

HC-2015-687-1
\$690- Rec # 12373

RECEIVED
16 FEB 2015
16 FEB 2015



Our Ref DSC16022105 (14-2014)
Your Ref MCUC 001/2013 (DSC 415860)

**CONSULTING ENGINEERS &
BUILDING DESIGN**

PO Box 894
PORT DOUGLAS QLD 4877

Phone: 07 4099 6010
Fax: 07 4099 6020
admin@recs.net.au
www.recs.net.au

ABN 95 081 197 006
ACN 081 197 006
QBSA Licence No. 1106533

Date 16 February, 2015

Chief Executive Officer
Douglas Shire Council
PO Box 723
MOSSMAN QLD 4873

Attention: Ms Jenny Elphinstone, Senior Planning Officer

**RE: Application for Material Change of Use on land located at 5957R Davidson Street
Craigie more particularly described as Lot 57 on C2251.**

Dear Jenny,

I refer to the above development and attach a submission for an operational works permit in accordance with the Planning and Environment Court Judgment conditions dated 7 November, 2014.

In relation to operational works matters only the following items are as per the requirements of the Court:


1. A 2 metre wide concrete footpath for the full width of the property is included as detailed in TMR site layout for external landscaping works as well as grassed areas as detailed. Refer to Condition 3 of the court judgment.
2. Vehicle parking is incorporated in the proposed works. Refer to condition 10 of the court judgment.
3. Footpath and landscaping work is incorporated in the proposed works. Refer to condition 14 of the court judgment.

We now submit a development application for operational works. IDAS forms, checklist and project drawings are attached as well as TMR layout plan for landscaping and FNQROC checklist and design compliance.

The applicant requests Council's favorable consideration that the development application for operational work to permit early occupation of the building whilst the operational works are constructed as the prospective tenant has given notice to vacate their existing tenancy.

Should you have queries or concerns regarding this submission, please do not hesitate to call or email the undersigned.

Yours sincerely



Peter Dutailis

Director

MIE Aust, CPEng, NPER, RPEQ, MEIANZ

Encl

IDAS Form 1

IDAS Form 6

IDAS Checklist 4 Operational Works

EC&L Drawings

TMR Layout Plan – External Landscaping Requirements 12/05/2015

FNQROC Operational Works Receipting Checklist

FNQROC Statement of Compliance – Operational Works Design



Operational Works Receipting Checklist

(To be completed by Consulting Engineer making the application)

Name of Council: Douglas Shire

Development Name – Exemplar Office Refurbishment at 5957R Davidson Street Craiglie 4877:

Planning Permit No/Council File No: MCUC 001/2013 (DSC 415860)

DESIGN SUBMISSION	CHECK	COMMENT
1. Completed 'Statement of Compliance' form. (FNQROC - AP1 – Appendix A)	✓ <input type="checkbox"/>	
2. IDAS Forms 1 ,6 & IDAS Assessment Checklist 4	✓ <input type="checkbox"/>	
3. Payment of Engineering Application Fees (Copy of receipt to be attached)	✓ <input type="checkbox"/>	
4. Copy of Decision Notice for Development Application Conditions, inc. explanation of how each condition is to be addressed (Statement of Compliance)	✓ <input type="checkbox"/>	RECS covering letter dated 16 February, 2015
5. Engineering Design drawings - Complete sets (1 x A1 set, 2 x A3 sets and 1 x electronic copy on compact disc in 'PDF' format)	✓ <input type="checkbox"/>	
6. One copy of Design and Standard Specifications (Unbound Copy Preferable)	✓ <input type="checkbox"/>	
7. Written consent from adjoining property owners authorising any works on their property	N/A	
8. Water reticulation network in electronic format (Engineer to confirm system requirements and compatibility with Douglas Shire)	N/A <input type="checkbox"/>	
9. Landscape drawings - Complete set (1 x A1 set, 2 x A3 sets and 1 x electronic copy on compact disc in 'PDF' format). These must be accompanied by elements of the stormwater & street ltg. layout design, to avoid conflicts.	✓ <input type="checkbox"/>	
10. Overall network drawings (for staged development) for:	N/A	
• Water	N/A	
• Stormwater	N/A	
• Sewer	N/A	
• Pathways and roads	N/A	
• Street Lighting	N/A	

Operational Works Receipting Checklist (cont.)

(To be completed by Consulting engineer making the application)

• Electrical	N/A	
• Gas	N/A	
• Public Transport	N/A	
• Park Reserves	N/A	
• Drainage Reserves	N/A	
11. Pavement design criteria	N/A <input type="checkbox"/>	
12. Geotechnical reports for proposed earthworks	N/A <input type="checkbox"/>	
13. Structural and geotechnical certificates for retaining walls etc.	N/A <input type="checkbox"/>	
14. Water supply/sewerage pump station design parameters	N/A <input type="checkbox"/>	
15. Stormwater drainage calculations	N/A <input type="checkbox"/>	
16. Erosion and Sediment Control Strategy (ESCS)	N/A <input type="checkbox"/>	
17. Declared Pest Management Plan (if applicable)	N/A <input type="checkbox"/>	
18. The approval of any other Authorities & concurrence agencies likely to be affected by the works.	✓ <input type="checkbox"/>	TMR layout plan 12 February, 2015 attached

19. Contact details of the Consulting Engineer who is submitting the Application:

Name of Engineer	Peter Dutailis	
Name of Company	RECS Consulting Engineers & Building Design	
Telephone Number (s)	Office: 07 4099 6010	Mobile: 0408 866 090
Email address	peter@recs.net.au	
RPEQ No.	5412	

20. Date of submission of application 16 / 2 / 2015

(For further information on all of the above refer to the FNQROC Development Manual Section AP1)

IDAS form 1—Application details

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

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

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

For all development applications, you must:

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

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

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

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

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

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

Mandatory requirements

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

Name/s (individual or company name in full)

Exemplar Coaches & Limousines

For companies, contact name

Peter Dutailis

Postal address

P O Box 894

Suburb Port Douglas

State QLD

Postcode 4877

Country Australia

Contact phone number

07 4099 6010

Mobile number (non-mandatory requirement)

0408 866 090

Fax number (non-mandatory requirement)

07 4099 6020

Email address (non-mandatory requirement)

peter@recs.net.au

Applicant's reference number (non-mandatory requirement)

18-2014

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

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

a) What is the nature of the development? (Please only tick one box.)

☐ Material change of use ☐ Reconfiguring a lot ☐ Building work ☒ Operational work

b) What is the approval type? (Please only tick one box.)

☐ Preliminary approval under s241 of SPA ☐ Preliminary approval under s241 and s242 of SPA ☒ Development permit

c) Provide a brief description of the proposal, including use definition and number of buildings or structures where applicable (e.g. six unit apartment building defined as a *multi-unit dwelling*, 30 lot residential subdivision etc.)

Refurbishment of existing building for use as offices and wholesale / retail facility including associated street works.

d) What is the level of assessment? (Please only tick one box.)

☐ Impact assessment ☒ Code assessment

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

a) What is the nature of development? (Please only tick one box.)

☐ Material change of use ☐ Reconfiguring a lot ☐ Building work ☐ Operational work

b) What is the approval type? (Please only tick one box.)

☐ Preliminary approval under s241 of SPA ☐ Preliminary approval under s241 and s242 of SPA ☐ Development permit

c) Provide a brief description of the proposal, including use definition and number of buildings or structures where applicable (e.g. six unit apartment building defined as a *multi-unit dwelling*, 30 lot residential subdivision etc.)

d) What is the level of assessment?

☐ Impact assessment ☐ Code assessment

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

☐ Refer attached schedule ☐ Not required

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

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

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

Street address					Lot on plan description		Local government area (e.g. Logan, Cairns)
Lot	Unit no.	Street no.	Street name and official suburb/ locality name	Post-code	Lot no.	Plan type and plan no.	
i)		5957R	Davidson Street	4877	57	C22511	Douglas Shire
ii)							
iii)							

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

Lot	Applicable zone / precinct	Applicable local plan / precinct	Applicable overlay/s
i)			
ii)			
iii)			

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

Coordinates (Note: place each set of coordinates in a separate row)				Zone reference	Datum	Local government area (if applicable)
Easting	Northing	Latitude	Longitude			
					<input type="checkbox"/> GDA94 <input type="checkbox"/> WGS84 <input type="checkbox"/> other	

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

507m2

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

Abandoned commercial

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

☐ No ☒ Yes—provide details below

List of approval reference/s	Date approved (dd/mm/yy)	Date approval lapses (dd/mm/yy)
Court Judgement	7 November, 2014	

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

☐ No
☒ Yes—complete either Table F, Table G or Table H as applicable

Table F

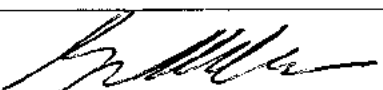
Name of owner/s of the land	Gordon Wellham
I/We, the above-mentioned owner/s of the land, consent to the making of this application.	
Signature of owner/s of the land	
Date	16 FEB 15

Table G

Name of owner/s of the land	
<input type="checkbox"/> The owner's written consent is attached or will be provided separately to the assessment manager.	

Table H

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

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

- ☐ Adjacent to a water body, watercourse or aquifer (e.g. creek, river, lake, canal)—complete Table I
- ☐ On strategic port land under the *Transport Infrastructure Act 1994*—complete Table J
- ☐ In a tidal water area—complete Table K
- ☐ On Brisbane core port land under the *Transport Infrastructure Act 1994* (No table requires completion.)
- ☐ On airport land under the *Airport Assets (Restructuring and Disposal) Act 2008* (no table requires completion)
- ☐ Listed on either the Contaminated Land Register (CLR) or the Environmental Management Register (EMR) under the *Environmental Protection Act 1994* (no table requires completion)

Table I

Name of water body, watercourse or aquifer

Table J

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

--	--

Table K

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

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

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

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

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

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

☒ No—go to question 12 ☐ Yes

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

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

Table L

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

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

☒ No
☐ Yes—please provide details below

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

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

Description of attachment or title of attachment	Method of lodgement to assessment manager
IDAS Form 1	By hand
IDAS Form 6	By hand
EC&L Drawings 1-12	By hand
TMR Layout Plan. External Landscaping Requirements	By hand
FNQROC Checklist and statement of compliance	By hand

14. Applicant's declaration

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

Notes for completing this form

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

Applicant details

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

Question 1

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

Question 6

- Section 263 of the *Sustainable Planning Act 2009* sets out when the consent of the owner of the land is required for an application. Section 260(1)(e) of the *Sustainable Planning Act 2009* provides that if the owner's consent is required under section 263, then an application must contain, or be accompanied by, the written consent of the owner, or include a declaration by the applicant that the owner has given written consent to the making of the application. If a development application relates to a state resource, the application is not required to be supported by evidence of an allocation or entitlement to a state resource. However, where the state is the owner of the subject land, the written consent of the state, as landowner, may be required. Allocation or entitlement to the state resource is a separate process and will need to be obtained before development commences.

Question 7

- If the premises is listed on either the Contaminated Land Register (CLR) or the Environmental Management Register (EMR) under the *Environmental Protection Act 1994* it may be necessary to seek compliance assessment. Schedule 18 of the Sustainable Planning Regulation 2009 identifies where compliance assessment is required.

Question 11

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

Question 12

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

Privacy—The information collected in this form will be used by the Department of State Development, Infrastructure and Planning (DSDIP), assessment manager, referral agency and/or building certifier in accordance with the processing and assessment of your application. Your personal details should not be disclosed for a purpose outside of the IDAS process or the provisions about public access to planning and development information in the *Sustainable Planning Act 2009*, except where required by legislation (including the *Right to Information Act 2009*) or as required by Parliament. This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

OFFICE USE ONLY

Date received

Reference numbers

NOTIFICATION OF ENGAGEMENT OF A PRIVATE CERTIFIER

To

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

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

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

Description of the work	QLeave project number	Amount paid (\$)	Date paid	Date receipted form sighted by assessment manager	Name of officer who sighted the form
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

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

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

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

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

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

For all development applications, you must:

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

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

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

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

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

Mandatory requirements

1. What is the nature of the work that requires assessment against a planning scheme? (Tick all applicable boxes.)

- ☐ Building work—complete Table A ☒ Operational work—complete Table B

Table A

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

--

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

- ☐ No ☐ Yes— provide details below

List of approval reference/s	Date approved (dd/mm/yy)	Date approval lapses (dd/mm/yy)

Table B

a) What is the nature of the operational work? (Tick all applicable boxes.)

- ☐ Road works ☐ Stormwater ☐ Water infrastructure
☐ Drainage works ☐ Earthworks ☐ Sewerage infrastructure
☒ Landscaping ☐ Signage ☐ Clearing vegetation under the planning scheme
☐ Other—provide details

b) Is the operational work necessary to facilitate the creation of new lots? (E.g. subdivision.)

- ☒ No ☐ Yes—specify the number of lots being created

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

- ☐ No ☒ Yes—provide details below

List of approval reference/s	Date approved (dd/mm/yy)	Date approval lapses (dd/mm/yy)
Court Judgement	7 November, 2014	

2. What is the dollar value of the proposed building work?
(Inc GST, materials and labour.)

\$

3. What is the dollar value of the proposed operational work?
(Inc GST, materials and labour.)

\$20,000

Mandatory supporting information

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

Mandatory supporting information	Confirmation of lodgement	Method of lodgement
All applications involving building work or operational work		
A site plan drawn to an appropriate scale (1:100, 1:200 or 1:500 are recommended scales) which shows the following: <ul style="list-style-type: none"> the location and site area of the land to which the application relates (<i>relevant land</i>) the north point the boundaries of the relevant land the allotment layout showing existing lots, any proposed lots (including the dimensions of those lots), existing or proposed road reserves, building envelopes and existing or proposed open space (note: numbering is required for all lots) any existing or proposed easements on the relevant land and their function any access limitation strips all existing and proposed roads and access points on the relevant land. 	<input checked="" type="checkbox"/> Confirmed	By Hand

A statement about how the proposed development addresses the local government's planning schemes and any other planning documents relevant to the application.	<input type="checkbox"/> Confirmed	
A statement addressing the relevant part(s) of the State Development Assessment Provisions (SDAP).	<input type="checkbox"/> Confirmed ✓ Not applicable	
Applications for building work (including extensions and demolition that is assessable development)		
<p>Floor plans drawn to an appropriate scale (1:50, 1:100 or 1:200 are recommended scales) which show the following:</p> <ul style="list-style-type: none"> the north point the intended use of each area on the floor plan (for commercial, industrial or mixed use developments only) the room layout (for residential development only) with all rooms clearly labelled the existing and the proposed built form (for extensions only) the gross floor area of each proposed floor area. 	<input checked="" type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	
Elevations drawn to an appropriate scale (1:100, 1:200 or 1:500 are recommended scales) which show plans of all building elevations and facades, clearly labelled to identify orientation (e.g. north elevation).	<input checked="" type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	
Plans showing the size, location, proposed site cover, proposed maximum number of storeys, and proposed maximum height above natural ground level of the proposed new building work.	<input checked="" type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	
Plans showing the extent of any demolition that is assessable development.	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
Applications for operational work involving earthworks (filling and excavating)		
<p>Drawings showing:</p> <ul style="list-style-type: none"> existing and proposed contours areas to be cut and filled the location and level of any permanent survey marks or reference stations used as datum for the works the location of any proposed retaining walls on the relevant land and their height the defined flood level (if applicable) the fill level (if applicable). 	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
Applications for operational work involving roadworks		
<p>Drawings showing:</p> <ul style="list-style-type: none"> existing and proposed contours the centreline or construction line showing chainages, bearings, offsets if the construction line is not the centreline of the road and all intersection points information for each curve including tangent point chainages and offsets, curve radii, arc length, tangent length, superelevation (if applicable) and curve widening (if applicable) kerb lines including kerb radii (where not parallel to centreline) and tangent point changes (where not parallel to centreline) edge of pavement where kerb is not constructed position and extent of channelisation location and details of all traffic signs, guideposts, guardrail and other street furniture pavement markings including details on raised pavement markers 	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	

<ul style="list-style-type: none"> • catchpit, manhole and pipeline locations • drainage details (if applicable) • cross road drainage culverts (if applicable) • concrete footpaths and cycle paths • location and details for access points, ramps and invert crossings • changes in surfacing material. 		
Applications for operational work involving stormwater drainage		
Drawings showing: <ul style="list-style-type: none"> • existing and proposed contours • drainage locations, diameters and class of pipe, open drains and easements • manhole location, chainage and offset or coordinates and inlet and outlet invert levels • inlet pit locations, chainage and offset or coordinates and invert and kerb levels. 	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
Applications for operational work involving water reticulation		
Drawings showing: <ul style="list-style-type: none"> • kerb lines or edge of pavement where kerb is not constructed • location and levels of other utility services where affected by water reticulation works • pipe diameter, type of pipe and pipe alignment • water main alignments • water supply pump station details (if applicable) • minor reservoir details (if applicable) • conduits • location of valves and fire hydrants • location of house connections (if applicable) • location of bench marks and reference pegs. 	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
Applications for operational work involving sewerage reticulation		
Drawings showing: <ul style="list-style-type: none"> • location of all existing and proposed services • location of all existing and proposed sewer lines and manhole locations • location of all house connection branches • kerb lines or edge of pavement where kerb is not constructed • chainages • design sewer invert levels • design top of manhole levels • type of manhole and manhole cover • pipe diameter, type of pipe and pipe alignment • location of house connections (if applicable) • sewer pump station details (if applicable). 	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
Applications for operational work involving street lighting		
Drawings showing: <ul style="list-style-type: none"> • location of all light poles and service conduits • location of all other cross road conduits • type of wattage and lighting • any traffic calming devices • additional plans for roundabouts and major roads (if applicable) • details of any variations to normal alignment 	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	

<ul style="list-style-type: none"> • details of lighting levels. 		
Applications for operational work involving public utility services		
Drawings showing: <ul style="list-style-type: none"> • any existing light poles and power poles • any existing underground services • details of proposed services • alteration to existing services. 	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
Applications for operational work involving landscaping works		
Drawings showing: <ul style="list-style-type: none"> • the location of proposed plant species • a plant schedule indicating common and botanical names, pot sizes and numbers of plants • planting bed preparation details including topsoil depth, subgrade preparation, mulch type and depth, type of turf, pebble, paving and garden edge • the location and type of any existing trees to be retained • construction details of planter boxes, retaining walls and fences • the proposed maintenance period • irrigation system details. 	<input checked="" type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	

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

OFFICE USE ONLY

Date received

Reference numbers

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

Schedule 3 Assessable Development

Checklist 4—Operational work

(Sustainable Planning Act 2009 version 4.1 effective 1 October 2014)

This checklist only applies when the development application seeks approval for operational work. Before completing this checklist, please complete *Checklist 1—Various aspects of development*.

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

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

If your development involves reconfiguring a lot, building work or material change of use, it is recommended you complete *Checklist 2—Material change of use*, *Checklist 3—Reconfiguring a lot*, or *checklist 5—Building work*, where relevant.

If you are unsure of any answers to questions, phone or visit your local government, or go to the Department of State Development, Infrastructure and Planning's website at www.dsdip.qld.gov.au.

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

Part 1—General questions

1.1 Is the operational work clearing native vegetation on:

- freehold land
- indigenous land
- any of the following under the *Land Act 1994*:
 - land subject to a lease
 - a road
 - trust land, other than indigenous land
 - land subject to a licence or permit?

☒ No

- Continue to question 1.2

☐ Yes

- Complete part 2 of this checklist

1.2 Is any of the proposed operational work associated with reconfiguring a lot and the reconfiguration is also assessable development?

☒ No

- Continue to question 1.3

☐ Yes

- Complete part 3 of this checklist

1.3 Does any of the proposed operational work involve taking or interfering with:	
<ul style="list-style-type: none"> • water from a watercourse, lake or spring, or from a dam constructed on a watercourse or lake • artesian water as defined under the <i>Water Act 2000</i>, schedule 4 • overland flow water • subartesian water 	
<input checked="" type="checkbox"/> No	• Continue to question 1.4
<input type="checkbox"/> Yes	• Complete part 4 of this checklist
1.4 Is the operational work the construction of a dam, or carried out in relation to a dam, and, because of the works, the dam must be failure impact assessed?	
<input checked="" type="checkbox"/> No	• Continue to question 1.5
<input type="checkbox"/> Yes	• Complete part 5 of this checklist
1.5 Is any of the proposed operational work tidal works?	
<input checked="" type="checkbox"/> No	• Continue to question 1.6
<input type="checkbox"/> Yes	• Complete part 6 of this checklist
1.6 Is any of the operational work proposed to be carried out completely or partly within a coastal management district?	
<input checked="" type="checkbox"/> No	• Continue to question 1.7
<input type="checkbox"/> Yes	• Complete part 7 of this checklist
1.7 Is any of the proposed operational work for constructing or raising waterway barrier works as defined under the <i>Fisheries Act 1994</i>?	
<input checked="" type="checkbox"/> No	• Continue to question 1.8
<input type="checkbox"/> Yes	• Complete part 8 of this checklist
1.8 Is any of the proposed operational work to be carried out completely or partly within a declared fish habitat area as defined under the <i>Fisheries Act 1994</i>?	
<input checked="" type="checkbox"/> No	• Continue to question 1.9
<input type="checkbox"/> Yes	• Complete part 9 of this checklist
1.9 Is any of the proposed operational work removing, destroying or damaging marine plants as defined under the <i>Fisheries Act 1994</i>?	
<input checked="" type="checkbox"/> No	• Continue to question 1.10
<input type="checkbox"/> Yes	• Complete part 10 of this checklist
1.10 Does the proposal involve operational works that are high impact earthworks in the Great Barrier Reef Wetland Protection Area?	
<input checked="" type="checkbox"/> No	• Continue to question 1.11

<input type="checkbox"/> Yes	• Complete part 11 of this checklist
------------------------------	--------------------------------------

1.11 Does the proposal involve operational works that are the construction or modification of a levee?

<input checked="" type="checkbox"/> No	• End of checklist
<input type="checkbox"/> Yes	• Complete part 12 of this checklist

Part 2—Clearing native vegetation

2.1 Do any of the following apply?

The clearing is on premises to which structure plan arrangements apply.	<input type="checkbox"/> Yes <input type="checkbox"/> No
The clearing is clearing, or for another activity or matter, mentioned in schedule 24, part 1 of the Sustainable Planning Regulation 2009.	<input type="checkbox"/> Yes <input type="checkbox"/> No
The clearing is mentioned in schedule 24, part 2 of the Sustainable Planning Regulation 2009, as clearing for the particular land.	<input type="checkbox"/> Yes <input type="checkbox"/> No

- If you answered **yes** to any of the above, this aspect of your operational work is not assessable development
- If you answered **no** to ALL of the above, continue to question 2.2

2.2 Is the proposed vegetation clearing for a relevant purpose under the *Vegetation Management Act 1999*, section 22A for one or more of the following?

A project declared to be a coordinated project under the <i>State Development and Public Works Organisation Act 1971</i> , section 26	<input type="checkbox"/> Yes <input type="checkbox"/> No
Necessary to control non-native plants or declared pests	<input type="checkbox"/> Yes <input type="checkbox"/> No
To ensure public safety	<input type="checkbox"/> Yes <input type="checkbox"/> No
For relevant infrastructure and the clearing cannot reasonably be avoided or minimised	<input type="checkbox"/> Yes <input type="checkbox"/> No
A natural and ordinary consequence of other assessable development for which a development approval was given under the repealed <i>Integrated Planning Act 1997</i> , or a development application was made under that Act, before 16 May 2003 and is outside an area declared to be a declared area part 2, division 4, subdivision 2 of the <i>Vegetation Management Act 1999</i> .	<input type="checkbox"/> Yes <input type="checkbox"/> No
For fodder harvesting outside an area declared to be a declared area part 2, division 4, subdivision 2 of the <i>Vegetation Management Act 1999</i> :	<input type="checkbox"/> Yes <input type="checkbox"/> No
For thinning	<input type="checkbox"/> Yes <input type="checkbox"/> No
For clearing of encroachment	<input type="checkbox"/> Yes <input type="checkbox"/> No
For an extractive industry outside an area declared to be a declared area part 2, division 4, subdivision 2 of the <i>Vegetation Management Act 1999</i>	<input type="checkbox"/> Yes <input type="checkbox"/> No
For necessary environmental clearing	<input type="checkbox"/> Yes <input type="checkbox"/> No
For high value agriculture clearing	<input type="checkbox"/> Yes <input type="checkbox"/> No
For irrigated high value agriculture clearing	<input type="checkbox"/> Yes <input type="checkbox"/> No
The Minister responsible for administering the <i>Vegetation Management Act 1999</i> is satisfied the development applied for is a for special indigenous purpose under the <i>Cape York Peninsula Heritage Act 2007</i> outside an area declared to be a declared area part 2, division 4, subdivision 2 of the <i>Vegetation Management Act 1999</i>	<input type="checkbox"/> Yes <input type="checkbox"/> No

- If you answered **no** to ALL of the above, then the clearing is not for a relevant purpose and this aspect of the development is prohibited development. If this is the only aspect of vegetation clearing then that is the end of part 2 of this checklist, otherwise continue to question 2.3
- If **yes** to any of the above, continue to question 2.3

2.3 Is the proposed vegetation clearing associated with a material change of use or reconfiguring a lot for which referral is required in relation to clearing vegetation under schedule 7, table 3, item 10 and table 2, item 4 of the Sustainable Planning Regulation 2009?

<input type="checkbox"/> No	<ul style="list-style-type: none"> • The proposed operational work for clearing native vegetation is assessable development and a development permit is required • This application requires assessment by the chief executive of DSDIP as assessment manager or concurrence agency against the <i>Queensland vegetation management state code</i> in the State Development Assessment Provisions (SDAP) • You must complete <i>IDAS Form 11—Clearing native vegetation</i> • End of part 2 of this checklist
<input type="checkbox"/> Yes	<ul style="list-style-type: none"> • This aspect of development is assessable development • The chief executive of DSDIP may be a concurrence agency for the application (see schedule 7, table 2, item 4 and table 3, item 10 of the Sustainable Planning Regulation 2009) and will assess the application against the <i>Queensland vegetation management state code</i> in the SDAP • If DSDIP is a concurrence agency for the application, you must refer a copy of your application to DSDIP • End of part 2 of this checklist

Section reference:

- Sustainable Planning Regulation 2009, schedule 3, part 1, table 4, item 1
- Sustainable Planning Regulation 2009, schedule 7, table 2, item 4 and schedule 7, table 3, item 10
- *Vegetation Management Act 1999*, section 22A

Part 3—Operational work for reconfiguring a lot

3.1 Is any part of the operational work for reconfiguring a lot in a priority development area?

<input type="checkbox"/> No	<ul style="list-style-type: none"> • Continue to question 3.2
<input type="checkbox"/> Yes	<ul style="list-style-type: none"> • This aspect of the development is not assessable development • End of part 3 of this checklist

3.2 Do all of the following apply:

- **the land is in the area of a local government that, under the *South East Queensland Water (Distribution and Retail Restructuring) Act 2009*, is a participating local government for a distributor–retailer**
- **the participating local government is the assessment manager**
- **the development application is made before 1 March 2014**

<input type="checkbox"/> No	<ul style="list-style-type: none"> • This aspect of the development is assessable development and you will need a development permit • The local government will be the assessment manager for the application • End of part 3 of this checklist
-----------------------------	---

<input type="checkbox"/> Yes	<ul style="list-style-type: none"> • This aspect of the development is assessable development and you will need a development permit • The local government will be the assessment manager for the application and the distributor–retailer (or SARA) will be a concurrence agency for the application. • End of part 3 of this checklist
------------------------------	--

Section reference:

- Sustainable Planning Regulation 2009, schedule 3, part 1, table 4, item 2
- Sustainable Planning Regulation 2009, schedule 7, table 2, item 47

Part 4—Taking or interfering with water

4.1 Is the proposed operational work to be carried out in a priority development area or on premises to which structure plan arrangements apply?

<input type="checkbox"/> No	<ul style="list-style-type: none"> • Continue to question 4.2
<input type="checkbox"/> Yes	<ul style="list-style-type: none"> • This aspect of development is not assessable development and does not require a development permit • End of part 4 of this checklist

4.2 Does any of the proposed operational work involve taking or interfering with water from a watercourse, lake or spring or from a dam constructed on a watercourse or lake?

<input type="checkbox"/> No	<ul style="list-style-type: none"> • End of part 4 of this checklist
<input type="checkbox"/> Yes	<ul style="list-style-type: none"> • Continue to question 4.3

4.3 Are the proposed works for any of the following purposes?

Taking water from a watercourse, lake or spring in an emergency situation for a public purpose or fighting a fire destroying, or threatening to destroy, a dwelling house	<input type="checkbox"/> Yes <input type="checkbox"/> No
Taking water from a watercourse, lake or spring if: <ul style="list-style-type: none"> • the water is taken by the owner of land adjoining the watercourse, lake or spring • the water is taken for domestic purposes or stock purposes 	<input type="checkbox"/> Yes <input type="checkbox"/> No
Taking water from a watercourse, lake or spring for camping purposes or for watering travelling stock	<input type="checkbox"/> Yes <input type="checkbox"/> No
Using a water truck to pump water	<input type="checkbox"/> Yes <input type="checkbox"/> No

- If **no** to all of the above, continue to question 4.4
- If **yes** to any of the above, this aspect of development does not require a development permit.
 - If this is the only aspect of taking or interfering with water proposed then that is the end of part 4 of this checklist
 - If there are other aspects of taking or interfering with water proposed, continue to question 4.4

4.4 Are the proposed works self-assessable development under schedule 3, part 2, table 4, item 1 of the Sustainable Planning Regulation 2009?

<input type="checkbox"/> No	<ul style="list-style-type: none"> • Go to question 4.5
-----------------------------	--

<input type="checkbox"/> Yes	<ul style="list-style-type: none"> • This aspect of development is self-assessable development and must comply with any relevant self-assessable code • If the proposal involves more than one aspect of operational work for taking or interfering with water, and the other aspect is not self-assessable development, then continue to question 4.5
------------------------------	--

4.5 Is the work for a water pump?

<input type="checkbox"/> No	<ul style="list-style-type: none"> • Continue to question 4.6
<input type="checkbox"/> Yes	<ul style="list-style-type: none"> • A development permit is required and this application will be assessed by the chief executive of DSDIP as assessment manager or concurrence agency against the <i>Sustainable management of water resources state code</i> in the SDAP • You must complete <i>IDAS form 13—Watercourse pump</i> • If this is the only aspect of taking or interfering with water proposed, then that is the end of part 4 of this checklist • If there are other aspects of taking or interfering with water proposed, then continue to question 4.6

4.6 Is the work for water storage (other than for a dam requiring failure impact assessment)?

<input type="checkbox"/> No	<ul style="list-style-type: none"> • Continue to question 4.7
<input type="checkbox"/> Yes	<ul style="list-style-type: none"> • A development permit is required and this application will be assessed by the chief executive of DSDIP as assessment manager or concurrence agency against the <i>Sustainable management of water resources state code</i> in the SDAP • You must complete <i>IDAS form 14—Water storage</i> • If this is the only aspect of taking or interfering with water proposed, then that is the end of part 4 of this checklist • If there are other aspects of taking or interfering with water proposed, then continue to question 4.7

4.7 Is the work for gravity diversion from a watercourse?

<input type="checkbox"/> No	<ul style="list-style-type: none"> • Continue to question 4.8
<input type="checkbox"/> Yes	<ul style="list-style-type: none"> • A development permit is required and this application will be assessed by the chief executive of DSDIP as assessment manager or concurrence agency against the <i>Sustainable management of water resources state code</i> in the SDAP • You must complete <i>IDAS form 15—Gravity diversion from a watercourse</i> • If this is the only aspect of taking or interfering with water proposed, then that is the end of part 4 of this checklist • If there are other aspects of taking or interfering with water proposed, then continue to question 4.8

4.8 Is the work for a watercourse diversion?

<input type="checkbox"/> No	<ul style="list-style-type: none"> • Continue to question 4.9
<input type="checkbox"/> Yes	<ul style="list-style-type: none"> • A development permit is required and this application will be assessed by the chief executive of DSDIP as assessment manager or concurrence agency against the <i>Sustainable management of water resources state code</i> in the SDAP • You must complete <i>IDAS form 17—Watercourse diversion</i> • If this is the only aspect of taking or interfering with water proposed, then that is the end of part 4 of this checklist • If there are other aspects of taking or interfering with water proposed, then continue to question 4.9

4.9 Is the work for other work for taking or interfering with water?

<input type="checkbox"/> No	<ul style="list-style-type: none"> End of part 4 of this checklist
<input type="checkbox"/> Yes	<ul style="list-style-type: none"> A development permit is required and this application will be assessed by the chief executive of DSDIP as assessment manager or concurrence against the <i>Sustainable management of water resources state code</i> in the SDAP You must complete <i>IDAS form 21—Other work in a watercourse</i> End of part 4 of this checklist

Part 5—For particular dams

5.1 Is the proposed operational work for the following?

The construction of a dam more than 10 metres in height and having a storage capacity of more than 1500 megalitres	<input type="checkbox"/> Yes <input type="checkbox"/> No
The construction of a dam more than 10 metres in height and having a storage capacity of more than 750 megalitres and a catchment area that is more than three times its maximum surface area at full supply level	<input type="checkbox"/> Yes <input type="checkbox"/> No
Work carried out in relation to an existing non-referable dam that will result in the dam being more than 10 metres in height and having a storage capacity of more than 1500 megalitres	<input type="checkbox"/> Yes <input type="checkbox"/> No
Work to an existing non-referable dam that will result in the dam being more than 10 metres in height and having a storage capacity of more than 750 megalitres and a catchment area that is more than three times its maximum surface area at full supply level	<input type="checkbox"/> Yes <input type="checkbox"/> No
Works that involve the increase of capacity of a non-referable dam by more than 10 per cent if the dam is: <ul style="list-style-type: none"> more than 10 metres in height and having a storage capacity of more than 1500 megalitres, or more than 10 metres in height and having a storage capacity of more than 750 megalitres and a catchment area that is more than three times its maximum surface area at full supply level 	<input type="checkbox"/> Yes <input type="checkbox"/> No
Works carried out in relation to a referable dam if, because of the works, the storage capacity of the dam will increase by more than 10% after the works are carried out.	<input type="checkbox"/> Yes <input type="checkbox"/> No
Constructing a dam for which the chief executive under the <i>Water Supply (Safety and Reliability) Act 2008</i> has given a notice to have the dam failure impact assessed.	<input type="checkbox"/> Yes <input type="checkbox"/> No

- If **no** to all of the above, the proposed operational work is not required to be failure impact assessed and is therefore not assessable development. This is the end of part 5 of this checklist
- If **yes** to any of the above, this application requires assessment by the chief executive of DSDIP as assessment manager or concurrence agency against the *Particular dams state code* in the SDAP.
 - You must complete *IDAS form 16—Particular dams*
 - End of part 5 of this checklist

Part 6—Tidal work

6.1 Is the proposed tidal work any of the following:

Excluded work	<input type="checkbox"/> Yes <input type="checkbox"/> No
Work that is self-assessable development under schedule 3, part 2, table 4, item 8 of the Sustainable Planning Regulation 2009	<input type="checkbox"/> Yes <input type="checkbox"/> No
Work carried out in a priority development area	<input type="checkbox"/> Yes <input type="checkbox"/> No

Work carried out on premises to which structure plan arrangements apply	<input type="checkbox"/> Yes <input type="checkbox"/> No
---	--

- If **no** to all of the above, continue to question 6.2.
- If **yes** to any of the above, this aspect of development is not assessable development and a development permit is not required.

6.2 Is any of the proposed tidal work prescribed tidal work?

<input type="checkbox"/> No	<ul style="list-style-type: none"> • This application requires assessment by the chief executive of DSDIP as assessment manager or concurrence against the <i>Tidal works, or development in a coastal management district state code</i> in the SDAP • You must complete <i>IDAS form 23—Tidal works and development within coastal management districts</i> • End of part 6 of this checklist
<input type="checkbox"/> Yes	<ul style="list-style-type: none"> • You must complete <i>IDAS form 23—Tidal works and development within coastal management districts</i> • This application requires assessment by the local government as assessment manager and the chief executive of DSDIP will be a concurrence agency for the application; you must refer a copy of the application to DSDIP • End of part 6 of this checklist

Section reference:

- Sustainable Planning Regulation 2009, schedule 3, part 1, table 4, item 5
- Sustainable Planning Regulation 2009, schedule 7, table 2, items 13 to 18

Part 7—Coastal management

7.1 Is the proposed operational work any of the following:

Excluded works	<input type="checkbox"/> Yes <input type="checkbox"/> No
Work that is self-assessable development under schedule 3, part 2, table 4, item 8 of the Sustainable Planning Regulation 2009	<input type="checkbox"/> Yes <input type="checkbox"/> No
Work carried out in a priority development area	<input type="checkbox"/> Yes <input type="checkbox"/> No
Work carried out on premises to which structure plan arrangements apply	<input type="checkbox"/> Yes <input type="checkbox"/> No

- If **no** to all of the above, continue to question 7.2
- If **yes** to any of the above, this aspect of development is not assessable development and a development permit is not required. End of part 7 of this checklist.

7.2 Is the proposed operational work for any of the following?

Interfering with quarry material as defined under the <i>Coastal Protection and Management Act 1995</i> on state coastal land above high-water mark	<input type="checkbox"/> Yes <input type="checkbox"/> No
Disposing of dredge spoil or other solid waste material in tidal water	<input type="checkbox"/> Yes <input type="checkbox"/> No
Constructing an artificial waterway	<input type="checkbox"/> Yes <input type="checkbox"/> No
Removing or interfering with coastal dunes on land, other than State coastal land, that is in an erosion prone area as defined in the <i>Coastal Protection and Management Act 1995</i> and above high-water mark	<input type="checkbox"/> Yes <input type="checkbox"/> No

- If you answered **no** to all of the above, a development permit is not required for this aspect of development and that is the end of part 7 of this checklist
- If you answered **yes** to any of the above,
 - This application may require assessment by the chief executive of DSDIP as assessment manager or concurrence agency against the *Tidal works, or development in a coastal management district state code* in the SDAP
 - You must complete *IDAS form 23—Tidal works and development within coastal management districts*
 - End of part 7 of this checklist

Section reference:

- Sustainable Planning Regulation 2009, schedule 3, part 1, table 4, item 5
- Sustainable Planning Regulation 2009, schedule 7, table 2, items 13 to 18

Part 8—Waterway barrier works

8.1 Is the proposed operational work any of the following:

Work that is self-assessable development under schedule 3, part 2 of the Sustainable Planning Regulation 2009	<input type="checkbox"/> Yes <input type="checkbox"/> No
Work carried out on premises to which structure plan arrangements apply	<input type="checkbox"/> Yes <input type="checkbox"/> No

- If **no** to all of the above,
 - A development permit is required for this aspect of development. This application requires assessment by the chief executive of DSDIP as assessment manager or concurrence agency against the *Constructing or raising waterway barrier works in fish habitats state code* in the SDAP
 - You must complete *IDAS form 27—Waterway barrier works*
 - End of part 8 of this checklist
- If **yes** to any of the above, this aspect of development is not assessable development and a development permit is not required. End of part 8 of this checklist.

Section reference:

- Sustainable Planning Regulation 2009, schedule 3, part 1, table 4, item 6
- Sustainable Planning Regulation 2009, schedule 3, part 2
- Sustainable Planning Regulation 2009, schedule 7, table 2, item 29

Part 9—Declared fish habitat area

9.1 Is the operational work reasonably necessary for any of the following?

The maintenance of existing structures, including for example the following structures, if the structures were constructed in compliance with all the requirements under any Act relating to a structure of that type: <ul style="list-style-type: none"> • boat ramps, boardwalks, drains, fences, jetties, roads, safety signs, swimming enclosures and weirs • powerlines or associated powerline infrastructure. 	<input type="checkbox"/> Yes <input type="checkbox"/> No
Educational or research purposes relating to the declared fish habitat area	<input type="checkbox"/> Yes <input type="checkbox"/> No
Monitoring the impact of development on the declared fish habitat area	<input type="checkbox"/> Yes <input type="checkbox"/> No

The construction or placement of structures, including for example, safety signs, swimming enclosures and aids to navigation, if: <ul style="list-style-type: none"> the impact on the area is minor the structures are constructed in compliance with all the requirements, under any Act relating to a structure of that type. 	<input type="checkbox"/> Yes <input type="checkbox"/> No
Public benefit works, including, for example, the construction of runnels for mosquito control, the removal of Lyngbya and seed collection for site rehabilitation, if the impact on the area is minor	<input type="checkbox"/> Yes <input type="checkbox"/> No

- If **yes** to any of the above, a permit is not required for this aspect of development but the proposed work must comply with any applicable self-assessable codes. End of part 9 of this checklist.
- If **no** to all of the above:
 - A development permit is required and this application requires assessment by the chief executive of DSDIP as assessment manager or concurrence agency, against the *Development in or adjacent to a declared fish habitat area state code* in the SDAP
 - You must complete *IDAS form 27—Waterway barrier works*
 - End of part 9 of this checklist

Section reference:

- Sustainable Planning Regulation 2009, schedule 3, part 1, table 4, item 7
- Sustainable Planning Regulation 2009, schedule 3, part 2, table 4, item 3
- Sustainable Planning Regulation 2009, schedule 7, table 2, item 26

Part 10—Removal, destruction or damage of a marine plant

10.1 Is the proposed operational work any of the following?

For reconfiguring a lot that is assessable development under table 3, item 1, if there is a development permit in effect for the reconfiguration	<input type="checkbox"/> Yes <input type="checkbox"/> No
For a material change of use that is assessable development, if there is a development permit in effect for the change of use	<input type="checkbox"/> Yes <input type="checkbox"/> No
Self-assessable development under schedule 3, part 2 of the Sustainable Planning Regulation 2009	<input type="checkbox"/> Yes <input type="checkbox"/> No
Carried out in a priority development area	<input type="checkbox"/> Yes <input type="checkbox"/> No
Carried out on premises to which structure plan arrangements apply	<input type="checkbox"/> Yes <input type="checkbox"/> No

- If **yes** to any of the above, this aspect of development is not assessable development and no development permit is required. End of part 10 of this checklist.
- If **no** to all of the above, continue to question 10.2

10.2 Is the proposed operational work any of the following?

Specified works in the area	<input type="checkbox"/> Yes <input type="checkbox"/> No
Operational work that is a necessary and unavoidable part of installing or maintaining works or infrastructure required to support other development for which a development permit or compliance permit is not required or, if a development application or a request for compliance assessment is required, the permit is held or has been applied for.	<input type="checkbox"/> Yes <input type="checkbox"/> No

- If no to all of the above, this aspect of development is prohibited development and a development application cannot be made. End of part 10 of this checklist.
- If yes to any of the above:
 - A development permit is required and this application requires assessment by the chief executive of DSDIP as assessment manager or concurrence agency against the Removal, destruction or damage of marine plants state code in the SDAP
 - You must complete IDAS form 26—Marine plants and declared fish habitat areas
 - End of part 10 of this checklist.

Section reference:

- Sustainable Planning Regulation 2009, schedule 3, part 1, table 4, item 8
- Sustainable Planning Regulation 2009, schedule 3, part 2
- Sustainable Planning Regulation 2009, schedule 7, table 2, item 30

Part 11—Great Barrier Reef Wetland Protection Areas

11.1 Is the proposed operational work for a domestic housing activity only?

- | | |
|------------------------------|--|
| <input type="checkbox"/> No | <ul style="list-style-type: none"> • Continue to question 11.2 |
| <input type="checkbox"/> Yes | <ul style="list-style-type: none"> • A development permit is not required for this aspect of development and this is the end of the checklist |

11.2 Is the proposed operational work the natural and ordinary consequence of a material change of use or reconfiguring a lot for which the state was a concurrence agency under schedule 7, table 3, item 21A or table 2, item 43A of the Sustainable Planning Regulation 2009?

- | | |
|------------------------------|--|
| <input type="checkbox"/> No | <ul style="list-style-type: none"> • Continue to question 11.3 |
| <input type="checkbox"/> Yes | <ul style="list-style-type: none"> • A development permit is not required for this aspect of development and this is the end of the checklist |

11.3 Is the proposed operational work associated with government supported transport infrastructure or electricity infrastructure?

- | | |
|------------------------------|---|
| <input type="checkbox"/> No | <ul style="list-style-type: none"> • A development permit is required and this application requires assessment by the chief executive of DSDIP as assessment manager or concurrence agency against the <i>Wetland protection area state code</i> in the SDAP. • You must complete IDAS form 33—Great Barrier Reef Wetland protection area • End of part 11 of this checklist |
| <input type="checkbox"/> Yes | <ul style="list-style-type: none"> • A permit is not required for this aspect of development but the proposed work must comply with any applicable self assessable code • End of part 11 of this checklist |

Part 12—Construction or modification of a levee

12.1 Will the proposed operational work result in any of the following off-property impacts:

A change to the flow path of overland flow water where it enters or exits the property	<input type="checkbox"/> Yes	<input type="checkbox"/> No
An increase in the velocity of flood flow beyond the boundaries of the property	<input type="checkbox"/> Yes	<input type="checkbox"/> No
An increase in flooded area beyond the boundaries of the property	<input type="checkbox"/> Yes	<input type="checkbox"/> No
An increase in flood height beyond the boundaries of the property	<input type="checkbox"/> Yes	<input type="checkbox"/> No

- If **no** to all of the above this development is categorised as a Category 1 levee and must comply with any applicable self-assessable code – end of this checklist
- If **yes** to any of the above continue to question 13.2

12.2 Will the proposed operational work result in any of the following impacts:

An increase in flood height above the floorboards in an occupied building that results in 3 or more people being affected	<input type="checkbox"/> Yes	<input type="checkbox"/> No
An increase in flood velocity above the floorboards in an occupied building that results in 3 or more people being affected	<input type="checkbox"/> Yes	<input type="checkbox"/> No

- If **no** to all of the above:
 - This is categorised as a Category 2 levee and is subject to code assessment
 - A development permit is required and this application requires assessment by the local government as assessment manager against the applicable code for the construction or modification of a levee
 - You must complete *IDAS form 20—Interfering with overland flow water and construction or modification of a levee*.
 - End of this checklist.
- If **yes** to any of the above:
 - This is categorised as a Category 3 levee and is subject to impact assessment
 - A development permit is required and this application requires assessment by the local government as assessment manager against the applicable code for the construction or modification of a levee
 - This application will require assessment by the chief executive of DSDIP as concurrence agency against the *Construction or modification of levees state code* in the SDAP
 - You must complete *IDAS form 20—Interfering with overland flow water and construction or modification of a levee*.
 - End of this checklist.

Section references:

- Sustainable Planning Regulation 2009, schedule 3, part 1, table 4, item 11
- Sustainable Planning Regulation 2009, schedule 7, table 2, item 48.

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

Disclaimer:

While the Department of State Development, Infrastructure and Planning (DSDIP) believes that the information contained on this checklist and provided as part of this process will be of assistance to you, it is provided on the basis that you will not rely on the information. It is your responsibility to make your own enquiries regarding the interpretation and application of the applicable legislation to your circumstances.

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

OFFICE USE ONLY

Date received

Reference numbers

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

FNQROC DEVELOPMENT MANUAL

Douglas Shire Council

STATEMENT OF COMPLIANCE OPERATIONAL WORKS DESIGN

This form duly completed and signed by an authorised agent of the Designer shall be submitted with the Operational Works Application for Council Approval.

Name of Development: Exemplar Building Refurbishment

Location of Development: 5957R Davidson Street, Craiglie 4877

Applicant: Exemplar Coaches & Limousines

Designer: RECS Consulting Engineers & Building Design

It is hereby certified that the Calculations, Drawings, Specifications and related documents submitted herewith have been prepared, checked and amended in accordance with the requirements of the FNQROC Development Manual and that the completed works comply with the requirements therein, **except** as noted below.

Compliance with the requirements of the Operational Works Design Guidelines	Non-Compliance refer to non-compliance report / drawing number
Plan Presentation	Complies
Geotechnical requirements	N/A
Geometric Road Design	N/A
Pavements	N/A
Structures / Bridges	N/A
Subsurface Drainage	N/A
Stormwater Drainage	N/A
Site Re-grading	N/A
Erosion Control and Stormwater Management	N/A. Minor site disturbance
Pest Plant Management	N/A
Cycleway / Pathways	As per Council requirements and TMR plan layout for external landscaping
Landscaping	As per TMR plan layout for external landscaping
Water Source and Disinfection/Treatment Infrastructure (if applicable)	N/A. Existing Service

Water Reticulation, Pump Stations and water storages	N/A. Existing Service
Sewer Reticulation and Pump Stations	N/A. Existing Service
Electrical Reticulation and Street Lighting	N/A. Existing Service
Public Transport	N/A. Existing Service
Associated Documentation/ Specification	FNQROC Standard Specifications, as applicable.
Priced Schedule of Quantities	N/A
Referral Agency Conditions	Complies. TMR plan layout for external landscaping
Supporting Information (AP1.08)	Complies
Other	N/A

Conscientiously believing the above statements to be true and correct, signed on behalf of:

Designer: RECS Consulting Engineers & Building Design

RPEQ No: 5412

Name in Full: Peter Dutailis

Signature



Date: 16 February, 2015

[illegible]

10m WIDE STORMWATER DRAIN EASEMENT THEN
HANSONS CONCRETE SUPPLIES BEYOND

NO DEVELOPMENT THIS END

SITE
UTILISATION

Total site area:		2,810 m ²
Utilised area:		
Existing	$290 + 52 = 342$	
Proposed	$142 + 25 = 165$	507 m ²

Percentage Utilisation:
507 m2 / 2810 m2
18%

EXEMPLAR

Lot 57 Captain Cook, Highway, Craigie
Title Reference 20780231

SITE PLAN

Scale: As Shown

Issue

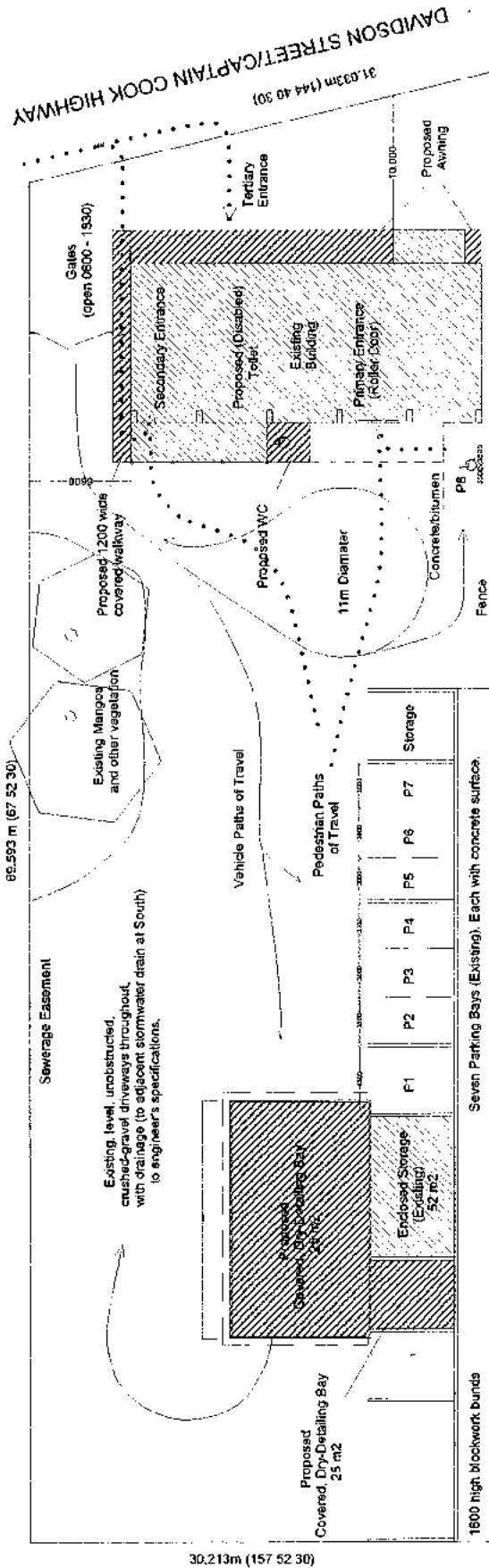
DA Submission

Date _____

06DEC13
22JAN14

Drawing Number 101

COURT HOUSE HOTEL BOTTLE SHOP



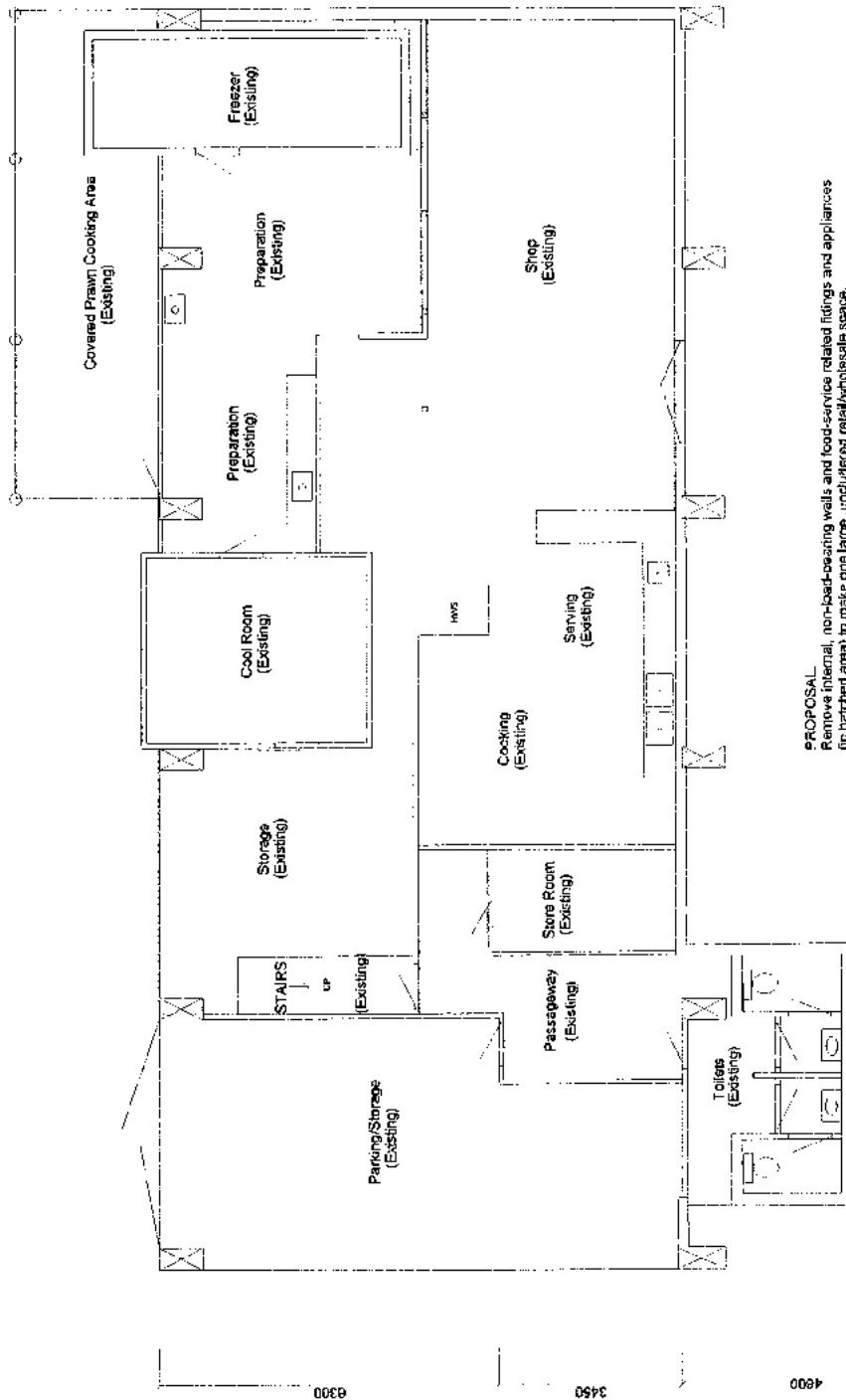
NO DEVELOPMENT - LARGE EASEMENT

10m WIDE STORMWATER DRAIN EASEMENT THEN
HANSONS CONCRETE SUPPLIES BEYOND

NO DEVELOPMENT THIS END

CARPARKING	Net Lettable Area
	Main building first floor 180
	Main building ground floor 224
	Storage and detailing areas 77
	481
	Requirement : One per 90m ² of net lettable area
	481/90 = 5.3 (That is, 5 spaces)
	Actual: 8 spaces, including one Disabled

EXEMPLAR		Scale: As Shown		CARPARKING and PEDESTRIAN FLOWS		Issue		Rev		Date	
COACHES and LIMOUSINES		Lot 57 Captain Cook, Highway, Craigie Title Reference 20780231				DA Submission		A		06DEC13	
						Awning, screen amendment		B		22JAN14	
						Drawing Number		102			



PROPOSAL
Remove internal, non-load-bearing walls and food-service related fittings and appliances
(in hatched area) to make one large, undivided retail/wholesale space.

EXEMPLAR
COACHES and HOUSES

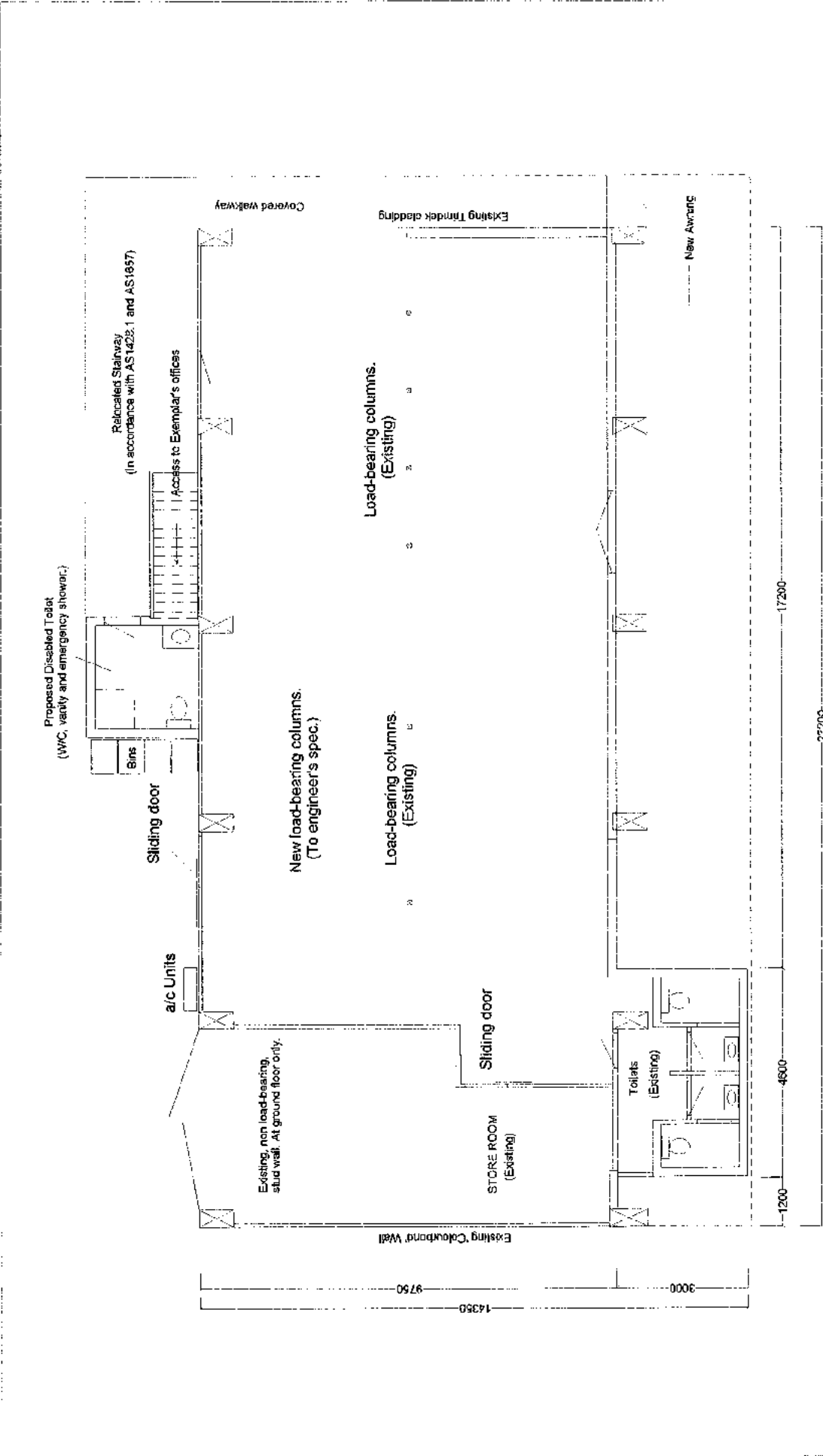


1:100 @ A3

Lot 57 Captain Cook, Highway, Craigie
Title Reference 20780231

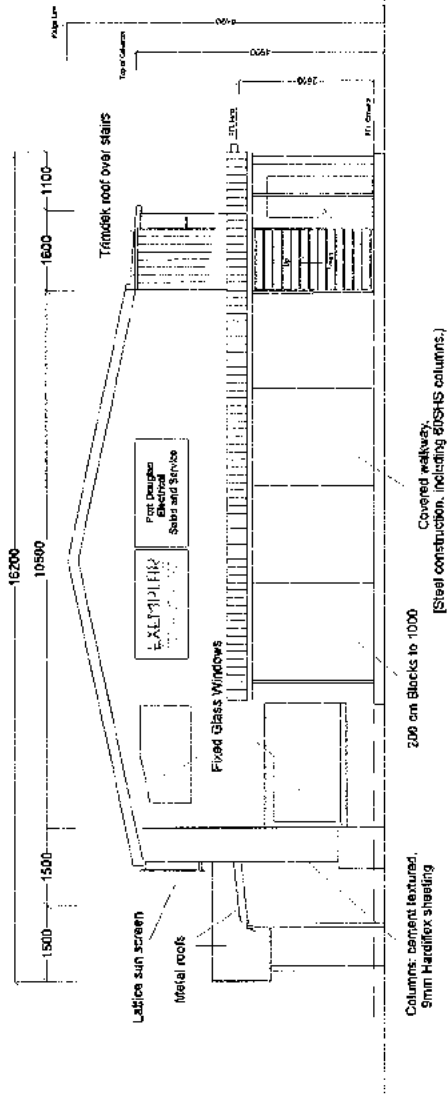
GROUND FLOOR EXISTING

Issue	Rev	Date
DA Submission	A	06DEC13
Drawing Number	201	

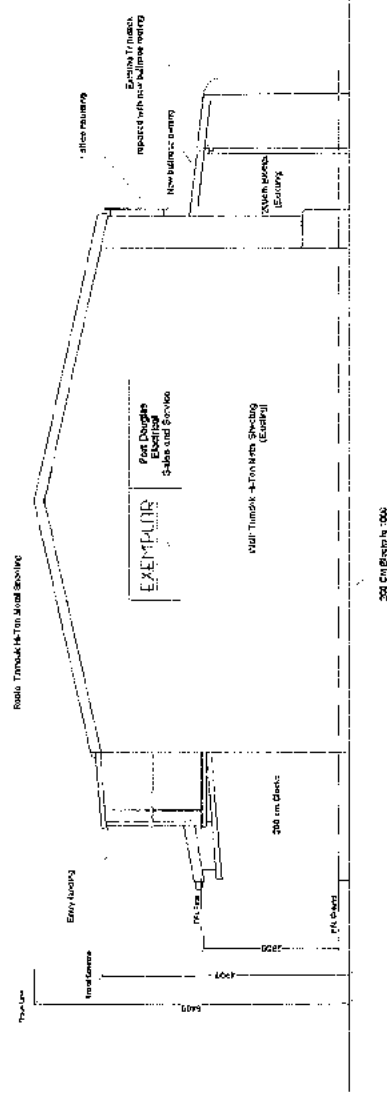


EXEMPLAR CORPUS and LIMOUSINES				1:100 @ A3		GROUND FLOOR PROPOSED		Issue		Rev	Date
								DA Submission		A	06DEC13
								Awning, screen amendment		B	22JAN14
								Drawing Number		202	

NORTH



SOUTH



EXEMPLAR

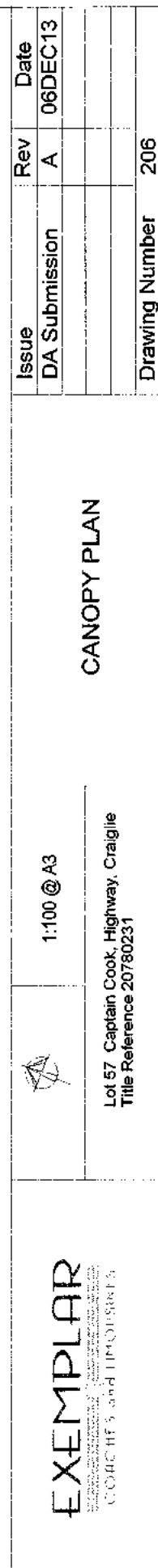
CONTRACTS AND LICENSES

1:100 @ A3

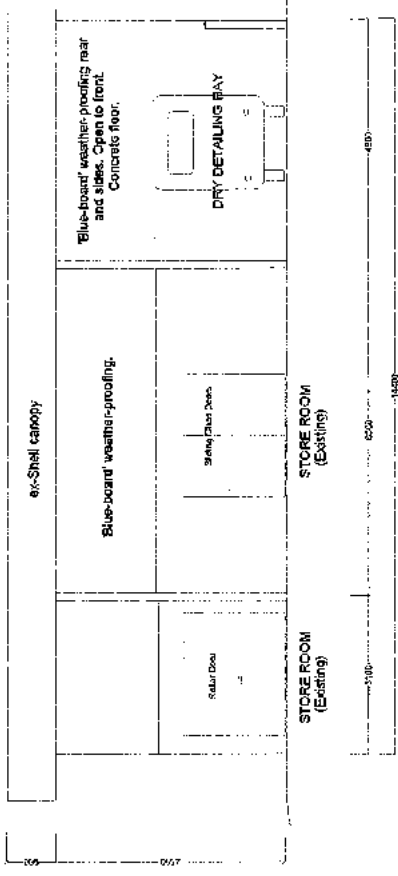
**Lot 57 Captain Cook, Highway, Craiglie
Title Reference 20780231**

**MAIN BUILDING
NORTH and SOUTH
ELEVATIONS**

Issue	Rev	Date
DA Submission	A	06DEC13
Drawing Number	205	

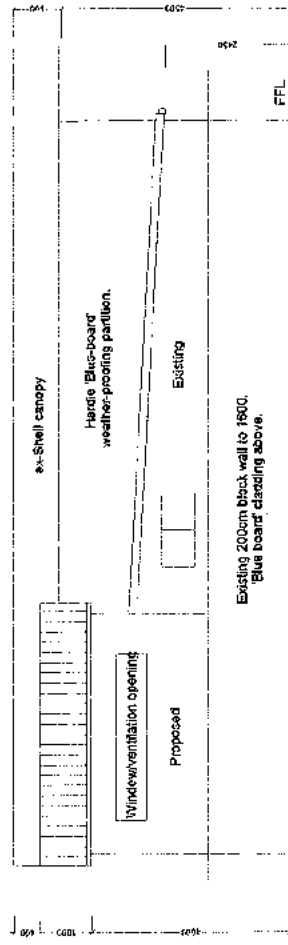


16 feet



NORTH

15 meters



SOUTH

EXEMPLAR
ARCHITECTS AND LIMOUSINES

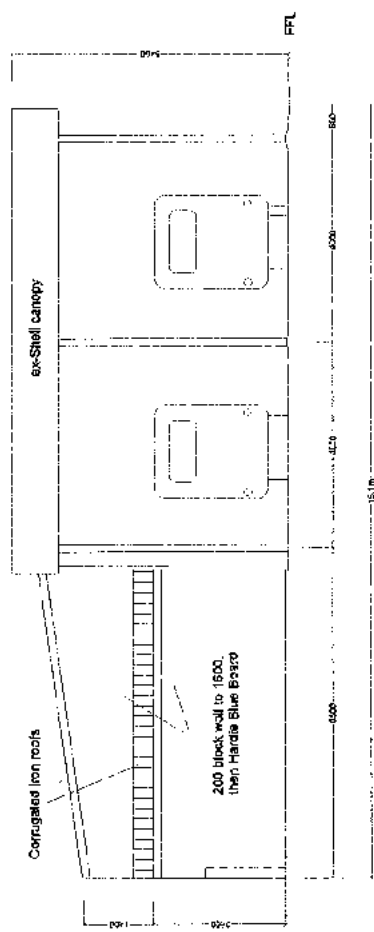


1:100 @ A3

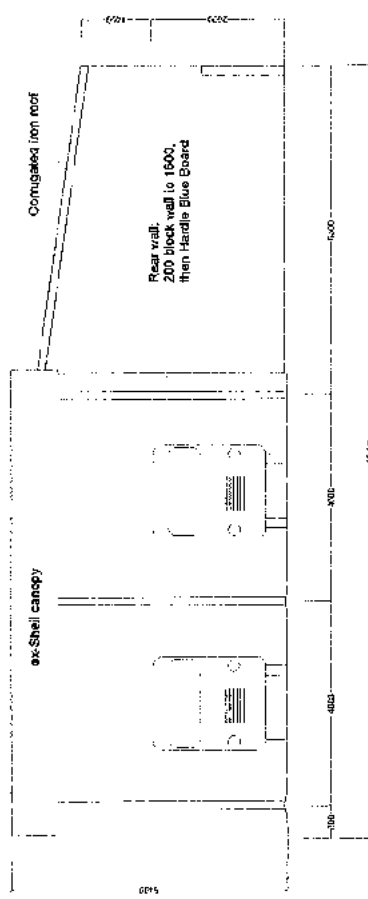
Lot 57 Captain Cook, Highway, Craigie
Title Reference 20780231

CANOPY
ELEVATIONS

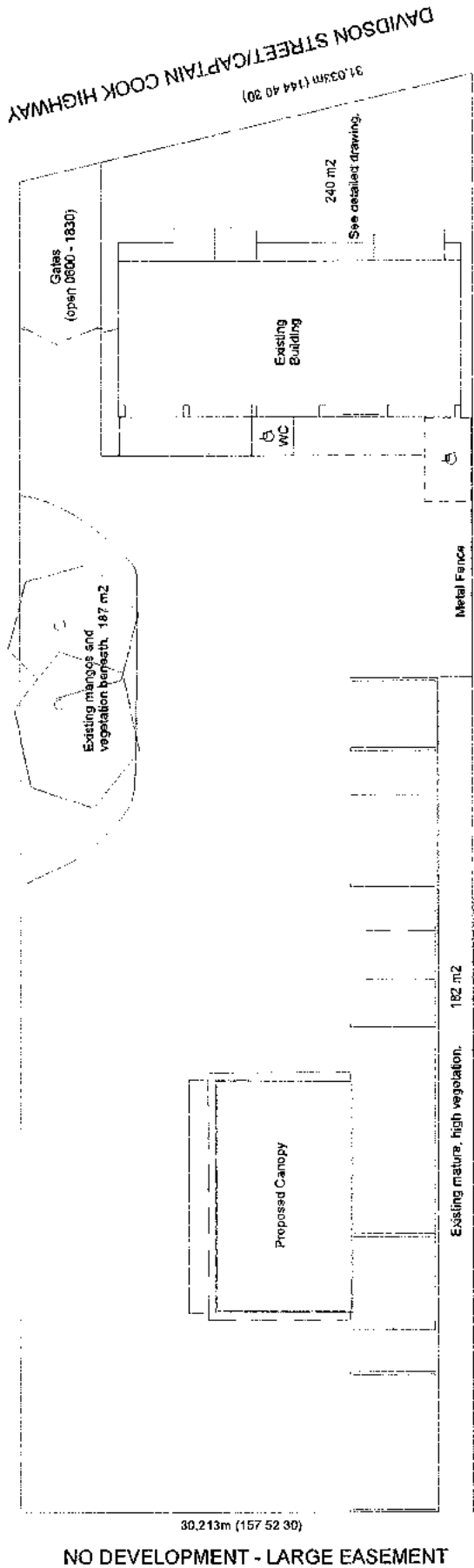
Issue	Rev	Date
DA Submission	A	06DEC13
Drawing Number		207



WEST



COURT HOUSE HOTEL BOTTLE SHOP



96.679 m (247' 52" 30")

10m WIDE STORMWATER DRAIN EASEMENT THEN
HANSONS CONCRETE SUPPLIES BEYOND

NO DEVELOPMENT THIS END

Existing plantings: Outside in easement. To hide fence.

LANDSCAPING	Total site area:	2,810 m2
	Landscape coverage:	609 m2
	$187 + 240 + 182 =$	
	Percentage Coverage	21.7%
	$609/2810 =$	

EXEMPLAR

ARCHITECTS AND INTERIORS

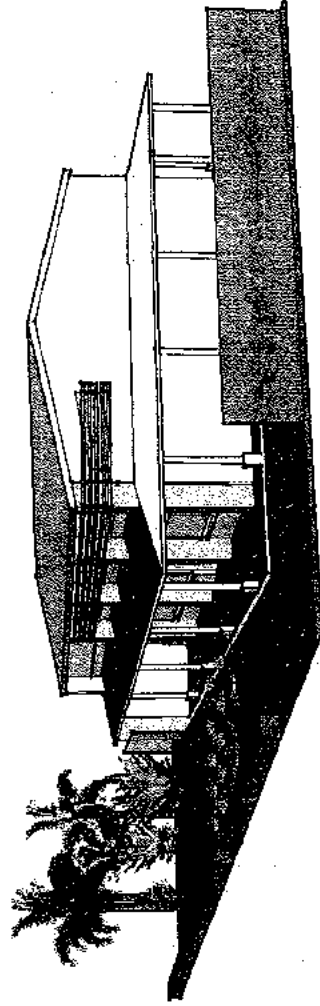
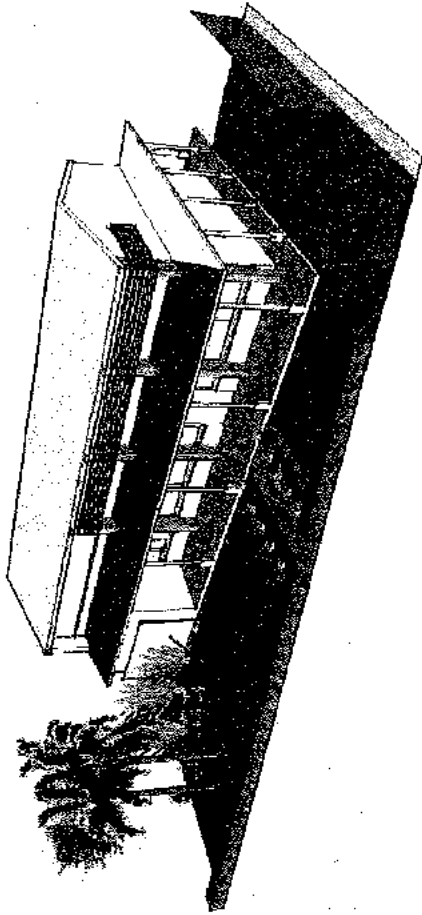


1:300 @ A3

Lot 57 Captain Cook, Highway, Craigie
Title Reference 20780231

LANDSCAPING OVERVIEW

Issue	Rev	Date
DA Submission	A	06DEC13
Drawing Number	301	



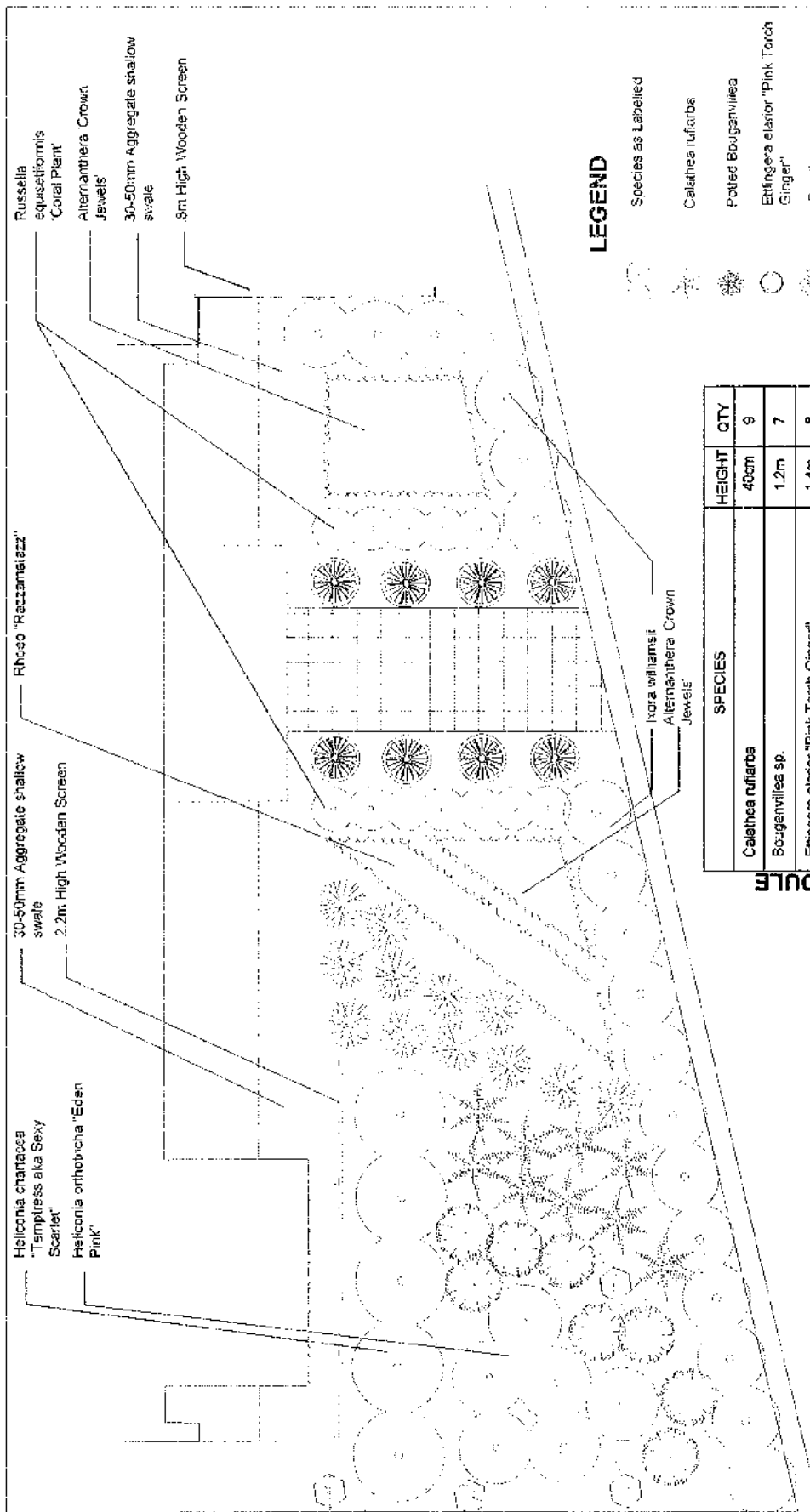
Notes:
Indicative Only

EXEMPLAR
FOR ILLUSTRATION PURPOSES
DO NOT USE FOR CONSTRUCTION

Lot 57 Captain Cook, Highway, Craiglie
Title Reference 20780231

SCHEMATICS

Issue	Rev	Date
Avining, screen amendment	B	22JAN14
Drawing Number		500



Notes:
Landscape plan will be merged with TMR layout plan for external landscape requirements
Grass areas and concrete footpath shall be as per TMR layout plan

LEGEND

Species as Labelled

Calathea rufibarba

Potted Bouganvillea

Etlingera elatior "Pink Torch
Ginger"

Calathea argentea

Existing Palms

Groundcover as Labelled

Paving

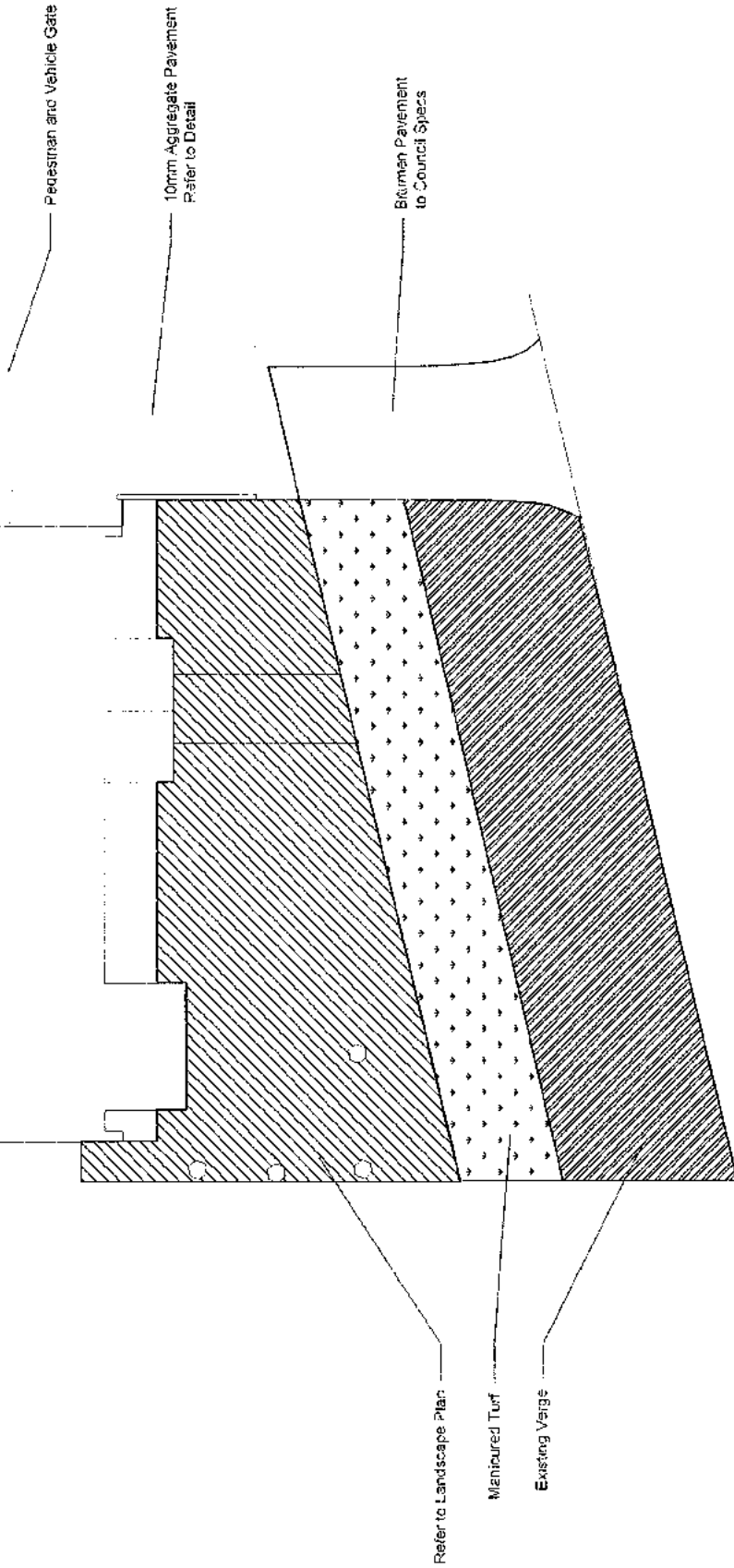
SPECIES	HEIGHT	QTY
Calathea rufibarba	40cm	9
Bougenvillea sp.	1.2m	7
Etlingera elatior "Pink Torch Ginger"	1.4m	8
Calathea argentea	60cm	12
Alternanthera "Crown Jewels"	30cm	60
Ixora williamsii	2m	19
Rhoeo "Razzamalazz"	30cm	30
Russelia equisetiformis "Coral Plant"	1m	12
Heliconia chartacea "Tempress aka Sexy Scarlet"	3m	5
Heliconia orthoichia "Eden Pink"	2m	6

PLANTING SCHEDULE


		PROJECT			LOT 57 LANDSCAPING EXEMPLAR COACHES AND LIMOUSINES
		ISSUE	DATE		
A	12/12/13	DRAFT SUBMISSION	101	PROJECT NUMBER	1301
B	15/2/2013	For Approval	DATE	12/12/2013	DATE
			CLIENT	LANDSCAPE PLAN	
			SCALE		
			1:100 @ A3		

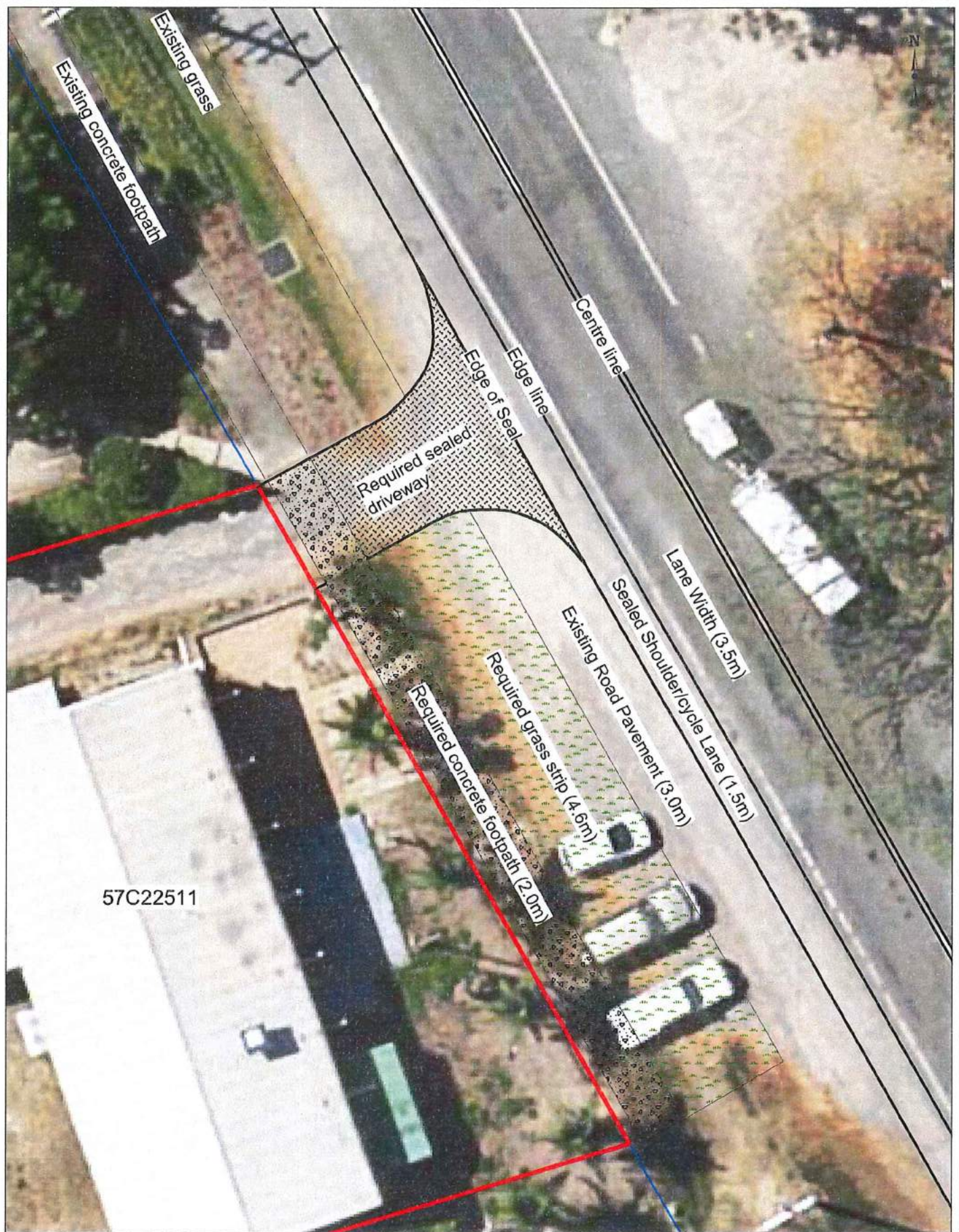
PORTFOLIO
DESIGNS

Notes:
Layout shall be merged with TMR layout plan for external landscape requirements
Grassed and footpath areas shall be as per TMR layout plan



DETAIL 1:20 @ A3

 PORTFOLIO DESIGNS			PROJECT LOT 57 LANDSCAPING		DRAWING NUMBER 101	PROJECT NUMBER 1301
CLIENT:			EXEMPLAR COACHES AND LIMOUSINES		DATE 12/12/2013	SCALE 1:100 @ A3
ISSUE A	DATE 12/12/13	DESCRIPTION DRAFT SUBMISSION				
B	15/2/2015	For Approval				



Branch/Unit:	Corridor Management/Far North Region
Projection/ Datum:	Geocentric Datum of Australia (GDA) 1994
File location:	

TMR Layout Plan External Landscaping Requirements



Queensland Government
Transport and Main Roads

Plan No:	1 / 1	Issue:	A	Date:	12/02/2015
Drawn by:	RPK	File ref:	275/20A (500-607)		

© The State of Queensland 2010. © Pitney Bowes Software Pty Ltd 2010. © OR Limited, 2010. Roadnet (Datam) Software Road Network (SRN) provided with the permission of Pitney Bowes Software Pty Ltd (Pitney Bowes Australia Pty Ltd). (Pitney Bowes Australia Pty Ltd) provided with the permission of OR Limited and the Queensland Government. While every care is taken to ensure the accuracy of this data, Pitney Bowes Software Pty Ltd and/or the State of Queensland and/or OR Limited makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damages) and costs (which you might incur) as a result of the data being inaccurate or incomplete in any way and for any reason.