construction of a canal that is associated with reconfiguring a lot?

☒ NO ☐ YES

Nature of the application

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

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

☐ **Preliminary approval** - provide details of the type of work eg. roadwork, stormwater, water and sewerage infrastructure, etc

☒ **Development permit** - provide details of the type of work eg. roadwork, stormwater, water and sewerage infrastructure, etc

LANDSCAPE WORKS

5. Are the works subsequent to a previous development permit or preliminary approval?

☐ NO ☒ YES - provide details of all previous approvals

List of approval reference/s	Date approved	Date approval lapses
MCU2700122	16/05/07	/ /

Portable Long Service Leave levy (if applicable)

Prior to issuing a development permit for the works, the assessment manager is required by law to "sign" an approved form, issued by Qleave, which signifies that the PLSL levy has been paid.

For further information refer to <http://www.qleave.qld.gov.au>

6. Is payment of a Portable Long Service Leave (PLSL) levy applicable to the proposal?

☐ YES - complete Q7
☒ NO - Q7, 8 & 9 do not apply

7. Has the PLSL levy been paid?

☐ YES - complete Q8
☐ NO - the applicable levy must be paid before a development permit can be given for the works

8. How much was paid?

9. What is the receipt number of the payment?

PLEASE NOTE

This application **cannot** be accepted unless accompanied by Part A of Form 1.
The assessment manager may refuse to accept an application that, at the time of lodgement, fails to provide all applicable information requested by Part A and any other relevant part of Form 1.

OFFICE USE ONLY *(applicable to assessment manager)*

DATE RECEIVED		REFERENCE NUMBER/S	
(i) Is a PLSL levy applicable in this instance? ☐ NO ☐ YES - complete Q(ii) (ii) Has the approved form (<i>issued by QLeave and which signifies that the PLSL levy has been paid</i>) been sighted by the assessment manager / private certifier at the time of lodgement of this application? ☐ NO ☐ YES – provide receipt details _____			



Implementation and Assessment Planning Environment & Transport Directorate

Phone: 5582 8708 Facsimile: 5582 3653

P O Box 5042 GOLD COAST MC 9729 QLD

Checklist for Development Applications

Application Type Please ☒ / ☐

Material Change of Use (MCU)	Proposed Use:	☒ Code	☐ Impact
Operational Works (OPW)	Reconfiguration of a Lot (ROL)	☐ Code	☐ Impact
☐ Change to Ground Level / Bulk Earthworks ☐ Civil Engineering Drawings ☐ Streetlighting & Electrical Drawings ☐ Tree Works - Private/Development ☒ Landscape Works ☐ Car Parking ☐ Sewer & Water Reticulation, Stormwater Drainage ☐ Sediment & Erosion Control	☐ Boundary Realignment (BR) ☐ Access Easement (AE) ☐ Community Title (CT) ☐ Subdivision by Lease (LE) ☐ Volumetric Subdivision (VOL) ☐ Freehold Subdivision (FRE) ☐ Management Lot Subdivision (MAG) ☐ Miscellaneous (MS)		

PART A - Mandatory Items for 'Properly Made' Application Please ☒ / ☐

☒ Signature of all land owners of the site which is the subject of the application (please refer to requirements listed in ITEM 1 on page 2)	Applicant	Receiving Officer
☒ Correct application fee as prescribed by current Council Budget. Fee Paid: \$546.75	☒	☐
☒ All parts of relevant IDAS application forms completed including IDAS Referrals Checklist if applicable.	☒	☐

PART B - Additional Requirements for a 'Well Made' Application Please ☒ / ☐

☒ IDENTIFICATION OF APPLICABLE CODES - Please ☒ all relevant Codes that apply to the proposed development.	Applicant	Receiving Officer
☐	☐	☐

Place Codes		Specific Development Codes	Constraint Codes
Local Area Plan	Domain		
☐ Beenleigh Town Centre ☐ Broadbeach ☐ Bundall Central ☐ Bundall Equestrian ☐ Burleigh ☐ Burleigh Ridge ☐ Chevron Island ☐ Coolangatta ☐ Coomera ☐ Coomera Town Centre ☐ Currumbin Hill ☐ Eagleby ☐ East Coomera/ Yawalpah ☐ Conservation ☐ Guragunbah ☐ Helensvale Town Centre ☐ Hope Island ☐ Mudgeeraba Village ☐ Nerang ☐ Palm Beach ☐ Paradise Point ☐ Robina (for later incorporation after expiry of the Robina Town Act) ☐ South Stradbroke ☐ Southport ☐ Springbrook ☐ Surfers Paradise ☐ The Spit (Gold Coast Harbour) ☐ Uplands Drive and Woodlands Way ☐ West Burleigh Township ☐ Yatala Enterprise Area	☐ Rural ☐ Park Living ☐ Village (mixed use) ☐ Detached Dwelling ☐ Residential Choice ☐ Tourist and Residential ☐ Integrated Business ☐ Local Business ☐ Fringe Business ☐ Industry 1 (high impact) ☐ Industry 2 (low impact) ☐ Extractive Industry ☐ Marine Industry ☐ Community Purposes ☐ Conservation ☐ Private Open Space ☐ Public Open Space Emerging Communities ☐ Beenleigh District Structure Plan ☐ Albert Corridor A: Ormeau Structure Plan ☐ Albert Corridor B: Oxenford/Upper Coomera Structure Plan ☐ Albert Corridor C: Otmoor Road Structure Plan ☐ Albert Corridor D: South Helensvale Structure Plan ☐ Albert Corridor E: Kopps Road Structure Plan ☐ Gilston Structure Plan ☐ Reedy Creek Structure Plan ☐ Inter-Urban Break Structure Plan	☐ Adult Entertainment Premises ☐ Advertising Devices ☐ Aged Persons Accommodation ☐ Animal Husbandry ☐ Aquaculture ☐ Attached Dwellings ☐ Bed and Breakfast Tourist Accommodation ☐ Brothels ☐ Caravan Parks ☐ Caretakers Residences ☐ Changes to Ground Level and Creation of New Waterbodies ☐ Child Care Centres ☐ Detached Dwellings ☐ Display Homes and Estate Sales Offices ☐ Ecotourism Facility ☐ Family Accommodation ☐ Farm Forestry ☐ Farm Stay ☐ High Rise Residential and Tourist Accommodation ☐ Kennels ☒ Landscape Work ☐ Low Rise Apartment Building ☐ Low Rise Commercial Tourist Accommodation ☐ Office ☐ Private Recreation ☐ Relocatable Home Parks ☐ Retail and Related Establishments ☐ Reconfiguring a Lot ☐ Rural Industry ☐ Salvage Yards ☐ Service Stations ☐ Surf Life Saving Clubs ☐ Telecommunications Facilities ☐ Temporary Use ☐ Tourist Cabins ☐ Vegetation Management ☐ Vehicle Sales ☐ Working From Home ☐ Works for Infrastructure ☐ None of the above	☐ Gold Coast Airport* ☐ Bushfire Management Areas* ☐ Canals and Waterways* ☐ Car Parking, Access and Transport Integration ☐ Cultural Heritage (Historic)* ☐ Cultural Heritage (Indigenous) ☐ Dam Catchment Areas* ☐ Flood Affected Areas ☐ Natural Wetland Areas and Natural Waterways* ☐ Nature Conservation* ☐ Ocean Front Land* ☐ Rail Corridor Environs ☐ Road Traffic Noise Management ☐ Sediment and Erosion Control ☐ Service Roads (Pacific Motorway) ☐ Steep Slopes or Unstable Soils* ☐ Unsewered Land ☐ No relevant Constraints

* The relevance of these codes can be identified by using the Integrated Spatial Information Reporting Tool (ISIRT)

PART B - Additional Requirements for a 'Well Made' Application <i>continued</i>	Applicant	Receiving Officer
☒ Correct number of application copies including all forms and supplementary information.	☒	☐
☒ Supporting Information: ▪ Outlining the development proposal ▪ Addressing the relevant codes and constraints, and ▪ Including all necessary information as per Item 2	☒	☐
PART C - Acknowledgement Please ☒ / ☐		
I acknowledge that the omission of any items in Checklist PART A may result in the refusal of Council to accept the lodgement of this application as 'Properly Made' in accordance with the provisions of the Integrated Planning Act 1997.	☒	☐
I acknowledge that I have attached a proposal report and supporting documentation addressing all Checklist PART B items relevant to my application.	☒	☐
I acknowledge that I have not supplied all the information for PART B and that this may incur a surcharge.	☐	☐
PART D - OPW Application Requirements Building and Construction Industry (Portable Long Service Leave) Act 1991		
Provide evidence of one of the following: ▪ Payment of levy, or ▪ Payment of the first instalment of levy, or ▪ An exemption from payment of levy, or ▪ An exemption from immediate payment of levy	☒	☐

ITEM 1: Guide to Correct Landowners Consent

Refer to IPA Guide 1 Making an IDAS development application for full requirements. Listed below are other requirements.

Integrated Planning and Other Legislation Amendment Act 2003 states that the Owner's Consent is required for applications for:

- (a) a material change of use of premises or a reconfiguration of a lot; or
- (b) work on land below high-water mark and outside a canal as defined under the *Coastal Protection and Management Act 1995*; or
- (c) work on rail corridor land as defined under the *Transport Infrastructure Act 1994*.

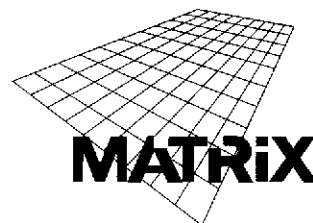
Body Corporate approval is required where a development is affecting the common property area - this includes exclusive use area. A resolution of the Body Corporate is required to accompany the Development Application for Owners Consent.

If a change of ownership of the land has occurred within the last six (6) months, it is recommended that provision of official legal documentation advising the transfer date is attached to the application, eg Solicitor's Letter.

ITEM 2: Information Requirements for 'Well Made' Applications Submission

		Applicant	Assessment Officer
Material Change of Use Applications		8 copies required	
Required	Internal Layout Plan (drawn to appropriate scale)	☐	☐
Required	Site Plan (drawn to appropriate scale): If applicable, should include: ▪ North point and scale ▪ Car Parking Layout, drawn in accordance with Gold Coast Planning Scheme Part 7 - Codes, Division 3 - Constraint Codes, Chapter 4 - Car Parking, Access and Transport Integration ▪ Location of Bin Storage Areas ▪ Existing Building Footprints including: ▪ Number of dwellings ▪ Number of bedrooms ▪ Total use area (Commercial) ▪ Proposed Building Footprints for new Building Work including Total Use Area for commercial sites. ▪ Location of Ingress and Egress Points	☐	☐
Required	Building Elevations (for new building work)	☐	☐
Required	Site Analysis Plan (drawn to appropriate scale and in accordance with Planning Scheme Policy 17 for Site Analysis):	☐	☐
If applicable	Statement of Landscape Intent	☒	☐
Optional	Photographs	☐	☐
Reconfiguration of a Lot Applications		8 copies required	
<i>[Volumetric Subdivision requires 3 copies only]</i>			
Required	Subdivision Proposal Plan (drawn to appropriate scale): If applicable, should include: ▪ Allotment layout showing proposed lots, road reserves, open space and easements. All allotments are to be fully dimensioned and include lot areas. ▪ Contours, gully lines, areas of flood inundation and areas of proposed cut and fill. ▪ Existing and future roads, open space and drainage linkages to adjoining sites. ▪ Any existing improvements on the sites.	☐	☐
Required	Slope Analysis Plan defining slopes in increment of 5% for sites with slopes in excess of 10%.	☐	☐
Required	A Site Analysis (reference should be made to Planning Scheme Policy 17 for Site Analysis). These requirements should be identified on the Subdivision Proposal Plan or a separate Site Analysis Plan.	☐	☐
If applicable	Statement of Landscape Intent	☐	☐
Operational Works Applications (Code)			
Change to Ground Level / Bulk Earthworks Drawings		3 copies required	
Required	Requirements as per Land Development Guidelines Section 8.2 Engineering Drawings and Document presentation for requirements.	☐	☐
If applicable	Copy of all relevant Development Permits and approved management plans.	☐	☐

Operational Works Applications (Code) continued		Applicant	Assessment Officer
Civil Engineering Drawings, Street Lighting, Car Parking 3 copies required			
Required	Engineering Drawing Application Checklist form fully completed (refer to Appendix A of the Land Development Guidelines).	☐	☐
Required	Application for Approval of Engineering Drawings for Reconfiguration of Lot Works form fully completed (refer to Appendix B of the Land Development Guidelines).	☐	☐
Required	Relevant supporting documentation.	☐	☐
If applicable	Details of any non-conforming design and reasons for proposing its use.	☐	☐
If applicable	Live connection design details for water supply and sewer reticulation. The details shall be sufficient to enable early costing by Council for the connection.	☐	☐
If applicable	Copy of all relevant Development Permits and approved management plans, where relevant.	☐	☐
Tree Works Private: 1 copy required Development: 4 copies required			
Required	Site plan, drawn to scale, detailing the following information, where relevant: - Street frontage and property boundaries, - North point, - Location of all trees proposed for removal, pruning, transplanting or relocation, - The position of existing or proposed buildings, structures, roadworks/earthworks and drainage works, where applicable, - Proposed limits of clearing and construction works, - Copy of approved management plans, where applicable, - Copy of approved building envelope plan, where applicable.	☐	☐
Landscape Works 3 copies required or Streetscape/Park applicable: 4 copies required			
Required	Detailed Landscape Plan.	☐	☐
Required	Landscape plans are to be prepared by a Landscape Architect or a suitably qualified and experienced landscape design professional.	☐	☐
Required	Landscape drawings are to comply with Planning Scheme Policies: - Policy 12 - Landscape Character: Guiding the Image of the City - Policy 13 - Landscape Works Documentation Manual	☐	☐
Required	Landscape drawings should include the following general information: - North point ✓ - Location of proposed plant species to be shown graphically ✓ - Plant schedule indicating common & botanical names, pot sizes & numbers ✓ - The nature of existing development adjoining the site ✓ - Planting bed preparation detail including topsoil depths, subgrade preparation, mulch type and depth, type of turf, pebble paving, and garden edge ✓ - Reduced levels across the site ✓ - The type and height of any retaining walls ✓ - A maintenance period ✓ Refer to Landscape Works Documentation Manual, Section B, 6.0 Submission Checklist for Detailed Landscape Plans.	☒	☐
If applicable	List of related development application approval numbers.	☒	☐
Note: Combined Material Change of Use, Reconfiguration of Lot and Operational Works Applications should address all above requirements where relevant. Where a combined application includes an OPW, the total number of copies must have the additional copies required for the OPW.			



Tuesday, 09 October 2007

Planning Environment & Transport
Gold Coast City Council
Southport Road
Nerang
GOLD COAST M.C.
AUSTRALIA

Matrix Industrial and
Commercial Projects Pty Ltd
ABN 18 090 911 390
36 Bryants Road, Loganholme
P.O. Box 3220, Loganholme
Queensland 4129, Australia
P: (07) 3801 5999
F: (07) 3806 1688
E: matrix@matrix.com.au
W: www.matrix.com.au

Attention: Planning Environment Department

Dear Sir/Madam,

Re: Central Business Park, Christensen Road - Lot 344 on SP169272

Your Ref: PN289803/01/DA1

APPLICATION NUMBER: MCU2700122

We enclose the following documentation in order to lodge the landscaping development application for you perusal on the project detailed above. This as also in accordance with the decision notice item 24, 25 & 26 - Landscaping.

01. Checklist for Development Applications
02. Form 1 IDAS Assessment checklist
03. Common details Part A
04. Operational &/or Building Work Part E
05. Cheque for \$546.75 - fee
06. Proposed landscaping drawings of project - 2 copies

Please don't hesitate to contact the undersigned if there any queries.

Yours faithfully

Louise Cox
Project Engineer
Direct Line: 07 3801 0478
Mobile: 0434 849 793

Form 1 Development Application

idas

IDAS Assessment Checklist

(Formerly the "Referrals Checklist")

IMPORTANT NOTE FOR ALL APPLICANTS:

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

SECTION 1 - STATE ASSESSMENT (completion mandatory)

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

Environmentally relevant activity

For more information refer to Guide 4.

Unless you answered "none of the above" to Q1, the application requires assessment by the administering authority³.

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

Note: An application involving ERA 19 and/or 20 will also require completion of Part K of Form 1 for approval **where** an allocation under the *Water Act 2000* is required.

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

Continued overleaf

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

OFFICE USE ONLY (applicable to assessment manager)

DATE RECEIVED	REFERENCE NUMBER/S
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¹ The assessment manager is responsible for assessing and deciding an IDAS application. The assessment manager for an application is prescribed in schedule 8A of the IPA.

² For additional information refer to Guide 6 'Does my application trigger the referral coordination process?'

³ The 'administering authority' may be either the Environmental Protection Agency, the relevant local government (for a devolved ERA) or the Queensland Department of Primary Industries and Fisheries (for a delegated ERA).

State-controlled road matters

For more information refer to Guide 3.

Unless you answered "none of the above" to Q2, the application triggers referral to the Department of Main Roads (DMR) as a referral agency.

In certain circumstances DMR will be an advice agency, while in other circumstances DMR will be a concurrence agency.

Schedule 2 of the IP Regulation will assist you to determine where DMR is an advice or concurrence agency for the application.

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

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

Clearing vegetation

For more information refer to Guide 12.

Unless you answered "none of the above" to Q3, the application requires assessment by the Department of Natural Resources and Water (NRW).

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

If you ticked Q3(i) or (ii), your application requires referral to NRW for assessment regardless of whether vegetation clearing is proposed or not.

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

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

Strategic port land

For more information refer to Guide 11.

If you ticked (i) - the relevant Port Authority is the assessment manager for the application.

If you ticked (ii) Queensland Transport is a concurrence agency for the application.

4. The application involves:

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

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

Acid sulfate soils For more information refer to <u>Guide 10</u>. Unless you answered "none of the above" to Q5, the application requires assessment by the <u>Department of Natural Resources and Water (NRW)</u>. If an agency other than NRW is the assessment manager for the application, NRW is an advice agency for the application in relation to this matter.	5. The application involves development on land situated in an identified⁵ local government area and where the surface of the land is: (tick applicable box) ☐ (i) below 20m AHD⁶ and the development will involve the excavation of 1000m³ or more of soil or sediment at or below 5m AHD, or ☐ (ii) at or below 5m AHD and the development will involve filling the site with 1000m³ or more of material ☒ (iii) none of the above
Major hazard facilities or possible major hazard facilities For more information refer to <u>Guide 17</u>. If you answered "YES" to Q6, the application requires assessment by the <u>Department of Emergency Services (DES)</u>. If an agency other than DES is the assessment manager for the application, DES is a concurrence agency for the application in relation to this matter.	6. Does the application involve a material change of use for a major hazard facility or possible major hazard facility as defined under the <i>Dangerous Goods Safety Management Act 2001</i>? ☒ NO ☐ YES - complete Part L of Form 1
Water related development under the Water Act 2000 For more information about items (a) – (f), refer to <u>Guide 15</u>. For more information about item (g), refer to <u>Guide 14 Does my application involve assessment of a referable dam?</u> Unless you answered "none of the above" to Q7, the application requires assessment by the <u>Department of Natural Resources and Water (NRW)</u>. If an agency other than NRW is the assessment manager for the application, NRW is a concurrence agency for the application in relation to this matter.	7. The application involves: ☐ (i) operational work, for taking or interfering with water under the <i>Water Act 2000</i>, that is: (tick applicable box/es) ☐ (a) in a watercourse, lake or spring, (eg. a pump, gravity diversion, stream re-direction, weir or dam) - complete Part K₂, K₃, K₄, K₆, or K₉ of Form 1 whichever is applicable; ☐ (b) for an artesian bore anywhere in the State, no matter what the use - complete Part K₁ of Form 1; ☐ (c) for a subartesian bore, in declared subartesian area⁷, or in a certain area covered by a water resource plan, for use for purposes other than stock and/or domestic use - complete Part K₁ of Form 1; ☐ (d) for a subartesian bore, in certain declared subartesian areas, for use for stock and/or domestic purposes - complete Part K₁ of Form 1; ☐ (e) for taking overland flow water in certain areas covered by a water resource plan - complete Part K₈ of Form 1; ☐ (f) for interfering with overland flow water in a drainage and embankment area - complete Part K₁₀ of Form 1 ☐ (g) for constructing a referable dam⁸ or works that will increase the storage capacity of a referable dam by more than 10% - complete Part K₅ of Form 1; or ☒ (ii) none of the above.
Removal of quarry material from a watercourse For more information refer to <u>Guide 16</u>. If you answered "YES" to Q8, the application requires assessment by the <u>Department of Natural Resources and Water (NRW)</u>. If an agency other than NRW is the assessment manager for the application, NRW is a concurrence agency for the application in relation to this matter. Note: Part G of Form 1 is required to be completed as the activity of removing quarry material from a watercourse is also an Environmentally Relevant Activity (ERA).	8. Does the application involve development for the removal of quarry material from a watercourse⁹ requiring an allocation notice under the <i>Water Act 2000</i>? ☒ NO ☐ YES - complete Parts K₇ and G of Form 1

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

6 Australian Height Datum (AHD).

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

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

9 Watercourse is defined in sch 10 of the IPA.

Operational work that is tidal work or work in coastal management district

For more information refer to [Guide 18](#). For more information about prescribed tidal work in local government tidal areas refer to [Guide 24](#).

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

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

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

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

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

Operational work below high water mark

For more information refer to [Guide 18](#). For more information about prescribed tidal work in local government tidal areas refer to [Guide 24](#).

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

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

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

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

Coastal management

For more information refer to [Guide 18](#).

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

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

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

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

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

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

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

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

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

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

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

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

Development within the limits of a port

For more information refer to Guide 18. For information about prescribed tidal work refer to Guide 24.

If you answered "YES" to Q12, the application triggers referral to the Port Authority.

The Port Authority is a concurrence agency if the development is –

- within 200m of a shipping channel or an entry and exit shipping corridor for the port
- within 1000m of a swing basin, a commercial shipping wharf, a mooring, anchorage or spoil grounds;
- within 1000m of a planned port facility identified in a land use plan approved under the *Transport Infrastructure Act 1994*.

In all other situation the Port Authority is an advice agency.

12. Does the application involve development below high water mark¹⁸ and within the limits of a port under the *Transport Infrastructure Act 1994*?

☒ NO

☐ YES – complete Part M of Form 1, or Part P of Form 1 if the work is prescribed tidal work

Marinas

For more information refer to Guide 18. For information about whether a marina is prescribed tidal work refer to Guide 24. The local government is the assessment manager for all prescribed tidal work.

If you answered "YES" to Q13, the application triggers referral to Queensland Fire and Rescue Service as an advice agency.

13. Does the application involve **operational work** that is tidal work for a marina¹⁹ with more than 6 vessel berths?

☒ NO

☐ YES - complete Part M of Form 1, or Part P of Form 1 if the tidal work is prescribed tidal work

Tidal works in strategic port land tidal areas

For more information refer to Guide 18.

Unless you answered "NO" to Q14, the relevant Port Authority is the assessment manager for the application and the Environmental Protection Agency (EPA) and Queensland Transport (QT) are concurrence agencies for the application.

14. Does the application involve tidal works within a strategic port land tidal area²⁰?

☒ NO

☐ YES - complete Part M of Form 1

Heritage

For further information refer to Guide 19.

If you answered "YES" to Q15, the application triggers referral to the Queensland Heritage Council as concurrence agency for the application.

Unless you answered "none of the above" to Q15(b), the application involves referral to the Environmental Protection Agency as an advice agency for the application

15. Does the application involve development in a heritage registered place as defined under the *Queensland Heritage Act 1992*?

☒ NO

☐ YES – complete Part C of Form 1

15(b) The application involves: (tick applicable boxes)

- ☐ (i) a material change of use assessable against the planning scheme and the lot shares a common boundary with a protected area or registered place under the *Queensland Heritage Act 1992*;
- ☐ (ii) reconfiguring a lot if the lot shares a common boundary with a protected area or registered place under the *Queensland Heritage Act 1992*;
- ☒ (iii) none of the above.

Declared catchment areas

For more information, including a list of the declared catchment areas within Queensland, refer to Guide 13.

Unless you answered "none of the above" to Q16, the application requires assessment by the Department of Natural Resources and Water (NRW).

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

16. The application is in an area declared to be a catchment area under the *Water Act 2000* and involves: (tick the applicable box/es)

- ☐ (i) **reconfiguring a lot** if any lot resulting from the reconfiguration is less than 16 hectares;
- ☐ (ii) development assessable against the planning scheme involving the establishment or expansion of a waste water disposal system, other than a disposal system for carrying out an environmentally relevant activity under the *Environmental Protection Act 1994*;
- ☒ (iii) none of the above

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

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

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

Contaminated land

Applications involving material change of use and/or reconfiguring a lot may trigger this referral.

For more information refer to Guide 5.

Unless you answered "none of the above" to Q17, the application requires assessment by the Environmental Protection Agency (EPA). If an agency other than EPA is the assessment manager for the application, EPA will be a concurrence agency for the application in relation to this matter.

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

- ☐ (i) **reconfiguring a lot** for which all of part of the premises are –
- (a) premises mentioned in the IPA, schedule 8, part 1, table 2 –
 - item 5, including the exemption otherwise provided for by paragraph (d);
 - item 6, including the exemption otherwise provided for by paragraph (e); or
 - item 7, including the exemption otherwise provided for a mining activity or petroleum activity; or
 - (b) in an area for which an area management advice has been given for unexploded ordnance - complete Part N of Form 1
- ☐ (ii) **a material change of use** –
- (a) made assessable under the IPA, schedule 8, part 1, table 2, items 5 to 7; or
 - (b) assessable against the planning scheme and if all or part of the premises is in an area for which an area management advice has been given for unexploded ordnance - complete Part N of Form 1
- ☒ (iii) none of the above

Electricity infrastructure

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

Unless you answered "none of the above" to Q18, the application triggers referral to the agency to which the easement is granted in favour of as advice agency.

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

- ☐ (i) **reconfiguring a lot** where any part of the lot is –
- subject to an easement in favour of a distribution entity or transmission entity under the *Electricity Act 1994* and the easement is for a transmission grid or supply network under that Act; or
 - situated within 100m of a substation site;
- ☐ (ii) **a material change of use**, assessable against a planning scheme and not associated with reconfiguring a lot if –
- any part of the premises is subject to an easement in favour of a distribution entity or transmission entity under the *Electricity Act 1994* and the easement is for a transmission grid or supply network under that Act; and
 - any structure or work that is the natural and ordinary consequence of the use is, or will be, located wholly or partly in the easement;
- ☐ (iii) **a material change of use**, assessable against a planning scheme and not associated with reconfiguring a lot if any part of the premises is situated within 100m of a substation site;
- ☐ (iv) **operational work** that is filling or excavation assessable against the planning scheme, not associated with reconfiguring a lot, if –
- any part of the premises is subject to an easement in favour of a distribution entity or transmission entity under the *Electricity Act 1994* and the work is located wholly or partly in the easement;
 - the work is located wholly or partly within 10m of a substation site;
- ☒ (v) none of the above.

Land designated for community infrastructure

Applications involving development on land designated for community infrastructure may trigger this referral.

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

If you answered "YES" to Q19, the application requires assessment by the chief executive of the department administering the Act authorising the development for the designated purpose.

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

19. Does the application involve development assessable against the planning scheme and on land designated for community infrastructure?

- (i) intended to be supplied by a public sector entity; and
 - (ii) on land not owned by or on behalf of the State; and
 - (iii) other than development –
 - (a) for the designated purpose; or
 - (b) carried out by, or on behalf of, the designator.
- ☒ NO
- ☐ YES

SEQ Regional Plan

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

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

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

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

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

Fisheries matters

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

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

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

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

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

Integration of land use and public transport

For more information refer to Guide 23, schedule 8A of the IPA, & schedule 2 of the IP Regulation.

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

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

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

Railway safety and efficiency

For more information refer to Guide 23, schedule 8A of the IPA & schedule 2 of the IP Regulation.

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

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

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

Moonie to Brisbane pipeline

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

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

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

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

Koala habitat area

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

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

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

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

Wild river area

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

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

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

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

- ☒ NO
☐ YES

Preliminary Approval

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

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

- ☒ NO
☐ YES

Wetlands

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

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

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

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

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

Conservation Estate

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

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

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

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

SECTION 2 – ASSESSMENT IN A WILD RIVER AREA**(completion mandatory if the proposed development is located in a wild river area)****Wild River Area**

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

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

Note on Referrals

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

Notes on development assessable against the Wild Rivers Code

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

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

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

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

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

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

Environmentally relevant activities (ERAs) in a designated urban area

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

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

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

- i) An ERA 28 or ERA 14; or
 ii) A level 2 ERA **except** ERA 1, 2, 3, 4, 20, 22 or 59.

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

Clearing native vegetation

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

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

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

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

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

4. If YES, is the clearing?

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

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

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

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

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

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

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

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

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

For more information about specified works refer to [Guide 27](#).

5. Is the development for specified works? (see definition in the *Wild Rivers Act 2005* and Guide 27- Development in a wild river area)

☒ NO ☐ YES

6. The application is for one or more of the following:

- ☐ i) Operational works that is tidal works or works in a coastal management district (ensure you have completed Part M and/or Part P of Form 1); or
- ☐ ii) Operational works for the removal, destruction or damage of marine plants (ensure you have completed Part O₂ of Form 1); or
- ☐ iii) Building or operational works in a fish habitat area (ensure you have completed Part O₂ of Form 1).

Residential, commercial or industrial development

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

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

7. Is the application for residential, commercial or industrial development in a designated urban area?

☒ NO ☐ YES

8. If NO, does the application for residential, commercial or industrial development involve:

- ☐ i) a material change of use made assessable in a local government planning scheme (ensure you have completed Part D of Form 1); or
- ☐ ii) operational works associated with reconfiguring a lot (ensure you have completed Part F of Form 1).

Animal husbandry activities

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

The assessing agency is NRW.

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

9. Does the application involve a material change of use for animal husbandry activities (as defined under the *Wild Rivers Act 2005*) in a PA?

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

Agricultural activities

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

The assessing agency is NRW.

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

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

10. Does the application involve agricultural activities (as defined under the *Wild Rivers Act 2005*) in a PA?

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

11. If YES is the application for:

- ☐ i) a material change of use; or
- ☐ ii) operational works.

Works that take overland flow water

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

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

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

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

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

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

☒ NO

☐ YES (ensure you have completed Part K₈ of Form 1)

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

☐ i) assessable works

☐ ii) self-assessable works

☐ iii) exempt works

Works that interfere with overland flow water

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

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

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

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

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

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

☒ NO

☐ YES (ensure you have completed Part K₁₀ of Form 1)

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

☐ i) assessable works

☐ ii) self-assessable works

☐ iii) exempt works

Waterway barrier works

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

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

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

☒ NO

☐ YES (ensure you have completed Part O₃ of Form 1)

Aquaculture (non ERA)

Applications for aquaculture in a HPA will not be accepted.

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

17. Does the application involve aquaculture in a PA?

☒ NO

☐ YES (ensure you have completed Part O₁ of Form 1)

Works that interfere with water in a watercourse

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

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

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

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

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

☒ NO

☐ YES (ensure you have completed the relevant Part K of Form 1)

19. If YES,

☐ i) The application is for an instream dam or weir; or

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

Environmentally relevant activities

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

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

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

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

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

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

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

Exempt ERAs in a designated urban area

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

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

Documentation

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

20. Does the application involve an ERA?

☒ NO

☐ YES (ensure you have completed Part G of Form1)

21. Is the application for an ERA 20 instream?

☒ NO

☐ YES

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

☒ NO

☐ YES

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

i) a level 2 ERA 11, (and is for specified works or a residential complex)

ii) an ERA 19 (dredging)

iii) Low impact ERA 20 (out of stream) for specified works or a residential complex (as defined in the Wild Rivers Act 2005, and Environmental Protection Act 1994)

iv) an ERA 22 (out of stream)

☒ NO

☐ YES

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

– in a FMA; and

– not low impact; and

– not for a residential complex in the area, or for specified works.

☒ NO

☐ YES

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

☐ NO

☐ YES

²¹ The administering authority may be either the EPA, or if devolved or delegated, the local government, DPIF or NRW.

SECTION 3 – BUILDING REFERRALS (completion not mandatory)

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

Special fire services - generally For more information go to schedule 2 table 1 and schedule 2A of the <i>IP Regulation</i> . Assessment period 15 days. No response is a deemed refusal.	1. An application may trigger referral to Qld Fire and Rescue Services as an advice agency if the building work requires special fire services mentioned in schedule 2A part 1 of the <i>Integrated Planning Regulation 1998</i> (IP Regulation) or includes an alternative solution assessed against the performance requirements of the Building Code of Australia.
Fire safety for budget accommodation For more information go to schedule 2 of the <i>IP Regulation</i>	2. An application may trigger referral to Qld Fire and Rescue Services as an advice agency if the building work the subject of the application requires the installation of a fire safety system for a budget accommodation building.
Spray painting For more information go to schedule 2 of the <i>IP Regulation</i>	3. An application may trigger referral to the Department of Industrial Relations (DIR) as a concurrence agency if the application involves a workplace incorporating spray painting.
Retail meat premises For more information go to schedule 2 of the <i>IP Regulation</i>	4. An application may trigger referral to Safe Food Qld as a concurrence agency if the application involves a retail meat premises.
Private health facilities For more information go to schedule 2 of the <i>IP Regulation</i>	5. An application may trigger referral to the Department of Health as a concurrence agency if the application involves a private health facility.
Workplace area less than 2.3m² For more information go to schedule 2 of the <i>IP Regulation</i>	6. An application may trigger referral to the Department of Industrial Relations (DIR) as an advice agency if the application involves a work place area less than 2.3m ² .
Land contiguous to a State-controlled road For more information go to schedule 2 of the <i>IP Regulation</i>	7. An application may trigger referral to the Department of Main Roads as a concurrence agency or advice agency if the application involves land contiguous to a State-controlled road.
Pastoral workers accommodation For more information go to schedule 2 of the <i>IP Regulation</i>	8. An application may trigger referral to the Department of Industrial Relations (DIR) as a concurrence agency if the application involves pastoral workers accommodation.
Child care centre For more information go to schedule 2 of the <i>IP Regulation</i>	9. An application may trigger referral to the Department of Communities as a concurrence agency if the application involves a childcare centre.
Coastal development For more information go to schedule 2 of the <i>IP Regulation</i>	10. An application may trigger referral to the Environmental Protection Agency (EPA) as a concurrence agency if the application involves land completely or partly seaward of a coastal building line ²² .
Heritage For more information go to schedule 2 of the <i>IP Regulation</i>	11. An application may trigger referral to the Heritage Council as a concurrence agency if the application involves a heritage registered place.
Fisheries matters For more information go to schedule 2 of the <i>IP Regulation</i>	12. An application may trigger referral to the Department of Primary Industries and Fisheries (DPI&F) as a concurrence agency if the application involves assessable building work in a declared fish habitat area; or as an advice agency if the application involves assessable building work on land that adjoins a declared fish habitat area.
Integration of land use and public transport For more information go to schedule 2 of the <i>IP Regulation</i>	13. An application may trigger referral to Queensland Transport as a concurrence agency if the application involves existing or future public transport corridors, or airport operational airspace ²³ .
Railway safety and efficiency For more information go to schedule 2 of the <i>IP Regulation</i>	14. An application may trigger referral to Queensland Transport as a concurrence agency if the application involves future railway land.

NOTE: CONCURRENCE AGENCY ASSESSMENT PERIODS

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

Amenity and aesthetic impact of particular building work for single detached class 1 building or class 10 building or structure For more information go to schedule 2 table 1 of the <i>IP Regulation</i> . Assessment period 15 days. No response is a deemed approval.	15. An application will trigger a referral to the local government if it is : • for a single detached class 1 building or class 10 structure; and • the local government has declared by resolution the following: – the appearance of the building or structure will have an extremely adverse impact on the amenity of the locality; and – the appearance of the building or structure would be in extreme conflict with the character of the locality.
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²² Coastal building lines are prescribed under the *Coastal Protection and Management Act 1995*.

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

Whether particular buildings may be occupied for residential purposes For more information go to schedule 2 table 1 of the IP Regulation. Assessment period 15 days. No response is a deemed refusal.	16. An application to use an existing building that is not class 1, 2, 3 or 4 for residential purposes may trigger a referral to the local government as the concurrence agency.
Design and siting For more information go to schedule 2 table 1 of the IP Regulation. Assessment period 5 days. No response is a deemed refusal.	17. An application may trigger referral to the local government as the concurrence agency if the building work does not comply with the performance criteria of parts 11 and 12 of the Queensland Development Code. 18. An application may trigger referral to the local government as the concurrence agency if the building work does not comply with the qualitative statement for building clearance and site cover. 19. An application may trigger referral to the local government as the concurrence agency if the building work does not comply with the qualitative statement for performance criteria 4, 5, 7, 8 or 9 of the Queensland Development Code, part 11 or 12.
Fire safety in particular budget accommodation buildings For more information go to schedule 2 table 1 of the IP Regulation. Assessment period 15 days. No response is a deemed refusal.	20. An application may trigger referral to the local government as the concurrence agency to determine the building will comply with the fire safety standard under the <i>Building Act 1975</i> when the building work has been completed.
Higher risk personal appearance services For more information go to schedule 2 table 1 of the IP Regulation and the QDC part 15. Assessment period 15 days. No response is a deemed refusal.	21. An application may trigger referral to the local government as the concurrence agency to determine if the building work ▪ complies with the performance criteria of the Queensland Development code part 15; and • the work does not comply with an acceptable solution stated in the part.
Building work for residential service For more information go to schedule 2 table 1 of the IP Regulation and the QDC part 20. Assessment period 15 days. No response is a deemed refusal.	22. An application for building work for premises in which residential care service under the <i>Residential Services (Accreditation) Act 2002</i>, section 4, is conducted, or is proposed to be conducted, will trigger referral to the local government as the concurrence agency.
Building work for removal or rebuilding For more information go to schedule 2 table 1 of the IP Regulation. Assessment period 5 days. No response is a deemed refusal.	23. An application for the removal and/or rebuilding at another site of a building or other structure, will trigger referral to the local government as the concurrence agency.
Building work for rainwater tank in designated rainwater tank area For more information go to schedule 2 table 1 of the IP Regulation and the QDC part 25. Assessment period 15 days. No response is a deemed refusal.	24. An application may trigger referral to the local government as the concurrence agency to determine if the building work or structure complies with the relevant performance criteria if - • Under the <i>Building Regulation 2006</i>, a rainwater tank is proposed to be installed as part of relevant building work, in a designated rainwater tank area; and • Under the Queensland Development Code, part 25, the rainwater tank does not include an acceptable solution for a relevant performance criteria.

Landscape Plan

Scale: 1:100@A1

- GARDEN BED PREPARATION:**
- APPLY 100 MM DEPTH MULCH
 - TYPE: HOOP
 - APPLY 300 MM DEPTH ORGANIC BLEND TOPSOIL
 - CULTIVATE SUB-GRADE TO 150 MM DEPTH
 - USE SOIL AND MULCH, FREE OF WEEDS, AND DISEASE

TOPSOIL, MULCH, SOIL CONDITIONERS

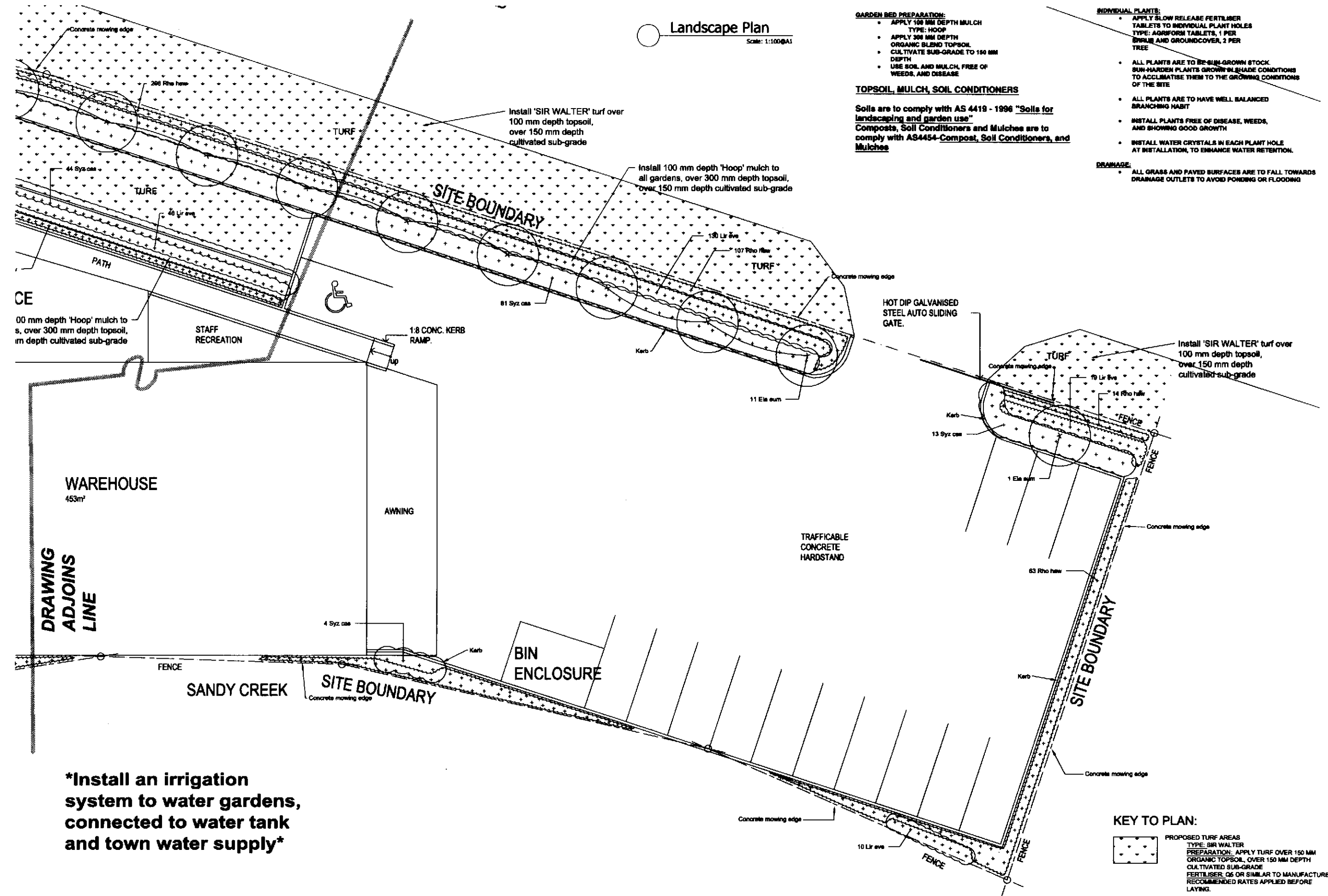
Soils are to comply with AS 4419 - 1996 "Soils for landscaping and garden use"
Composts, Soil Conditioners and Mulches are to comply with AS4454-Compost, Soil Conditioners, and Mulches

INDIVIDUAL PLANTS:

- APPLY SLOW RELEASE FERTILISER TABLETS TO INDIVIDUAL PLANT HOLES
- TYPE: AGRIFORM TABLETS, 1 PER SHRUB AND GROUND COVER, 2 PER TREE
- ALL PLANTS ARE TO BE SUN-GROWN STOCK
- SUN-HARDEN PLANTS GROWN IN SHADE CONDITIONS TO ACCLIMATISE THEM TO THE GROWING CONDITIONS OF THE SITE
- ALL PLANTS ARE TO HAVE WELL BALANCED BRANCHING HABIT
- INSTALL PLANTS FREE OF DISEASE, WEEDS, AND SHOWING GOOD GROWTH
- INSTALL WATER CRYSTALS IN EACH PLANT HOLE AT INSTALLATION, TO ENHANCE WATER RETENTION.

DRAINAGE:

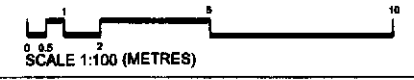
- ALL GRASS AND PAVED SURFACES ARE TO FALL TOWARDS DRAINAGE OUTLETS TO AVOID PONDING OR FLOODING



Install an irrigation system to water gardens, connected to water tank and town water supply

KEY TO PLAN:

- PROPOSED TURF AREAS
TYPE: SIR WALTER
PREPARATION: APPLY TURF OVER 150 MM ORGANIC TOPSOIL, OVER 150 MM DEPTH CULTIVATED SUB-GRADE
FERTILISER: C6 OR SIMILAR TO MANUFACTURER'S RECOMMENDED RATES APPLIED BEFORE LAYING.
- PROPOSED FENCES
- PROPOSED CONCRETE MOWING EDGES



ISSUE	DATE	DETAILS
B	7/2/07	DESIGN CHANGE
A	9/1/07	APPROVAL

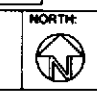
MARK BALDOCK
LANDSCAPE ARCHITECT
(B.Arch.Sc.98,Env., Grad.Dip.Landsc.Arch.)

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CLIENT:
MS PROJECTS PTY LTD

PROJECT DETAILS:
BUILDING 5
CHRISTENSEN RD, YATALA QLD

DRAWING TITLE
LANDSCAPE PLAN



DATE: January 07	DRAWING NUMBER: 1	CURRENT ISSUE: c
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Landscape Plan

Scale: 1:100@A1

KEY TO PLAN:

PROPOSED TURF AREAS
 TYPE: SIR WALTER
 PREPARATION: APPLY TURF OVER 150 MM ORGANIC TOPSOIL, OVER 150 MM DEPTH CULTIVATED SUB-GRADE FERTILISER: 05 OR SIMILAR TO MANUFACTURER'S RECOMMENDED RATES APPLIED BEFORE LAYING.

PROPOSED FENCES

PROPOSED CONCRETE MOWING EDGES

GARDEN BED PREPARATION:

- APPLY 100 MM DEPTH MULCH TYPE: HOOP
- APPLY 300 MM DEPTH ORGANIC BLEND TOPSOIL
- CULTIVATE SUB-GRADE TO 150 MM DEPTH
- USE SOIL AND MULCH, FREE OF WEEDS, AND DISEASE

TOPSOIL, MULCH, SOIL CONDITIONERS

Soils are to comply with AS 4419 - 1996 "Soils for landscaping and garden use"

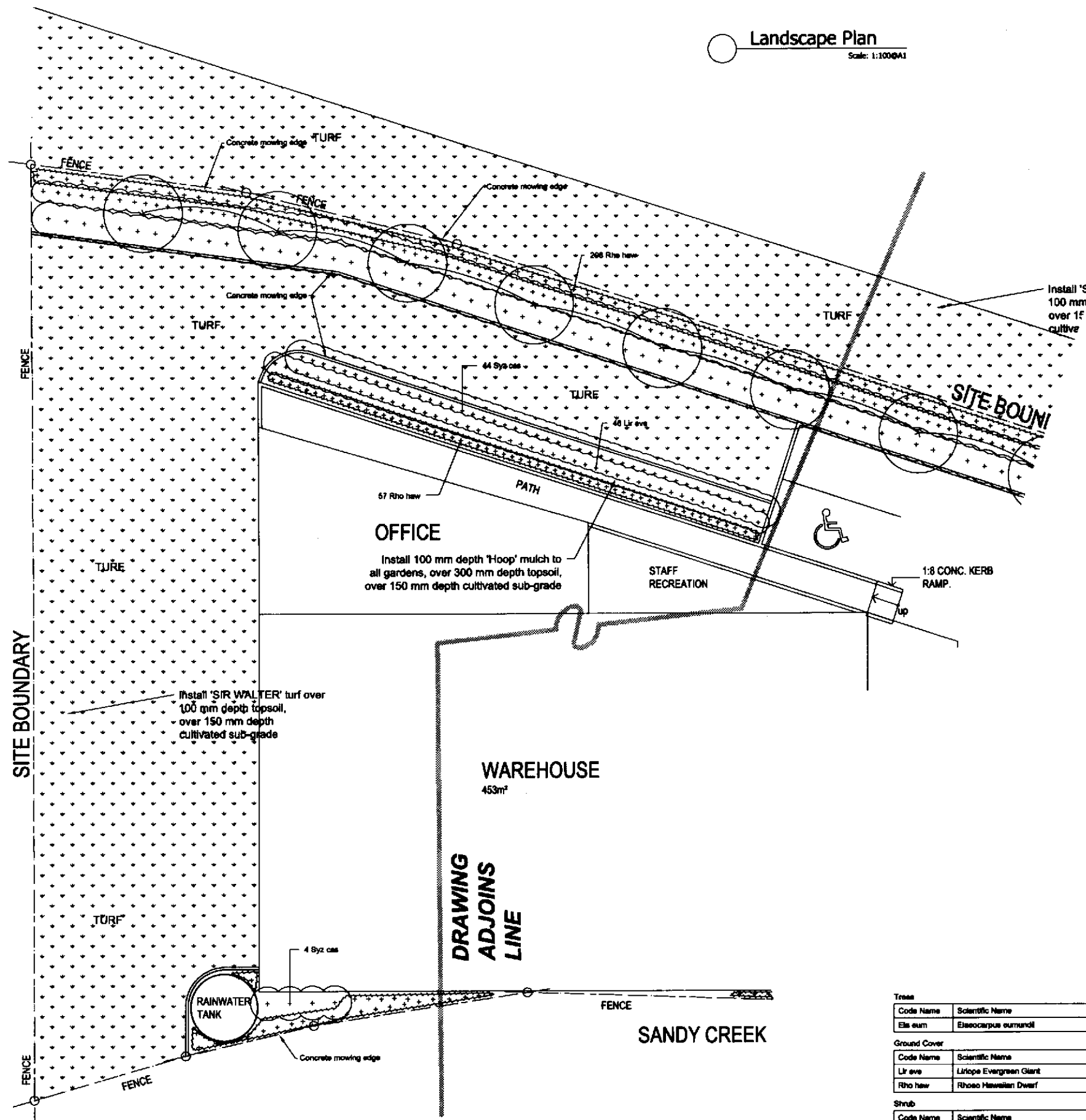
Composts, Soil Conditioners and Mulches are to comply with AS4454-Compost, Soil Conditioners, and Mulches

INDIVIDUAL PLANTS:

- APPLY SLOW RELEASE FERTILISER TABLETS TO INDIVIDUAL PLANT HOLES TYPE: AGRIFORM TABLETS, 1 PER SHRUB AND GROUNDCOVER, 2 PER TREE
- ALL PLANTS ARE TO BE SUN-GROWN STOCK. SUN-HARDEN PLANTS GROWN IN SHADE CONDITIONS TO ACCLIMATE THEM TO THE GROWING CONDITIONS OF THE SITE
- ALL PLANTS ARE TO HAVE WELL BALANCED BRANCHING HABIT
- INSTALL PLANTS FREE OF DISEASE, WEEDS, AND SHOWING GOOD GROWTH
- INSTALL WATER CRYSTALS IN EACH PLANT HOLE AT INSTALLATION, TO ENHANCE WATER RETENTION.

DRAINAGE:

- ALL GRASS AND PAVED SURFACES ARE TO FALL TOWARDS DRAINAGE OUTLETS TO AVOID PONDING OR FLOODING



Plant Schedule

Code Name	Scientific Name	Common Name	Quantity	Planting Size
Ela eum	Elaeocarpus eumundii	Eumundii Quandong	12	100L(2.7m ht)
Ground Cover				
Lir eve	Liriodendron evergreen	Evergreen Giant	205	140mm(350mm ht x 250mm sp)
Rho haw	Rhoecissus hawkeii	Hawkeii Dwarf	312	140mm(350mm ht x 250mm sp)
Shrub				
Syz cas	Syzygium cascade	Cascade	146	300mm(1.5m ht)

0 0.5 1 2 3 4 5 6 7 8 9 10
 SCALE 1:100 (METRES)

ISSUE DATE DETAILS
 B 17/07 DESIGN CHANGE
 A 18/07 APPROVAL

MARK BALDOCK
 LANDSCAPE ARCHITECT
 (P) App. No. 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

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CLIENT: MS PROJECTS PTY LTD

PROJECT DETAILS:
 BUILDING 5
 CHRISTENSEN RD, YATALA QLD

DRAWING TITLE
LANDSCAPE PLAN



DATE: January 07

DRAWING NUMBER: 2
 CURRENT ISSUE: c

SITE PREPARATION

1 SITE CLEARING

1.1 Extent

General: Clear only the following site areas:

- Areas to be occupied by works such as landscaping.
- Other areas designated to be cleared.

Contractor's site areas: If not included within the areas specified above, clear generally only to the extent necessary for the performance of the works.

Clearing operations

Removal: Remove everything on or above the site surface, including rubbish, scrap, grass, vegetable matter and organic debris, scrub, trees, timber, stumps, boulders and rubble.

Grubbing: Grub out stumps and roots over 75 mm diameter to a minimum depth of 500 mm below subgrade under buildings, embankments or paving, or 300 mm below finished surface in unpaved areas.

Existing grass: Remove grass to a depth just sufficient to include the root zone.

LANDSCAPING

1 GENERAL

1.1 STANDARDS

Soils

General: To AS 4419.

1.2 Definitions

Bad ground: Ground unsuitable for the purposes of the works, including fill liable to subsidence, ground containing cavities, bulks or fissures, ground contaminated by harmful substances and ground which is or becomes soft, wet or unstable.

Site topsoil: Soil excavated from the site which has the following characteristics:

- Contains organic matter.
- Supports plant life.
- Free from unwanted matter.

Unwanted matter (in topsoil):

- Stones over 25 mm diameter.
- Clay lumps.
- Weeds and tree roots.
- Slacks and rubbish.
- Material toxic to plants.

Imported topsoil:

- Fine: Clay loam, fine sandy loam, silty loam, loam.
- Medium: Sandy loam, fine sandy loam.
- Coarse: Sand, loamy sand.

Topsoil mixture: Topsoil and compost or other additives, thoroughly mixed before placing.

2 SITE AND SOIL

2.1 Weed eradication

Herbicide: Eradicate weeds using environmentally acceptable methods, such as a non-residual glyphosate herbicide in any of its registered formulations, at the recommended maximum rate.

Manual: Regularly remove, by hand, rubbish and weed growth throughout grassed, planted and mulched areas. Continue eradication throughout the course of the works and during the planting establishment period.

Vegetative spoil

Remove vegetative spoil from site. Do not burn.

2.2 Planting beds

Excavated: Excavate to bring the subsoil to at least 300 mm below finished design levels. Shape the subsoil to fall to subsoil drains where applicable. Break up the subsoil to a further depth of 100 mm.

Unexcavated: Remove weeds, roots, builder's rubbish and other debris. Bring the planting bed to 75 mm below finished design levels.

Cultivation

Minimum depth: 100 mm.

Cultivation depths (mm):

- Grassed areas (seeded, turf, strip turf, stolozized):

150

- Planting areas: 150

Services and roots: Do not disturb services or tree roots; if necessary cultivate these areas by hand.

Cultivation: Thoroughly mix in materials required to be incorporated into the subsoil. Cultivate manually within 300 mm of paths or structures.

Remove stones exceeding 25 mm, clods of earth exceeding 50 mm, and weeds, rubbish or other deleterious material brought to the surface during cultivation. Trim the surface to design levels after cultivation.

Additives

General: Apply additives after ripping or cultivation and incorporate into the upper 100 mm layer of the subsoil.

Gypsum: Incorporate at the rate of 0.25 kg/m².

Subsoil additives schedule

Location	Additive type	Additive rate
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Test soil to determine additives required

2.3 Sources

General: Import topsoil unless the topsoil type can be provided from material recovered from the site.

Topsoil source schedule

Soil type	Mixture
-----------	---------

Premium Organic Topsoil Mixture

Additives

If using additives to raise topsoil to the required standard, ensure compliance with the relevant test criteria.

Topsoil particle size table (% passing by mass)

AS sieve aperture	Soil texture	Medium	Coarse
-------------------	--------------	--------	--------

2.36	100	100	100
------	-----	-----	-----

1.18	90 - 100	95 - 100	95 - 100
------	----------	----------	----------

0.60	75 - 100	75 - 100	70 - 90
------	----------	----------	---------

0.30	57 - 90	55 - 85	30 - 46
------	---------	---------	---------

0.15	45 - 70	38 - 55	10 - 22
------	---------	---------	---------

0.075	35 - 55	25 - 35	5 - 10
-------	---------	---------	--------

0.002		2 - 15	2 - 6
-------	--	--------	-------

Topsoil properties schedule

Property	Type	Amount
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Nutrient levels		
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Phosphorus (P) (mg/L)	0.7 - 4	
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Potassium (K) (mg/L)	35 - 250	
----------------------	----------	--

Sulfur (S) (mg/L)	> 40	
-------------------	------	--

Calcium (Ca) (mg/L)	50 - 350	
---------------------	----------	--

Nitrogen (N) (mg/L)	100	
---------------------	-----	--

Manganese (Mn) (mg/L)	1 - 15	
-----------------------	--------	--

Nitrogen drawdown		
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Additives		
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Gypsum (% by volume)		
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Compost		
---------	--	--

Other properties		
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Organic matter (% by mass)	20 maximum	
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Wettability		
-------------	--	--

Soil reaction (pH)	6 - 7	
--------------------	-------	--

Electrical conductivity (dS/m)		
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Dispersibility		
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Soluble salts (% by mass)	0.1	
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--	--	--

Moisture content (% by mass)		
------------------------------	--	--

Toxicity index to AS 3743		
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Permeability		
--------------	--	--

Placing topsoil

General: Spread the topsoil on the prepared subsoil and grade evenly, making the necessary allowances to permit the following:

- Required finished levels and contours may be achieved after light compaction.
- Grassed areas may be finished flush with adjacent hard surfaces such as kerbs, paths and mowing strips.

Contamination: Where diesel oil, cement or other phytotoxic material has been spilt on the subsoil or topsoil, excavate the contaminated soil, dispose of it off the site, and replace it with site soil or imported topsoil to restore design levels.

Finishing: Feather edges into adjoining undisturbed ground.

Consolidation

Compact lightly and uniformly in 150 mm layers. Avoid differential subsidence and excess compaction and produce a finished topsoil surface which has the following characteristics:

- Finished to design levels.
- Smooth and free from stones or lumps of soil.
- Graded to drain freely, without ponding, to catchment points.
- Graded evenly into adjoining ground surfaces.
- Ready for planting.

Topsoil depths

Spread topsoil to the following typical depths:

- Excavated planting areas: If using organic mulch, 225 mm, if using gravel mulch, 300 mm.
- Irrigated grassed areas generally: 150 mm.
- Non-irrigated grass areas: 150 mm.

Surplus topsoil

General: Spread surplus topsoil on designated areas on site, if any; otherwise, dispose off site.

2.4 Fertiliser

Provide proprietary fertilisers, delivered to the site in sealed bags marked to show manufacturer or vendor, weight, fertiliser type, NPK ratio, recommended uses and application rates.

Fertiliser schedule

Location	NPK ratio	Application rate
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Turf	10:4:3	Follow manufacturers' recommendations
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Individual plantings	Prolonged release type	Follow manufacturers' recommendations
----------------------	------------------------	---------------------------------------

3 GRASS

3.1 Turf

Obtain turf from a specialist grower of cultivated turf. Provide turf of even thickness, free from weeds and other foreign matter.

Supply

Deliver the turf within 24 hours of cutting, and lay it within 36 hours of cutting. Prevent it from drying out between cutting and laying.

Fertilising

Mix the fertiliser thoroughly into the topsoil before placing the turf. Apply lawn fertiliser at the completion of the first and last mowings, and at other times as required to maintain healthy grass cover.

Laying

General: Lay the turf in the following manner:

- In stretcher pattern with the joints staggered and close butted.
- Parallel with the long sides of level areas, and with contours on slopes.
- To finish flush, after tamping, with adjacent finished surfaces of ground, paving edging, or grass seeded areas.

Tamping

Lightly tamp to an even surface immediately after laying. Do not use a roller.

Watering

Water immediately after laying until the topsoil is moistened to its full depth. Continue watering to maintain moisture to this depth. Keep the grass in a healthy condition.

Mowing

Mow to maintain the grass height within the required range. Do not remove more than one third of the grass height at any one time. Carry out the last mowing within 7 days before the end of the planting establishment period. Remove grass clippings from the site after each mowing.

Turfing schedule

Species or variety	Minimum thickness (mm)	Turf for area (mm)	Location	Mowing height (mm)
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SIR WALTER	20	1000x300	Turf areas	30
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Maintenance

General: Maintain turfed areas until the attainment of a dense continuous sward of healthy grass over the whole turfed area, evenly green and of a consistent height.

Filled turf: Lift failed turf and relay with new turf.

Levelling: Where levels have deviated from the design levels after placing and watering, lift turf and regrade topsoil to achieve design levels.

4 PLANTS

4.1 Plants

General: Provide plants with the following characteristics:

- Large healthy root systems, with no evidence of root curl, restriction or damage.
- Vigorous, well established, free from disease and pests, of good form consistent with the species or variety.
- Hardened off, not soft or forced, and suitable for planting in the natural climatic conditions prevailing at the site.

Trees: Provide trees which, unless required to be multi-stemmed, have a single leading shoot.

Replacement: Replace damaged or failed plants with plants of the same type and size.

Plant establishment

General: Supply plants in weed-free containers of the required size.

Open rooted stock: If trees are to be supplied as open rooted stock, ensure this is appropriate to the species, variety, size, and time of year for planting.

Potting-on: Do not carry out potting-on.

Labelling

Label at least one plant of each species or variety in a batch with a durable, readable tag.

Storage

Deliver plant material to the site on a day to day basis, and plant immediately after delivery.

Locations

If it appears necessary to vary plant locations and spacings to avoid service lines, or to cover the area uniformly, or for other reasons, give notice.

Planting conditions

Do not plant in unsuitable weather conditions such as extreme heat, cold, wind or rain. In other than sandy soils, suspend excavation when the soil is wet, or during frost periods.

Watering

Thoroughly water the plants before planting, immediately after planting, and as required to maintain growth rates free of stress.

Placing

Remove the plant from the container with minimum disturbance to the root ball, ensure that the root ball is moist and place it in its final position, in the centre of the hole and plumb, and with the top soil level of the plant root ball level with the finished surface of the surrounding soil.

Fertilising

Pellets: In planting beds and individual plantings, place fertiliser pellets around the plants at the time of planting.

Backfilling

Backfill with topsoil mixture. Lightly tamp and water to eliminate air pockets. Ensure that topsoil is not placed over the top of the root ball, so that the plant stem remains the same height above ground as it was in the container.

In mass planted areas: Place after the preparation of the planting bed but before planting and other work.

Watering basins for plants in grass

Except in irrigated grassed areas and normally moist areas, construct a watering basin around the base of each individual plant, consisting of a raised ring of soil capable of holding at least 10 L.

3.2 Mulch

General: Provide mulch which is free of deleterious and extraneous matter such as soil, weeds and sticks.

Standard: To AS 4454.

Organic mulches: Free of stones.

Mulch material: Hoop mulch.

Organic mulch types

Hoop bark: From mature trees, graded in size from 50 x 50 x 25 mm to 25 x 15 x 15 mm, free from wood shavings.

Inorganic mulch types

Washed river pebble: Uniform size or graded material in the size range 6 - 20 mm.

Placing mulch

General: Place mulch to the required depth, clear of plant stems, and rake to an even surface flush with the surrounding finished levels.

Spread and roll mulch so that after settling, or after rolling, it is smooth and evenly graded between design surface levels sloped towards the base of plant stems in plantation beds, and not closer to the stem than 50 mm in the case of gravel mulches.

In mass planted areas: Place after the preparation of the planting bed but before planting and other work.

In smaller areas (e.g. planter boxes): Place after the preparation of the planting bed, planting and other work.

Application: Place mulch clear of plant stems, and rake to an even surface flush with the surrounding finished levels.

Depths: Spread organic mulch to a depth of 100 mm, and gravel mulch to a depth of 100 mm.

4.3 Stakes

Material: Hardwood, straight, free from knots or twists, pointed at one end.

Installation: Drive stakes into the ground at least one third of their length, avoiding damage to the root system.

Stake sizes:

- For plants 1 - 2.5 m high: Two 50 x 50 x 1800 mm stakes per plant.

Ties

General: Provide ties fixed securely to the stakes, one tie at half the height of the main stem, others as necessary to stabilise the plant.

Tie types:

- For plants < 2.5 m high: 50 mm hessian webbing stapled to the stake.

5 COMPLETION

5.1 Period

Commencement: The planting establishment period commences at the date of practical completion.

Required period: 12 weeks

Existing planting and grass

Where existing grass or planting is within the landscape contract area, maintain it as for the corresponding classifications of new grass or planting.

Recurrent works

Throughout the planting establishment period, carry out maintenance work including watering, mowing, weeding, rubbish removal, fertilising, pest and disease control, returfing, staking and tying, replanting, cultivating, pruning, aerating, reinstatement of mulch, and keeping the site neat and tidy.

Replacements

Continue to replace failed, damaged or stolen plants.

Grassed areas

Commence grass maintenance works at the completion of turfing. Maintain healthy weed-free growth.

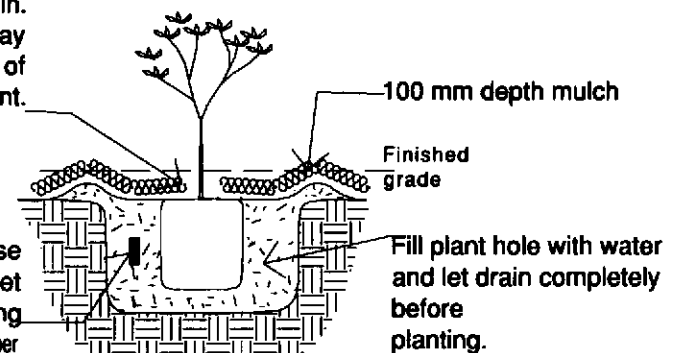
6 CONCRETE MOWING EDGE

Concrete is to be equivalent to 20 MPa ready-mix. Compact subgrade to a minimum depth of 150 mm. Finished grades to be flush with all abutting hard finished surfaces.

Alignment of edges is to be a continuous curve or straight line as shown on the drawings; curves to be laid out so that radii are smoothly connected. Provide control joints on 5 metre centres and at the apex of curves. Trowel finish edges to a flat profile.

Form water basin.
Keep mulch away
from trunk of
plant.

Install slow release
fertiliser tablet
at planting
Install water crystals as per
manufacturers specifications
(avoid placing under rootball)



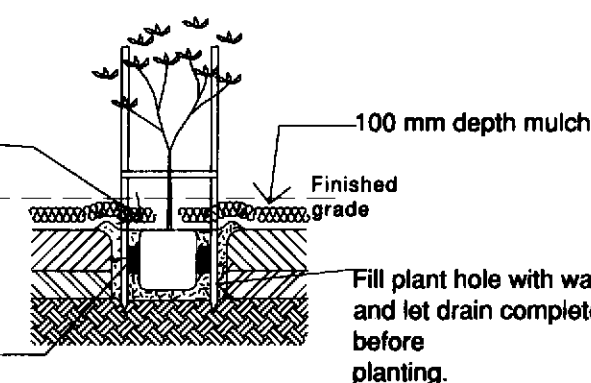
- Do not place soil over top of root ball.
- Roughen sides and base of plant hole to encourage root development
- Tamp base to prevent settlement
- Water plant thoroughly after installation

1 SHRUB PLANTING DETAIL

Scale: 1:20

Form water basin.
Keep mulch away
from trunk of
plant.

Install (2)slow release
fertiliser tablet
at planting
Install water crystals as per
manufacturers specifications
(avoid placing under rootball)



- Do not place soil over top of root ball.
- Roughen sides and base of plant hole to encourage root development
- Tamp base to prevent settlement
- Water plant thoroughly after installation

2 TREE PLANTING DETAIL

Scale: 1:40

B	7/2/07	DESIGN CHANGE
A	9/1/07	APPROVAL
ISSUE:	DATE:	DETAILS:

MARK BALDOCK
LANDSCAPE ARCHITECT
(R. Assoc. 20, 19, 18, 17, 16, 15, 14, 13, 12, 11, 10, 9, 8, 7, 6, 5, 4, 3, 2, 1)

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CLIENT:
MS PROJECTS PTY LTD

PROJECT DETAILS:
BUILDING 5
CHRISTENSEN RD, YATALA QLD

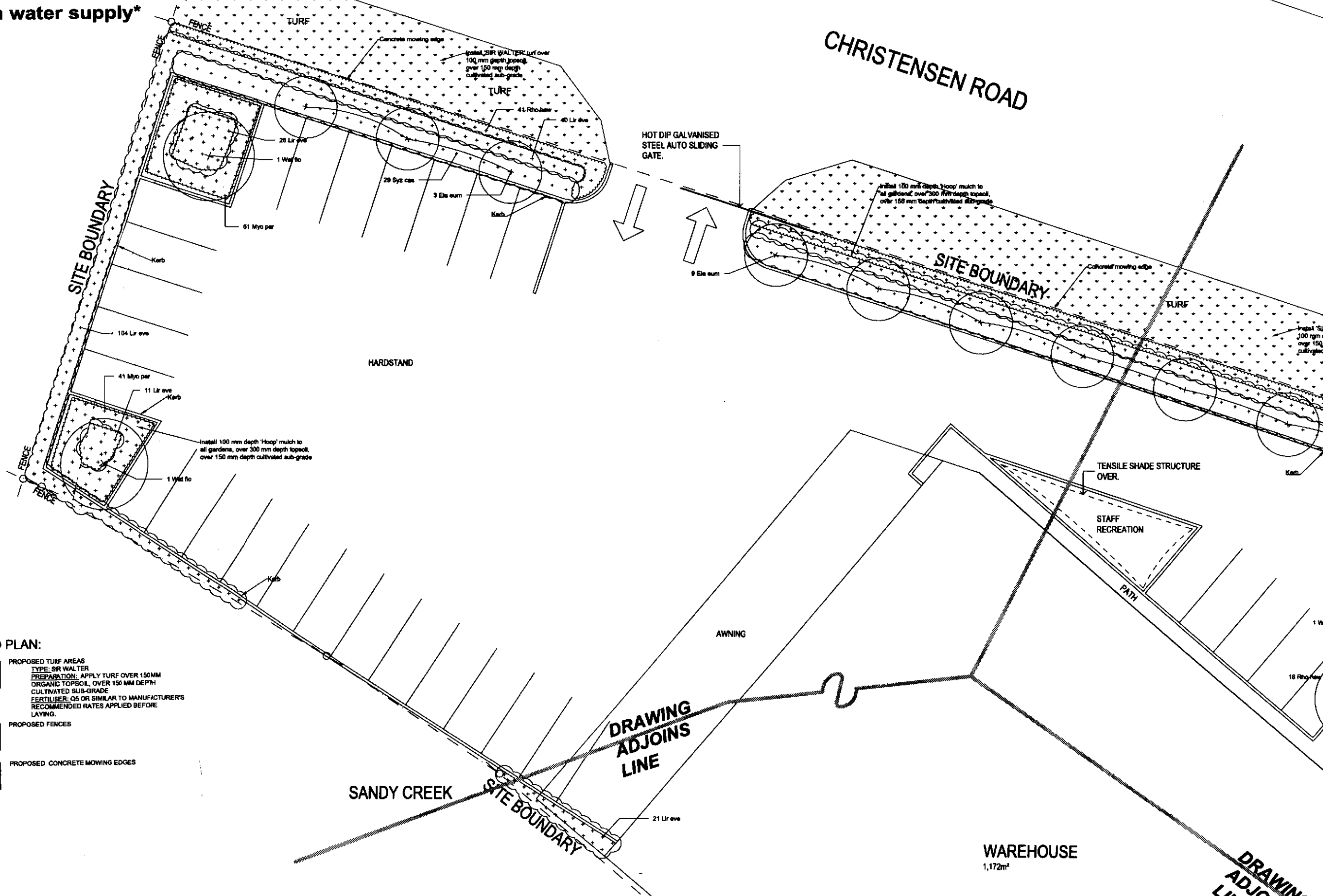
DRAWING TITLE
NOTES

NORTH:
DATE:
January 07

DRAWING NUMBER
3
CURRENT ISSUE:
c

Install an irrigation system to water gardens, connected to water tank and town water supply

Landscape Plan
Scale: 1:100 @ A1



0 5 10
SCALE 1:100 (METRES)

3	7/2/07	DESIGN CHANGE
1	2/1/07	APPROVAL
1/1/07	DATE	DETAILS:

MARK BALDOCK
LANDSCAPE ARCHITECT
(B.Arch. & B.Landsc. Arch.)

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CLIENT: MS PROJECTS PTY LTD

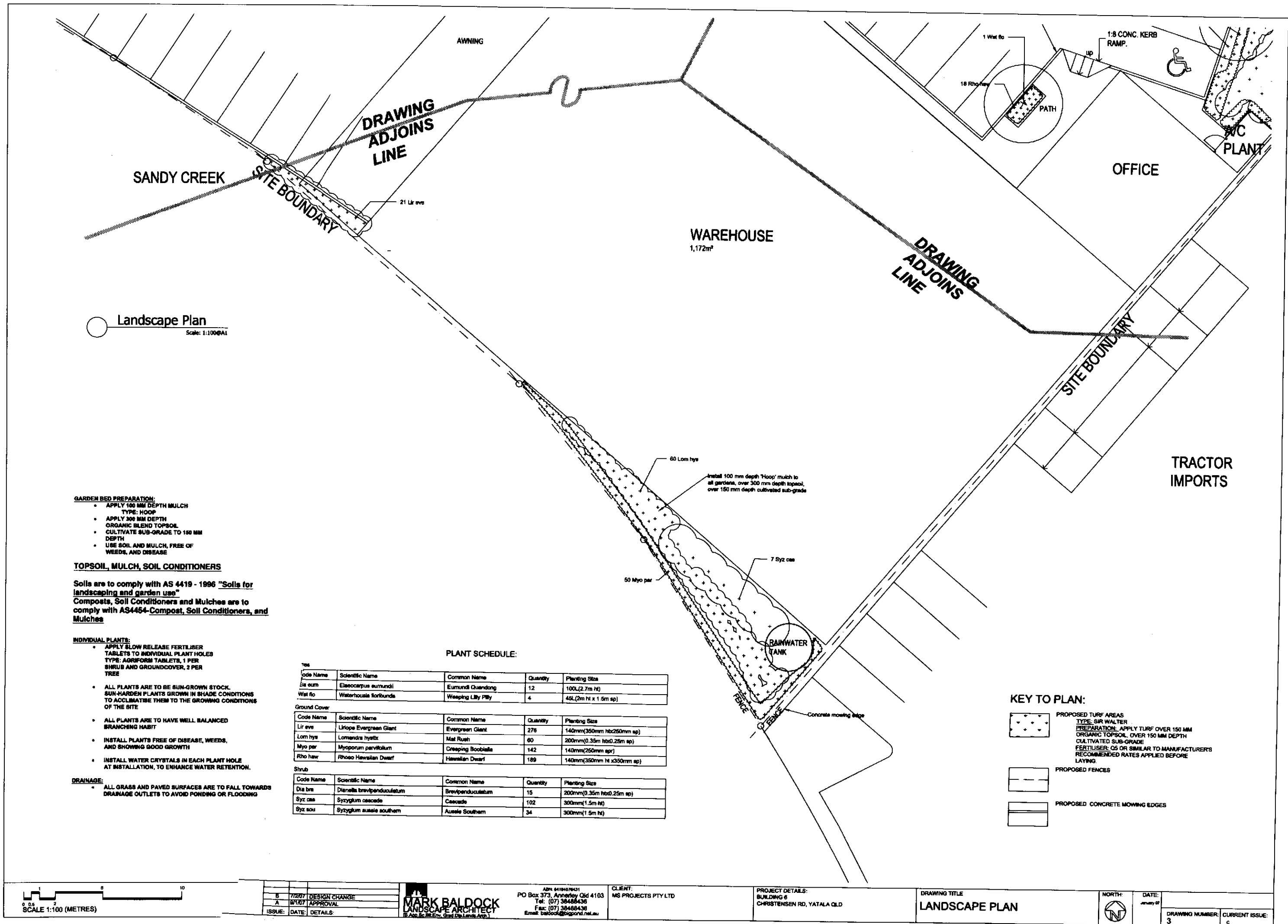
PROJECT DETAILS:
BUILDING 6
CHRISTENSEN RD, YATALA QLD

DRAWING TITLE
LANDSCAPE PLAN

NORTH:

DATE:
January 07

DRAWING NUMBER: 1
CURRENT ISSUE: c



SITE PREPARATION

1 SITE CLEARING

1.1 Excavate

General: Clear only the following site areas:

- Areas to be occupied by works such as landscaping.
- Other areas designated to be cleared.

Contractor's site areas: If not included within the areas specified above, clear generally only to the extent necessary for the performance of the works.

Clearing operations

Removal: Remove everything on or above the site surface, including rubbish, scrap, grass, vegetable matter and organic debris, scrub, trees, timber, stumps, boulders and rubble.

Grubbing: Grub out stumps and roots over 75 mm diameter to a minimum depth of 500 mm below subgrade under buildings, embankments or paving, or 300 mm below finished surface in unpaved areas.

Existing grass: Remove grass to a depth just sufficient to include the root zone.

LANDSCAPING

1 GENERAL

1.1 STANDARDS

Soil

General: To AS 4419.

1.2 Definitions

Bad ground: Ground unsuitable for the purposes of the works, including fill liable to subsidence, ground containing cavities, faults or fissures, ground contaminated by harmful substances and ground which is or becomes soft, wet or unstable.

Site topsoil: Soil excavated from the site which has the following characteristics:

- Contains organic matter.
- Supports plant life.
- Free from unwanted matter.

Unwanted matter (in topsoil):

- Stones over 25 mm diameter.
- Clay lumps.

- Weeds and tree roots.
- Sticks and rubbish.

- Material toxic to plants.

Imported topsoil:

- Fine: Clay loam, fine sandy loam, sandy clay loam, silty loam, loam.
- Medium: Sandy loam, fine sandy loam.
- Coarse: Sand, loamy sand.

Topsoil mixture: Topsoil and compost or other additives, thoroughly mixed before placing.

2 SITE AND SOIL

2.1 Weed eradication

Herbicide: Eradicate weeds using environmentally acceptable methods, such as a non-residual glyphosate herbicide in any of its registered formulas, at the recommended maximum rate.

Manual: Regularly remove, by hand, rubbish and weed growth throughout grassed, planted and mulched areas. Continue eradication throughout the course of the works and during the planting establishment period.

Vegetative spoil

Remove vegetative spoil from site. Do not burn.

2.2 Planting beds

Excavated: Excavate to bring the subsoil to at least 300 mm below finished design levels. Shape the subsoil to fall to subsoil drains where applicable. Break up the subsoil to a further depth of 100 mm.

Unexcavated: Remove weeds, roots, builder's rubbish and other debris. Bring the planting bed to 75 mm below finished design levels.

Cultivation

Minimum depth: 100 mm.

Cultivation depths (mm):

- Grassed areas (seeded, turf, strip turf, stolonized): 150

- Planting areas: 150

Services and roots: Do not disturb services or tree roots; if necessary cultivate these areas by hand.

Cultivation: Thoroughly mix in materials required to be incorporated into the subsoil. Cultivate manually within 300 mm of paths or structures.

Remove stones exceeding 25 mm, clods of earth exceeding 50 mm, and weeds, rubbish or other deleterious material brought to the surface during cultivation. Trim the surface to design levels after cultivation.

Additives

General: Apply additives after ripping or cultivation and incorporate into the upper 100 mm layer of the subsoil.

Gypsum: Incorporate at the rate of 0.25 kg/m².

Subsoil additives schedule

Location	Additive type	Additive rate
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Test soil to determine

additives required

2.3 Source

General: Import topsoil unless the topsoil type can be provided from material recovered from the site.

Topsoil source schedule

Soil type	Mixture
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Premium Organic Topsoil Mixture

Additives

If using additives to raise topsoil to the required standard, ensure compliance with the relevant test criteria.

Topsoil particle size table (% passing by mass)

All sieve aperture	Soil texture	Fine	Medium	Coarse
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2.36	100	100	100	100
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1.18	90 - 100	95 - 100	95 - 100	95 - 100
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0.85	75 - 100	75 - 100	70 - 80	70 - 80
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0.50	67 - 90	55 - 85	30 - 45	30 - 45
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0.15	45 - 70	38 - 55	10 - 22	10 - 22
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0.075	35 - 55	25 - 35	5 - 10	5 - 10
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0.002		2 - 15	2 - 8	2 - 8
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Topsoil properties schedule

Property	Type	Amount
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Nutrient levels	Phosphorus (P) (mg/L)	0.7 - 4
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	Potassium (K) (mg/L)	35 - 250
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	Sulfur (S) (mg/L)	> 40
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	Calcium (Ca) (mg/L)	50 - 350
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	Nitrogen (N) (mg/L)	100
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	Manganese (Mn) (mg/L)	1 - 15
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	Nitrogen dissolved	
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Additives	Gypsum (% by volume)	Compost
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Other properties	Organic matter (% by mass)	20 maximum
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	Wettability	
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	Soil reaction (pH)	5 - 7
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	Electrical conductivity (dS/m)	
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	Dispersibility	
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	Soluble salts (% by mass)	0.1
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	Moisture content (% by mass)	
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	Toxicity index to AS 3743	
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	Permeability	
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Placing topsoil

General: Spread the topsoil on the prepared subsoil and grade evenly, making the necessary allowances to permit the following:

- Required finished levels and contours may be achieved after light compaction.
- Grassed areas may be finished flush with adjacent hard surfaces such as kerbs, paths and mowing strips.
- Contamination: Where diesel oil, cement or other phytotoxic material has been spilt on the subsoil or topsoil, excavate the contaminated soil, dispose of it off the site, and replace it with site soil or imported topsoil to restore design levels.

Finishing: Feather edges into adjoining undisturbed ground.

Compaction

Compact lightly and uniformly in 150 mm layers. Avoid differential subsidence and excess compaction and produce a finished topsoil surface which has the following characteristics:

- Finished to design levels.
- Smooth and free from stones or lumps of soil.
- Graded to drain freely, without ponding, to catchment points.

- Graded evenly into adjoining ground surfaces.

Ready for planting.

Topsoil depths

Spread topsoil to the following typical depths:

- Excavated planting areas: If using organic mulch, 225 mm. If using gravel mulch, 300 mm.
- Irrigated grassed areas generally: 150 mm.
- Non-irrigated grass areas: 150 mm.

Surplus topsoil

General: Spread surplus topsoil on designated areas on site, if any; otherwise, dispose off site.

2.4 Fertiliser

Provide proprietary fertilisers, delivered to the site in sealed bags marked to show manufacturer or vendor, weight, fertiliser type, NPK ratio, recommended uses and application rates.

Fertiliser schedule

Location	NPK ratio	Application rate
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Turf	10:4:8	Follow manufacturers' recommendations
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Individual plantings	Prolonged release type	Follow manufacturers' recommendations
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3 GRASS

3.1 Turf

Obtain turf from a specialist grower of cultivated turf. Provide turf of even thickness, free from weeds and other foreign matter.

Supply

Deliver the turf within 24 hours of cutting, and lay it within 36 hours of cutting. Prevent it from drying out between cutting and laying.

Fertilising

Mix the fertiliser thoroughly into the topsoil before placing the turf. Apply lawn fertiliser at the completion of the first and last mowings, and at other times as required to maintain healthy grass cover.

Laying

General: Lay the turf in the following manner:

- In stretcher pattern with the joints staggered and close butted.
- Parallel with the long sides of level areas, and with contours on slopes.
- To finish flush, after tamping, with adjacent finished surfaces of ground, paving edging, or grass seeded areas.

Tamping

Lightly tamp to an even surface immediately after laying. Do not use a roller.

Watering

Water immediately after laying until the topsoil is moistened to its full depth. Continue watering to maintain moisture to this depth. Keep the grass in a healthy condition.

Mowing

Mow to maintain the grass height within the required range. Do not remove more than one third of the grass height at any one time. Carry out the last mowing within 7 days before the end of the planting establishment period. Remove grass clippings from the site after each mowing.

Turfing schedule

Species or variety	Minimum thickness (mm)	Turf roll size (mm)	Location	Mowing height (mm)
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SIR WALTON	20	1000x500	Turf areas	30
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Maintenance

General: Maintain turfed areas until the attainment of a dense continuous sward of healthy grass over the whole turfed area, evenly green and of a consistent height.

Failed turf: Lift failed turf and relay with new turf.

Levels: Where levels have deviated from the design levels after placing and watering, lift turf and regrade topsoil to achieve design levels.

4 PLANTS

4.1 Plants

General: Provide plants with the following characteristics:

- Large healthy root systems, with no evidence of root curl, restriction or damage.
- Vigorous, well established, free from disease and pests, of good form consistent with the species or variety.
- Hardened off, not soft or forced, and suitable for planting in the natural climatic conditions prevailing at the site.

Trunks: Provide trees which, unless required to be multi-stemmed, have a single leading shoot.

Replacement: Replace damaged or failed plants with plants of the same type and size.

Plant containers

General: Supply plants in weed-free containers of the required sizes.

Open rooted stock: If trees are to be supplied as open rooted stock, ensure this is appropriate to the species, variety, size, and time of year for planting.

Potting-on: Do not carry out potting-on.

Labelling

Label at least one plant of each species or variety in a batch with a durable, readable tag.

Storage

Deliver plant material to the site on a day to day basis, and plant immediately after delivery.

Locations

If it appears necessary to vary plant locations and spacings to avoid service lines, or to cover the area uniformly, or for other reasons, give notice.

Planting conditions

Do not plant in unsuitable weather conditions such as extreme heat, cold, wind or rain. In other than sandy soils, suspend excavation when the soil is wet, or during frost periods.

Watering

Thoroughly water the plants before planting. Immediately after planting, and as required to maintain growth rates free of stress.

Placing

Remove the plant from the container with minimum disturbance to the root ball, ensure that the root ball is moist and place it in its final position, in the centre of the hole and plumb, and with the top soil level of the plant root ball level with the finished surface of the surrounding soil.

Fertilising

Pellets: In planting beds and individual plantings, place fertiliser pellets around the plants at the time of planting.

Backfilling

Backfill with topsoil mixture. Lightly tamp and water to eliminate air pockets. Ensure that topsoil is not placed over the top of the root ball, so that the plant stem remains the same height above ground as it was in the container.

Watering basins for plants in grass

Except in irrigated grassed areas and normally moist areas, construct a watering basin around the base of each individual plant, consisting of a raised ring of soil capable of holding at least 10 L.

4.2 Mulch

General: Provide mulch which is free of deleterious and extraneous matter such as soil, weeds and sticks.

Standard: To AS 4454.

Organic mulches: Free of stones.

Mulch material: Hoop mulch.

Organic mulch types

Hoop bark: From mature trees, graded in size from 50 x 50 x 25 mm to 25 x 15 x 15 mm, free from wood splinters.

Inorganic mulch types

Washed river pebble: Uniform size or graded material in the size range 6 - 20 mm.

Placing mulch

General: Place mulch to the required depth, clear of plant stems, and rake to an even surface flush with the surrounding finished levels.

Spread and roll mulch so that after setting, or after rolling, it is smooth and evenly graded between design surface levels sloped towards the base of plant stems in planting beds, and not closer to the stem than 50 mm in the case of gravel mulches.

In mass planted areas: Place after the preparation of the planting bed but before planting and other work.

In smaller areas (e.g. planter boxes): Place after the preparation of the planting bed, planting and other work.

Application: Place mulch clear of plant stems, and rake to an even surface flush with the surrounding finished levels.

Depths: Spread organic mulch to a depth of 100 mm, and gravel mulch to a depth of 100 mm.

4.3 Stakes

Material: Hardwood, straight, free from knots or twists, pointed at one end.

Installation: Drive stakes into the ground at least one third of their length, avoiding damage to the root system.

Stake sizes:

- For plants 1 - 2.5 m high: Two 50 x 50 x 1800 mm stakes per plant.

Tie

General: Provide ties fixed securely to the stakes, one tie at half the height of the main stem, others as necessary to stabilise the plant.

Tie types:

- For plants < 2.5 m high: 50 mm heat-set webbing stapled to the stakes.

5 COMPLETION

5.1 Period

Commencement: The planting establishment period commences at the date of practical completion.

Required period: 12 weeks

Existing planting and grass

Where existing grass or planting is within the landscape contract area, maintain it as for the corresponding classifications of new grass or planting.

Resurmount works

Throughout the planting establishment period, carry out maintenance work including, watering, mowing, weeding, rubbish removal, fertilising, pest and disease control, returfing, staking and tying, replanting, cultivating, pruning, weeding, reinstatement of mulch, and keeping the site neat and tidy.

Replacements

Continue to replace failed, damaged or stolen plants.

Grassed areas

Commence grass maintenance works at the completion of turfing. Maintain healthy weed-free growth.

6 CONCRETE MOWING EDGE

Concrete is to be equivalent to 20 MPa ready-mix. Compact subgrade to a minimum

depth of 150 mm. Finished grades to be flush with all adjoining hard finished surfaces.

Alignment of edge is to be a continuous curve or straight line as shown on the

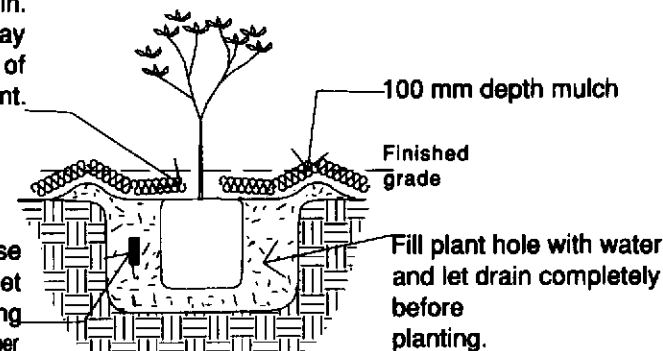
drawings; curves to be laid out so that radii are smoothly connected. Provide control

joints on 5 metre centres and at the apex of curves. Trowel finish edges to a flat

profile.

Form water basin.
Keep mulch away
from trunk of
plant.

Install slow release
fertiliser tablet
at planting
Install water crystals as per
manufacturers specifications
(avoid placing under rootball)



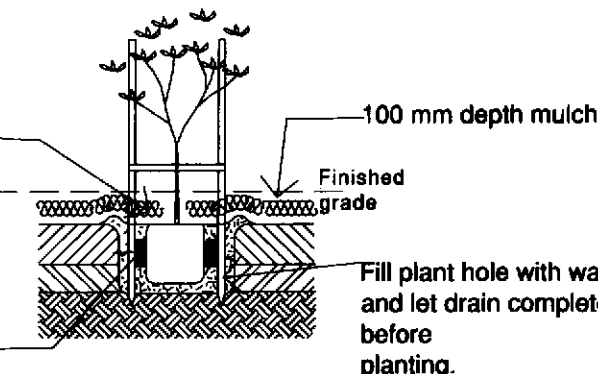
- Do not place soil over top of root ball.
- Roughen sides and base of plant hole to encourage root development
- Tamp base to prevent settlement
- Water plant thoroughly after installation

1 SHRUB PLANTING DETAIL

Scale: 1:20

Form water basin.
Keep mulch away
from trunk of
plant.

Install (2) slow release
fertiliser tablet
at planting
Install water crystals as per
manufacturers specifications
(avoid placing under rootball)



- Do not place soil over top of root ball.
- Roughen sides and base of plant hole to encourage root development
- Tamp base to prevent settlement
- Water plant thoroughly after installation

2 TREE PLANTING DETAIL

Scale: 1:40

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