

APPROVALS REGISTER - THE STRAND						
Property Description	Lot 293 on EP2174, Lot 786 on EP2270, Lot 100 on CP859212					
Type of Development	Theatre					
Use Definition	Theatre					
Other	Further information is required to determine if reconfiguring a lot is required (e.g., if there are any lease arrangements that meet the definition for reconfiguring a lot).  Part of The Strand is in the Townsville Waterfront Priority Development Area (PDA). Accordingly, development on The Strand is partly assessed under: - the Planning Act 2016 and its subordinate legislation (the part of The Strand located outside the PDA) - the Economic Development Act 2012 (the part of The Strand located in the PDA).  This register does not consider the requirements associated with designating land through the Ministerial Infrastructure Designation process.					
Legend						
No development approval / referral / obligation is required						
Further information is required to determine if development approval / referral / obligation is required						
Development approval / referral / obligation is required						
Legislation / Planning Instrument	Is Approval / Referral / Obligation	Why / Why Not / Info Required	Authority	Trigger	Assessment Timeframe by Authority	Assessment Fee (Estimate Only)
<b>Commonwealth Government</b>						
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 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 certain obligations that 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.	National Native Title Tribunal (NNTT)	Part 2 of the NT Act.	To be determined.	To be determined.
<b>Queensland Government</b>						
Planning Act 2016 and Planning Regulation 2017 (PR)						
PR - Airport Land	No	The proposed development is not on airport land.	-	-	-	-
PR - Brothel	No	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	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	No	The proposed development is not for a Hazardous Chemical Facility.	-	-	-	-
PR - Heritage Places	Yes	The proposed development is located on land that shares a common boundary with land mapped as a Queensland heritage place on the QLD Government DAMS.  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 land mapped as a Queensland heritage place.	Department of State Development, Infrastructure, Local Government and Planning (DSDILGP).	Schedule 10, Part 8, Division 2, Subdivision 1, Item 15(2) of the PR.  Schedule 10, Part 8, Division 2, Subdivision 2, Table 2 of the PR.  Schedule 10, Part 8, Division 2, Subdivision 3, Table 2 of the PR.  The proposed development therefore triggers: - assessable development - referral agency assessment.	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)
PR - Infrastructure Related Referrals	No	The proposed development is located on land that is partly 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 require 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 - within or adjoining State transport corridors.  Drawings provided by Blight Rayner titled GFA Plans - Strand and dated 10 May 2023 identify the proposed gross floor area is 6,824m <sup>2</sup> . 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 requirements of 8,000m <sup>2</sup> increase of GFA or seating capacity for 1,500 people.	-	-	-	-
PR - Koala Habitat in SEQ Region	No	The proposed development is not on land in South East Queensland.	-	-	-	-
PR - Noise Sensitive Place on Noise Attenuation Land	No	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 reconfiguring a lot), if the reconfiguring a lot is assessable development, and if there are any operational works associated with the reconfiguring a lot.  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 land is in the Townsville Waterfront PDA.	Assessment manager	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 - on strategic port land.  Note: The Strand is mapped adjacent to the Townsville master planned area Priority port, it is not located within.	-	-	-	-
PR - Reconfiguring a Lot Under Land Title Act	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 reconfiguring a lot).  Note: Reconfiguring a lot involving amalgamation of 2 or more lots is accepted development (not assessable development) under the PA.  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 land is in the Townsville Waterfront PDA.	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, if this trigger applies, would involve assessable reconfiguring a lot.	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 Queensland.	-	-	-	-
PR - SEQ Regional Landscape and Rural Production Area and SEQ Rural Living Area	No	The proposed development is not on land in South East Queensland.	-	-	-	-
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 coastal 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 <sup>2</sup> .	-	-	-	-
PR - Water-related Development	No	The proposed development: - 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 - does not involve construction of a levee or modification of an existing levee.	-	-	-	-
PR - Wetland Protection Area	No	The proposed development is not located on land that is mapped on the QLD Government DAMS as a wetland protection area.	-	-	-	-
PR - Wind Farms	No	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 Development Scheme.	Refer to comments below under Local government, Townsville Waterfront PDA Development Scheme.
<b>Local Government</b>						
Townsville City Plan (City Plan)	Yes	The City Plan maps the land the proposed development is 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 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 CP859212).	Townsville City Council	Part 5 of City Plan	Approximately 6 to 12 Months (estimate only for Impact Assessment)	\$21,336
	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 reconfiguring a lot).  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 outside the Townsville Waterfront PDA (Lot 100 on CP859212).	Townsville City Council	Part 5 of City Plan	Approximately 6 Months (estimate only for Code Assessment)	To be confirmed. Details of the reconfiguration of a lot are required.
Townsville Waterfront PDA Development Scheme (Development Scheme)	Yes	The Development Scheme maps the land the proposed development is located in Precinct 5 - Research and Tourism.  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.	Townsville City Council	Table 6 of Development Scheme	Approximately 6 to 12 Months (estimate only for Impact Assessment)	\$21,336

APPROVAL REGISTER - THE MVE
Property Description: Part 2 on RP12356, part of Lot 2 on RP12356, Lot 2 on RP12356, part of Lot 2 on RP12356, part of Lot 2 on RP12356, part of Lot 2 on RP12356, part of Lot 2 on RP12356, part of Lot 2 on RP12356
Use/Development: Residential
Other: Further consideration will need to be given to Schedule 7, Part 2 of the Planning Regulation 2017 to determine if building work is accepted development.
Legend: No environmental assessment / cultural / education is required.
Legislation / Planning: Environmental Protection and Biodiversity Conservation Act 1999 (EPBC Act)
Assessment: No. The proposed development will not impact on matters of national environmental significance under the EPBC Act.
Notes: The proposed development is located on land that has been identified as a heritage place.
Tasmania Act 1992 (Tas Act): Further information required. It is noted that the site is fringed land, and therefore rules which would have been applicable to the site if the land became fringed on or before 22 December 1996.

APPROVALS REGISTER - DEAN STREET

Property Description	Lots 21 to 25, 30 to 32, 34, 44 and 45 on T118106, part of Lots 26, 29 and 46 on T118106, Lots 2 and 3 on RP711585, part of Lot 712 on EP1695, and part of Lot 718 on SP11999.					
Type of Development	Material Change Reconfiguring a Lot					
Use Definition	Theatre					
Other	Further information is required to understand if the reconfiguring a lot would involve operational work. This register does not consider the requirements associated with designating land through the Ministerial Infrastructure Designation process.					
<b>Legend</b>						
No development approval / referral / obligation is required						
Further information is required to determine if development approval / referral / obligation is required						
Development approval / referral / obligation is required						
Legislation / Planning Instrument	Is Approval / Referral / Obligation	Why / Why Not / Info Required	Authority	Trigger	Assessment Timeframe by Authority	Assessment Fee (Estimate Only)
<b>Commonwealth Government</b>						
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 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 certain 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.
<b>Queensland Government</b>						
<b>Planning Act 2016 and Planning Regulation 2017 (PR)</b>						
PR - Airport Land	No	The proposed development is not on airport land.	-	-	-	-
PR - Brothel	No	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 Environmental Management Register (EMR). Further: - the land has been subject to landfill - the land is not currently used for a sensitive land use as defined in the PR - 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 sell 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 premises. If there is no site suitability statement or the proposed development is not in accordance with the site suitability statement, assessable development for contaminated land applies. Information is currently being sought from the State governments Contaminated Land 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 only applicable to a material change of use.	-	N/A
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	No	The proposed development is not for a Hazardous Chemical Facility.	-	-	-	-
PR - Heritage Places	No	The State Government DAMS does not map the site as a Queensland heritage place, or adjoining a Queensland heritage place.	-	-	-	-
PR - Infrastructure Related Referrals	Further Information Required	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.  Further information is required to determine if 1 or more of the following apply for the reconfiguring a lot aspect of development: - 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 and the State transport corridor.	DSDILGP	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	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.	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.	Referral agency assessment period - 25 business days or a further period agreed between the applicant and the referral agency.	Nil if the above trigger applies, otherwise 856 fee units (\$875)
	Yes	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. - 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.	DSDILGP	Schedule 10, Part 9, Division 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.	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)
	No	Drawings provided by Blight Rayner titled GFA Plans - Hive and dated 10 May 2023 identify the proposed gross floor area is 6,620m <sup>2</sup> . Blight Rayner have advised the GFA for Dean Street is the same as The Hive. 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 requirements of 8,000m <sup>2</sup> increase of GFA or seating capacity for 1,500 people.	-	-	-	-
	No	The proposed development is not on land mapped on the State Government DAMS as: - designated premises - burdened by an easement for electricity infrastructure - within 100m of a substation - subject to a pipeline easement.	-	-	-	-
PR - Koala Habitat in SEQ Region	No	The proposed development is not on land in South East Queensland.	-	-	-	-
PR - Noise Sensitive Place on Noise Attenuation Land	No	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 tenure arrangements, and to ensure the part(s) of a lot(s) not forming part of the Townsville Concert Hall are located on a separate title. Further information is required to understand if the reconfiguring a lot would involve operational work.	Assessment manager	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 - on strategic port land.	-	-	-	-
PR - Reconfiguring a Lot Under Land Title Act	Yes	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 Hall 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 development.	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 Queensland.	-	-	-	-
PR - SEQ Regional Landscape and Rural Production Area and SEQ Rural Living Area	No	The proposed development is not on land in South East Queensland.	-	-	-	-
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 coastal 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 <sup>2</sup> .	-	-	-	-
PR - Water-related Development	No	The proposed development: - 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 - does not involve construction of a levee or modification of an existing levee.	-	-	-	-
PR - Wetland Protection Area	No	The proposed development is not located on land that is mapped on the QLD Government DAMS as a wetland protection area.	-	-	-	-
PR - Wind Farms	No	The proposed development is not for a wind farm.	-	-	-	-
Economic Development Act	No	Dean Street is not in the Townsville Waterfront PDA.	-	-	-	-
<b>Local Government</b>						
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 rail yards 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 and assessment for the applicable City Plan overlays applying to Dean Street.	Townsville City Council	Part 5 of City Plan.	Approximately 6 to 12 Months (estimate only for Impact Assessment)	\$21,336
	Yes	The proposed development will involve reconfiguring a lot.  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.	Townsville City Council	Part 5 of City Plan.	Approximately 6 Months (estimate only for Code Assessment)	To be confirmed. Details of the reconfiguration of a lot are required.
Townsville Waterfront PDA Development Scheme (Development Scheme)	No	The Hive is not in the Townsville Waterfront PDA.	-	-	-	-