		APPROVAL	S REGISTER - THE STRAND					
Property Description Type of Development Use Definition	Material Change Theatre							
Other	Further informat Part of The Strai	ion is required to determine if reconfiguring a lot is required (e	PDA). Accordingly, development					
	- the Economic I	ct 2016 and its subordinate legislation (the part of The Strand Development Act 2012 (the part of The Strand located in the F as not consider the requirements associated with designating la	PDA).	structure Designation process				
Legend	No development approval / referral / obligation is required							
	Development ap	ion is required to determine if development approval / referral proval / referral / obligation is required		I				
Legislation / Planning Instrument	Is Approval / Referral / Obligation	Why / Why Not / Info Required	Authority	Trigger	Assessment Timeframe by Authority	Assessment Fee (Estimate Only)		
Commonwealth Government Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)	No	The proposed development will not impact on matters of national environmental significance under the EPBC Act.	·	·	-	·		
		The proposed development is located on land that has previously been disturbed and is currently developed primarily comprising impervious areas with limited landscaped vegetation. Whilst it is recognised the land is						
		located in proximity to the Great Barrier Reef, the proposed development will be located entirely on land and measures would be able to be implemented to ensure appropriate						
Native Title Act 1993 (NT Act)	Information	stormwater management. Specialist advice is required to determine if native title has been extinguished, or if there are certain obligations that	National Native Title Tribunal (NNTT)	Part 2 of the NT Act.	To be determined.	To be determined.		
	Required	need to be carried out to enable the proposed development. It is noted that The Strand is reserve land, and therefore native title would likely not be extinguished over this land.						
Queensland Government Planning Act 2016 and Plannin PR - Airport Land	ng Regulation 20							
PR - Brothel PR Caboolture West Interim Structure Plan	No No	The proposed development is not on aliport land. The proposed development is not for a brothel. The proposed development is not on land in the Caboolture West Interim Structure Plan area.	-	-	-	-		
PR - Clearing Native Vegetation	No	The proposed development is not located on land that is mapped on the QLD Government Development Assessment Mapping System (DAMS) as containing native vegetation.	-	-	-	-		
PR - Contaminated land	No	The proposed development is not on land included on the Environmental Management Register or Contaminated Land Register.	-	-	-	-		
PR - Environmentally Relevant Activities	No	The proposed development is not for an Environmentally Relevant Activity under the Environmental Protection Act 1994 (EP Act).	-	-	-	-		
PR - Fisheries	No	The proposed development is not: - for aquaculture - on land that is mapped on the QLD Government DAMS as	-	-	-	-		
		a declared fish habitat area - involve removal, destruction or damage of marine plant - constructing or raising waterway barrier works.						
PR - Hazardous Chemical Facilities PR - Heritage Places	No Yes	The proposed development is not for a Hazardous Chemical Facility. The proposed development is located on land that shares a	Department of State	- Schedule 10, Part 8, Division	- Referral agency assessment	- 1,714 fee units (\$1,757)		
		common boundary with land mapped as a Queensland heritage place on the QLD Government DAMS.	Development, Infrastructure, Local Government and Planning (DSDILGP).	2, Subdivision 1, Item 15(2) of the PR.	period - 25 business days or a further period agreed between the applicant and the referral			
		Note. The PR only applies to the part of The Strand located outside the Townsville Waterfront PDA. The part of The Strand located outside the PDA shares a common boundary with long respect or a Outgoing heritage place.		Schedule 10, Part 8, Division 2, Subdivision 2, Table 2 of the PR.	agency.			
		with land mapped as a Queensland heritage place.		Schedule 10, Part 8, Division 2, Subdivision 3, Table 2 of the PR.				
				The proposed development therefore triggers:				
PR - Infrastructure Related	No	The proposed development is located on land that is partly		- assessable development - referral agency assessment.	_			
Referrals		burdened by an easement in favour of Ergon Energy Corporation Limited. Ergon Energy confirmed by an email dated 21 April 2023 that development on the land burdened						
		by the easement would required referral to Ergon Energy. Note. Ergon Energy have a role as a referral agency for						
		development applications under the Development Assessment Rules of the PA. The part of land burdened by the easement is located within the Townsville Waterfront						
		PDA, and therefore assessment of development on that part of the site is under the ED Act (not the PA), and referral of the development application would not be required.						
		Notwithstanding, Ergon Energy would need to be consulted regarding the terms of the easement, and to understand any requirements applicable to development on or near the						
		easement (e.g. setback requirements). Further, the proposed development is not on land mapped on the State Government DAMS as:						
		- designated premises - within 100m of a substation						
		subject to a pipeline easement within or adjoining State transport corridors, future State transport corridors, State controlled transport tunnels, or						
	No	Drawings provided by Blight Rayner titled GFA Plans - Strand and dated 10 May 2023 identify the proposed gross floor area is 6,824m². Blight Rayner have also advised the		-		-		
		option has been prepared based on a brief to provide "a 1000 seat concert hall and a 300 seat theatre". Accordingly, the proposed development does not meet the threshold						
PR - Koala Habitat in SEQ	No	requirements of 8,000m² increase of GFA or seating capacity for 1,500 people. The proposed development is not on land in South East		-				
Region PR - Noise Sensitive Place on Noise Attenuation Land	No	Queensland. The proposed development is not on Noise Attenuation Land.	-	-	-	-		
PR - Operational Work for Reconfiguring a Lot	Further Information Required	Further information is required to determine if the proposed development involves reconfiguring a lot (e.g., will there be any lease arrangements that meet the definition for	Assessment manager	Schedule 10, Part 12, Division 1, Item 18 of the PR.	As per the development assessment process noted for the Local government area.	N/A		
		reconfiguring a lot), if the reconfiguring a lot is assessable development, and if there are any operational works associated with the reconfiguring a lot.		Schedule 10, Part 12, Division 2, Table 1 of the PR. The proposed development, if				
		If reconfiguring a lot is required, further consideration will need to be given to whether the reconfiguring a lot is assessed under the PA/PR, or the ED Act given most of the		this trigger applies, would involve assessable operational works.				
PR - Ports	No	land is in the Townsville Waterfront PDA. The proposed development is not: - on Brisbane core port land		-	-			
		- within Port of Brisbane port limits - within the limits of a port under the Transport Infrastructure Act						
		- within a priority port's master planned area - on strategic port land.						
PR - Reconfiguring a Lot	Further	Note. The Strand is mapped adjacent to the Townsville master planned area Priority port, it is not located within. Further information is required to determine if the proposed	Assessment manager	Schedule 10, Part 14, Division	As per the development	N/A		
Under Land Title Act	Information Required	development involves reconfiguring a lot (e.g., will there be any lease arrangements that meet the definition for reconfiguring a lot).		Item 21 of the PR. Schedule 10, Part 14, Division	assessment process noted for the Local government area.			
		Note. Reconfiguring a lot involving amalgamation of 2 or more lots is accepted development (not assessable		2, Table 1 of the PR. The proposed development, if				
		development) under the PA. If reconfiguring a lot is required, further consideration will		this trigger applies, would involve assessable reconfiguring a lot.				
DD. 650 Development Asso	No	need to be given to whether the reconfiguring a lot is assessed under the PA/PR, or the ED Act given most of the land is in the Townsville Waterfront PDA.						
PR - SEQ Development Area PR - SEQ Regional Landscape and Rural Production Area and	No No	The proposed development is not on land in South East Queensland. The proposed development is not on land in South East Queensland.						
and Rural Production Area and SEQ Rural Living Area PR - Southport Spit	No	The proposed development is not on land in Southport Spit.	-	-	-			
PR - Tidal Works or Work in a Coastal Management District		The proposed development: - is not located on land that is mapped on the QLD	-	-	-			
		Government DAMS as coastal management district - does not involve tidal works as defined by the Coastal Protection and Management Act 1995						
PR - Urban Design	No	- is not for a canal. The proposed development comprises a gross floor area of less than 25.000m ² . The proposed development:		-	-	-		
PR - Water-related Development	No	does not involve taking or interfering with water does not involve taking overland flow	-	-	-	-		
		does not involve removing quarry material from a watercourse or lake does not involve construction of a dam						
PR - Wetland Protection Area	No	 does not involve construction of a levee or modification of an existing levee. The proposed development is not located on land that is mapped on the QLD Government DAMS as a welland 	-	-	-	-		
PR - Wind Farms	No	protection area. The proposed development is not for a wind farm.	-	-	-			
Economic Development Act 2012 (ED Act)	Yes	The ED Act applies to the part of The Strand located in the Townsville Waterfront Priority Development Area (PDA). Refer to comments below under Local government, Townsville Waterfront PDA Development Scheme.	Townsville City Council	Chapter 3, Part 1, Item 33(3)	Refer to comments below under Local government, Townsville Waterfront PDA	Refer to comments below under Local government, Townsville Waterfront PDA Development Scheme		
Local Government Townsville City Plan (City	Yes	The City Plan maps the land the proposed development is	Townsville City Council	Part 5 of City Plan		Development Scheme. \$21,336		
Plan)		located on in the Sport and recreation zone. The proposed development is for a material change of use for a theatre. Part 5 of the City Plan identifies development.			(estimate only for Impact Assessment)			
		for a theatre. Part 5 of the City Plan identifies development for a material change of use for a theatre in this zone is assessable development requiring impact assessment.						
		The above category of development and assessment is not changed by the categories of development and assessment for the applicable overlays.						
		Note. The City Plan only applies to the part of The Strand outside the Townsville Waterfront PDA (Lot 100 on						
	Further Information	CP859212). Further information is required to determine if the proposed development involves reconfiguring a lot (e.g., will there be	Townsville City Council	Part 5 of City Plan	Approximately 6 Months (estimate only for Code	To be confirmed. Details of the reconfiguration of a lot are		
	Required	any lease arrangements that meet the definition for reconfiguring a lot).			Assessment)	required.		
		Part 5 of the City Plan identifies development for reconfiguring a lot in the Sport and recreation zone is assessable development requiring code assessment.						
		The above category of development and assessment is not changed by the categories of development and assessment						
		for the applicable City Plan overlays applying to The Strand. Note. The City Plan only applies to the part of The Strand						
Townsville Waterfront PDA	Yes	outside the Townsville Waterfront PDA (Lot 100 on CP859212). The Development Scheme maps the land the proposed	Townsville City Council	Table 6 of Development	Approximately 6 to 12 Months	\$21,336		
Development Scheme (Development Scheme)		development is located in Precinct 5 - Research and Tourism.		Scheme	(estimate only for Impact Assessment)			
		Table 6 of the Development Scheme identifies development involving a material change of use for theatre is PDA assessable development, permissible development. It is						
		understood development of the Townsville Concert Hall on The Strand will likely require public notification given it is inconsistent with the preferred land use for Precinct 5 –						
		Research and Tourism.	l	<u>I</u>	l .	I .		

	Later more		ALS REGISTER - THE HIVE	2200 model on 3 and 4 on ED	232700 and did 3 as \$50000	Mandani di di In-		
Property Description Type of Development Use Definition Other	RP711511. Material Change		t 1 on SP327299, Lot 2 on SP32 Building Work	7299, part of Lots 3 and 4 on SP	327299, part of Lot 2 on RP7015	85 and part of Lot 1 on		
Other	Further informat	on is required to understand if the reconfiguring a lot would in	Line operational work. Planning Regulation 2017 to deb					
	Further consideration will need to be given to Schedule 7, Part 1, Item 2 of the Planning Regulation 2017 to delermine of building work in accepted development. This regulate does not consider the requirements associated with destandation lend through the Ministerial Inhantsuckine Designation process.							
Legend	No development spectroal informal deligation is required. Fairbre information is annualment to delimitation if Annicoment account information is required. Development appeared investment of Seguine Seguined. Development appeared investment obligation is required.							
		Why / Why Not / Info Required	Authority	Trigger	Assessment Timeframe by Authority	Assessment Fee (Estimate Only)		
	Is Approval / Referral / Obligation				Authority	(Estimate Only)		
Commonwealth Government. Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)	No	The proposed development will not impact on matters of material antiformental significance under the EPEC At. The proposed development is located on band that has preclosely been disturbed and is currently developed primarily comprising prepreduce sease with britished benchisoped registration. While it is recognised the land is located in prosting to him does the mine the differ proposed located in prosting to him does the mine the differ second by about the comprising the proposed second by about the comprising the comprising second by ability to be implemented to ensure appropriate second by ability to be implemented to ensure appropriate second to a second comprising the comprising second to the comprising the comprising second to the comprision second to the comprising second to the comprision second to the comprision		-				
Native Title Act 1993 (NT Act)	Further Information Required	Specialist advice is required to determine if native title has been edinguished, or if there are certain obligations that need to be carried out to enable the proposed development.	National Native Title Tribunal (NATT)	Part 2 of the NT Act.	To be determined.	To be determined.		
		It is noted that The Hive is treehold land, and therefore native title would likely have been estinguished over this land if the land became freehold on or before 23 December 1995.						
Currensiand Government Planning Act. 2016 and Planning PR. Airport Land	Regulation 201	UPRIL. The processed development is not on airport land.						
Quenziand Government Plannin Act. 2015 and Plannis PR Arcort Land PR Brothel PR. Cabcolare West Interim Shackes Plan. PR Clearing Native Vegelation	No No	The proposed development is not on land in the Caboolune West Interior Shurkon Disc sees. The proposed development is not located on land that is						
Vegetation PR - Contaminated land		mapped on the GLD Government Development Assessment Mapping System (DAMS) as containing native segetation.	Assessment manager	Schedule 10, Part 4, Distaion 1, Item 6 of the PR		MA		
	Further Information Required	Commonated development in our and association. The presented development is not a last first No. Conclusion. The presented development is not a last first No. Conclusion. The presented development is not a last first No. Conclusion. The presented development is not a last first No. Conclusion. The presented development is not a last first No. Conclusion. The presented development of the present is not a last first No. Conclusion. The present present present for present in a conclusion of the present presen		1, lam for the PR The proposed divelopment, if this trigger applies, would involve assessable involve assess				
PR - Environmentally Relevant Activities	No	applies. Information is currently being sought from the State governments Contaminated Land Unit. The proposed development is not for an Environmentally						
PR - Fisheries	No	relations Audity continues an automaterial relations Audit The proposed disvelopment is not - for aspaculaire - on land that is reapped on the CLD Government DAMS as a decired fish habital area - incohe remoni, destruction or damage of marine plant - construction or caleton welcome benche seeds. The proposed development is not for a Patazardoux Chrestool The proposed development is not for a Patazardoux Chrestool	-		-			
PR - Hutardous Chemical Excilities PR - Heritage Places	No Yes	The proposed development is not for a Hazardoux Chemical Excility. The proposed development is located on land that is mapped on the CLD Conserver DAM*	Department of State Development, Infrastructure, Local Government and Development (INSNI GD)	QLD heritage place	Referral agency assessment	QLD heritage place 3,430 fee units (\$3,516)		
		The proposed development is not for a rezustoous Charmosi. The proposed development is located on land that is inapped on the CLD Government DAMS as a Queensland heritage place (Lot 1 on SP20728), Lot 2 on RP705089, Lot 2 on RP701585 and Lot 1 on RP711511).	Development, Infrastructure, Local Government and Planning (DSDILGP).	Schedule 10, Part 8, Distalon 2, Subdistalon 1, Item 15(1) of the PR.	Referral agency assessment period - 25 business days or a further period agreed between the applicant and the referral agency.	3,430 fee units (\$3,516) Adoining OLD heritage place 1,714 fee units (\$1,757)		
		The proposed development also comprises land that adjoins the above mentioned lots respect as a Queensland heritage place.		Schedule 10, Part 8, Division 2, Subdivision 2, Table 1 of the		.,n mer sams (\$1,/3/)		
		these. An execution of a proposed discription of the factor of the fact		Schadde 10, Part 8, Deleton 1, Schadde 10, Part 8, Deleton 2, Schadde 10, Part 8, Deleton 2, Schadde 10, Part 8, Deleton 1, Table 3 of the part 8, Schadde 10, Part 8, Deleton 1, Table 10, Part 97, Schadde 10, Part 8, Deleton 1, Table 10, Part 10, 10, Pa				
PR - Infrastructure Related	No	Whilst the proposed development is located on land that is		The proposed development therefore triggers:				
	No	months proposed deally private Table Set in the Set of La- physical Conference on the Set of provinces of CMG case on timp the asserted for the purposes of activately inflatabilities. Proposed deally conference on Finders in proposed deally conference on the Set of Conference Finders and Set of Conference on the Set of Conference on the - Indian Set of Conference on the Set of Conference on the - Indian Set of Conference on the Set of Conference on the - Indian Set of Conference on the Set of Conference on the - Indian Set of Conference on the Set of Conference on the - Indian Set of Conference on the Set of Conference on the - Indian Set of Conference on the Set of Conference on the - Indian Set of Conference on the Set of Conference on the - Indian Set of Conference on the Set of Conference on the - Indian Set of Conference on the Set of Conference on the - Indian Set of Conference on the Set of Conference on the - Indian Set of Conference on the Set of Conference on the - Indian Set of Conference on the Set of Conference on the - Indian Set of Conference on the Set of Conference on the - Indian Set of Conference on the Indian Set of Conference on the - Indian Set of Conference on the Indian Set of Conference on the - Indian Set of Conference on the Indian Set of Conference on the - Indian Set of Conference on the Indian Set of Conference on the - Indian Set of Conference on the Indian Set of Conference on the - Indian Set of Conference on the Indian Set of Conference on the - Indian Set of Conference on the Indian Set of Conference on the - Indian Set of Conference on the Indian Set of Conference on the - Indian Set of Conference on the Indian Set of Conference on the - Indian Set of Conference on the Indian Set of Conference on the - Indian Set of Conference on the Indian Set of Conference on the - Indian Set of Conference on the Indian Set of Conference on the - Indian Set of Conference on the Indian Set of Conference on the - Indian Set of Conference on the Indian Set of Conference on the - Indian Set of	-					
PR - Koala Habitat in SEQ Region PR - Noise Sensitive Place on	No	The proposed development is not on land in South East Queenstand.	-		-			
Noise Attenuation Land PR- Operational Work for Pleconfiguring a Lot	No Further Information Required	The proposed development in not no Natura Allemandors Land. proposed development of threads a recognitive to a transfer of the season of the season of the season the partial. The season of the season of the season of the season of the located on a separate life. Further information is required to consider on a separate life. Further information is required to considerate and the season of the season of the considerate of the season of the season of the considerate of the season of the season of the partial recolumness of the season of the season of the season of the season of the season of the season of the season of the season of season	- Assustment manager	Schedule 10, Pert 12, Chielion 1, Item 18 of the PR Schedule 10, Pert 12, Chielion 2, Table 1 of the PR The proposed development, if this higger applies, would incolor assessable operational works. This type is only applicable to reconfiguring a lot.	As per the development assessment process noted for the Local government area.	NA		
PR - Ports	No	The proposed development is not: - on filmitume core port land: - on filmitume core port land: - within Port of Steishamp port limits - within the limits of a port under the Transport Infrastructure - within a priority ports resider planned sreas - nutritation; and land:	Assessment manager		-			
PR - Reconfiguring a Lot Under Land Title Act		Act — within a priority ports maker planned area — within a priority ports maker planned area — within a priority priori	Annual International Control	Schedule 10, Part 14, Chiesion 1, Isen 21 of the PR. Schedule 10, Part 14, Chiesion 2, Table 1 of the PR. The proposed development therefore triggers assessable development. This trigger is only applicable to	assessment process noted for the Local government area.	no.		
PR - SEQ Development Area	No	The proposed development is not on land in South East Queensland.	-		-			
PR - SEQ Regional Landscape and Rural Production Area and SEQ Rural Listos Area PR - Southport Spit	No.	Observation . The proposed development is not on land in South East Queenaland. The proposed development is not on land in South port Spit. The proposed development is not on land in Southport Spit.	•		•			
PR - Tidal Works or Work in a Coastal Management District	No.	The proposed development: - Is not located on land that is respect on the QLD Coverment DAMS as cossisted management district - does not involve tidal sorius as defined by the Coastal Probaction and Management Act 1995 - Is not for a cural.	-	-	-	•		
PR - Urban Design PR - Water-related Development	No No	The proposed development comprises a gross floor area of less than 25.000m ² . The proposed development: - does not involve taking or interfering with water		-		-		
PR - Wetland Protection Area	No.	Intel proposal development: - does not invalve taking or inferfening with water - does not invalve taking or with maker - does not invalve taking or with maker - does not invalve commoding quarry material from a sustercourse or take - does not invalve construction of a deen - does not invalve construction of a deen - does not invalve construction of a lever or modification of an extinction lever. The proposal development is not located on land that is mapped on the CLD Covernment DAMS as a welland						
PR - Westing Prosection Area PR - Wind Farms	No.	The proposed development is not occased on sinc tract is mapped on the QLD Government DAMS as a wetland explication area. The proposed development is not for a wind farm.	-	<u> </u>	-			
Economic Development Act Local Government Townsylle City Plan (City Plan)	101	The lifes is not in the Townselle Waterhoot ECA	Townsville City Council	Part 5 of City Plan		-		
	Yes	The Coly The rough to be of the proposed designated in proceed. The color of the color of the color of the color of the color of the color of the color of the color of the color of the the color of the color of the color of the color of the color of the color of the color of the color of the color of the color of the color of the color of t	Townsille City Council	Part 5 of City Plan Part 5 of City Plan	Approximately 6 to 12 Months (extends only for Impact Assessment) for Impact Assessment) For Approximately 6 Months (extends only for Code Assessment)	To be conformed. Details of the reconfiguration of a lot are required.		
Towards Waterbord PCA Code years of School	No.	Secretaria de la companya de la constitución de la companya de la collega de la colleg	·	·	Approximately 6 to 12 Morths (outstand only for principal Assessment) Approximately 6 Morths (outstand only for Code (outstand outstand ou	·		

APPROVALS REGISTER - DEAN STREET							
Property Description Type of Development		to 32, 34, 44 and 45 on T118106, part of Lots 26, 29 and 46 of Reconfiguring a Lot	on T118106, Lots 2 and 3 on RP	711585, part of Lot 712 on EP16	95, and part of Lot 718 on SP11	999.	
Use Definition Other	Theatre	ion is required to understand if the reconfiguring a lot would inw	olve operational work.				
		es not consider the requirements associated with designating la		ructure Designation process.			
Legend							
	Further informati	approval / referral / obligation is required ion is required to determine if development approval / referral / or proval / referral / obligation is required	obligation is required				
Legislation / Planning	Is Approval /	Why / Why Not / Info Required	Authority	Trigger	Assessment Timeframe by	Assessment Fee	
Instrument	Referral / Obligation		,		Authority	(Estimate Only)	
Commonwealth Government Environment Protection and	No No	The proposed development will not impact on matters of	-	-	-	-	
Biodiversity Conservation Act 1999 (EPBC Act)		national environmental significance under the EPBC Act. The proposed development is located on land that has previously been disturbed and is currently developed primarily comprising impervious areas with limited landscaped vegetation. Whilst it is recognised the land is located in proximity to the Great Barrier Reef, the proposed development will be located entirely on land and measures would be able to be implemented to ensure appropriate stormwater management.					
Native Title Act 1993 (NT Act)	Further Information Required	Specialist advice is required to determine if native title has been extinguished, or if there are cortain obligations that need to be carried out to enable the proposed development. It is noted that part of Dean Street is reserve land, and therefore native title would likely not be extinguished over this land.	National Native Title Tribunal (NNTT)	Part 2 of the NT Act.	To be determined.	To be determined.	
Queensland Government	on Boundation 201	7 (00)					
Planning Act 2016 and Plannin PR - Airport Land PR - Brothel	No No	The proposed development is not on airport land. The proposed development is not for a brothel.	-	-	-	-	
PR Caboolture West Interim Structure Plan	No	The proposed development is not on land in the Caboolture West Interim Structure Plan area.	-	-	-	-	
PR - Clearing Native Vegetation	No	The proposed development is not located on land that is mapped on the QLD Government Development Assessment Mapping System (DAMS) as containing native vegetation.	-	-	-	-	
PR - Contaminated land	Further Information Required	The land forming 'Dean Street' is listed on the Emvironmental Management Register (EMR). Further: - the land has been subject to landfill it the land is not currently used for a sensitive land use as defined in the Popular of the land has been subject to landfill it the land is not currently used for a sensitive land use as defined in the Proposed development involves a material change of use for a commercial use involving an accessible underground facility (e.g., basement car park). A commercial use is defined as a use of premises for selling goods or providing a service to the public, the Townsville Concert Hall will self food and beverages to the public. Further information is required to understand if the EMR states the premises are suitable for the proposed use in accordance with a site suitability statement for the proposed development is not in accordance with the site suitability statement of the proposed development is not in accordance with the site suitability statement for contaminated land applies. Information is currently being sought from the State governments Contaminated and Unit.	Assessment manager	Schedule 10, Part 4, Division 1, Item 6 of the PR. The proposed development, if this trigger applies, would involve assessable development for contaminated land matters. This trigger is conty applicable to a material change of use.	-	N/A	
PR - Environmentally Relevant	No	The proposed development is not for an Environmentally	-	-	-	-	
Activities PR - Fisheries	No	Relevant Activity under the Environmental Protection Act 1994 (EP Act). The proposed development is not: - for aquaculture - on land that is mapped on the QLD Government DAMS as a declared fish habitat area - involve removal, destruction or damage of marine plant	-	-	-	-	
PR - Hazardous Chemical	No	constructing or raising waterway barrier works. The proposed development is not for a Hazardous Chemical Facility. Facility.	-	-	-	-	
PR - Heritage Places	No	Facility. The State Government DAMS does not map the site as a Queensland heritage place, or adjoining a Queensland	-	-	-	-	
PR - Infrastructure Related Referrals	Further Information Required	heritage place. The State Government DAMS maps: - Saunders Street as a State controlled road, and therefore part of the site is mapped as within 25m of a State controlled road Saunders Street as planned upgrade for State controlled road Summer Street as planned upgrade for State controlled road. Further information is required to determine if 1 or more of the following apply for the reconfiguring a lot aspect of developmen: - the total number of lots is increased - the total number of lots adjacent to the State transport corridor is increased - there is a new or changed access between the premises	DSDLGP	Schedule 10, Part 9, Division 4, Subdivision 2, Table 1 of the PR. The proposed development, if this trigger applies, would trigger referral agency assessment. This trigger is only applicable to reconfiguring a lot.	Referral agency assessment period - 25 business days or a further period agreed between the applicant and the referral agency.	1,714 fee units (\$1,757)	
	Further Information Required	and the State transport corridor. The State Government DAMS maps: - part of the roads fronting the site (Morey Street and Rooney Street) as areas within 100m of a State controlled road intersection. Further information is required to determine if 1 or more of the following apply: - the total number of lots is increased; - the total number of lots adjacent to the relevant road is increased; - there is a new or changed access between the premises and the relevant road. The State Government DAMS maps:	DSDILGP	Schedule 10, Part 9, Division 4, Subdivision 2, Table 3 of the PR. The proposed development, if this trigger applies, would trigger referral agency assessment. This trigger is only applicable to reconfiguring a lot. Schedule 10, Part 9, Division	Referral agency assessment period - 25 business days or a further period agreed between the applicant and the referral agency. Referral agency assessment	Nil if the above trigger applies, otherwise 856 fee units (\$875)	
		 Saunders Street as a State controlled road, and therefore part of the site in snapped as within 25m of a State controlled road - part of the roads fronting the site (Morey Street and Rooney Street) as areas within 100m of a State controlled road intersection - Saunders Street as planned upgrade for State controlled road. 		4, Subdivision 2, Table 4 of the PR. The proposed development therefore triggers referral agency assessment. This trigger is only applicable to a material change of use.	period - 25 business days or a further period agreed between the applicant and the referral agency.		
	No	Drawings provided by Bilght Rayner titled GFA Plans - Hive and dated 10 May 2023 identify the proposed gross floor area is 6,820m². Bilght Rayner have advised the GFA for Dean Street is the same/similar to The Hive. Bilght Rayner have also advised the option has been prepared based on a brief to provide "a 1000 seat concert hall and a 300 seat theatre". Accordingly, the proposed development does not meet the threshold requirements of 8,000m² increase of GFA or seating capacity for 1.500 neonale.				-	
PR - Koala Habitat in SEQ	No	State Government DAMS as: - designated premises - burdened by an easement for electricity infrastructure - within 100m of a substation - subject to a pipeline easement. The proposed development is not on land in South East			-	-	
Region PR - Noise Sensitive Place on Noise Attenuation Land	No	Queensland. The proposed development is not on Noise Attenuation Land.			-		
PR - Operational Work for Reconfiguring a Lot	Further Information Required	The proposed development will involve reconfiguring a lot to resolve land terms arrangements, and to ensure the part(s) of a lot(s) not forming part of the Townsville Concert Hail are located on a separate title. Further information is required to understand if the reconfiguring a lot would involve operational work.		Schedule 10, Part 12, Division 1, Item 18 of the PR. Schedule 10, Part 12, Division 2, Table 1 of the PR. The proposed development, if this trigger applies, would involve assessable operational works.	As per the development assessment process noted for the Local government area.	N/A	
PR - Ports	No	The proposed development is not: - on Brisbane core port land - within Port of Brisbane port limits - within the limits of a port under the Transport Infrastructure Act - within a priority port's master planned area	-	-		-	
PR - Reconfiguring a Lot Under Land Title Act	Yes	 on strategic port land. The proposed development will involve reconfiguring a lot to resolve land tenure arrangements, and to ensure the part(s) of a lot(s) not forming part of the Townsville Concert Hail are located on a separate title. 	Assessment manager	Schedule 10, Part 14, Division 1, Item 21 of the PR. Schedule 10, Part 14, Division 2, Table 1 of the PR. The proposed development therefore triggers assessable	As per the development assessment process noted for the Local government area.	N/A	
PR - SEQ Development Area	No	The proposed development is not on land in South East	-	development.	-		
PR - SEQ Regional Landscape and Rural Production Area and	No	Queensland. The proposed development is not on land in South East Queensland.	-				
SEQ Rural Living Area PR - Southport Spit	No	The proposed development is not on land in Southport Spit.			-		
PR - Tidal Works or Work in a Coastal Management District	No	The proposed development: - is not located on land that is mapped on the QLD Government DAMS as coestal management district - does not involve tidal works as defined by the Coastal Protection and Management Act 1995 - is not for a canal.	-	-	-		
PR - Urban Design	No	The proposed development comprises a gross floor area of less than 25.000m ² .	-	-	-		
PR - Water-related Development PR - Wetland Protection Area	No No	The proposed development: - does not involve taking or interfering with water - does not involve taking or interfering with water - does not involve taking overland flow - does not involve emoving quarry material from a water-course or lake - does not havelve construction of a dam - does not involve construction of a levee or modification of an existing level. The proposed development is not located on land that is mapped on the QLD Government DAMS as a wetland				-	
PR - Wind Farms	No	mapped on the QLD Government DAMS as a wetland protection area. The proposed development is not for a wind farm.	-	-	-		
Economic Development Act	No	Dean Street is not in the Townsville Waterfront PDA.	-	-	-	-	
Local Government Townsville City Plan (City Plan)	Yes	The City Plan maps the land the proposed development is located on in the Mixed use zone, South Townsville railyards and Dean Park zone precinct. The proposed development is for a material change of use for a theatre. Part 5 of the City Plan identifies development for a material change of use for a theatre in this zone is assessable development requiring impact assessment. The above category of development and assessment is not changed by the categories of development are assessment for the applicable City Plan overlays applying to Dean Street. The proposed development will involve reconfiguring a lot.	Townsville City Council Townsville City Council	Part 5 of City Plan. Part 5 of City Plan.	Approximately 6 to 12 Months (estimate only for Impact Assessment) Approximately 6 Months (estimate only for Code	To be confirmed. Details of the	
Townsville Waterfront PDA Development Scheme	No	Part 5 of the City Plan identifies development for reconfiguring a lot in the Mixed use zone is assessable development requiring code assessment. The above category of development and assessment is not changed by the categories of development and assessment for the applicable City Plan overlays applying to Dean Street. The Hive is not in the Townsville Waterfront PDA.	-	-	(estimate only for Code Assessment)	reconfiguration of a lot are required.	
(Development Scheme)			<u> </u>	<u>I</u>	l	l	