

FOR INTERNAL USE ONLY

ENVIRONMENTAL PROTECTION AGENCY

SEARCH RESPONSE

ENVIRONMENTAL MANAGEMENT REGISTER (EMR)

CONTAMINATED LAND REGISTER (CLR)

Transaction ID: 750000 EMR Site Id: 23752 07 July 2005

This response relates to a search request received for the site:

Lot: 1 Plan: RP53157

EMR RESULT

The above site IS included on the Environmental Management Register.

Lot: 1 Plan: RP53157

Address: 133 LAMINGTON STREET

NEW FARM 4005

The site has been subject to the following Notifiable Activity pursuant to section 374 of the *Environmental Protection Act 1994*.

COAL FIRED POWER STATION - operating a coal fired power station.

CLR RESULT

The above site is NOT included on the Contaminated Land Register.

ADDITIONAL ADVICE

Note: Under the amended Regulation on 1 July 2005 the statutory fee for a search extract increased to \$34.00 per lot for Internet Searches & \$40.00 per lot otherwise. Extra service fees apply for CITEC CONFIRM'S Internet and Express services.

*******Please update your records with the above advice*******

If you have any queries in relation to this search please phone (07) 3227 7370.

Lindi Bowen

Registrar, Contaminated Land Unit

New Search

RTI DL RELEASE - EHP

Allocation of quarry material

APPLICATION NOTES:

1. Each assessment report prepared to support recommendations made for decision is to be structured in the format shown below.
2. Explanatory notes for completing the report are given under each heading in brackets.
3. The report is to be completed, where indicated, to confirm conclusion of supervisory review/endorsement, and decision stages of the process.

EPA REF NUMBER: 259103

FILE NO: BNE14600

DEVELOPMENT TRIGGER:

- Allocation to remove quarry material from below high water mark; Chapter 2, Part 5, Division 1.

PROJECT DESCRIPTION:

Removal of quarry material below high water mark for footings associated with the construction of a proposed rock wall for riverbank stabilisation

LOCATION DESCRIPTION:

Brisbane River - 130 (Lot 1 on RP53157) Lamington St (Powerhouse Park) New Farm

APPLICANT: Brisbane City Council

1. Proposal description

- An application has been received from Brisbane City Council for a resource allocation to allow the removal of 140 cubic metres of material from the Brisbane River, associated with the excavation of footings for a stone pitched retaining wall.
- A tidal works application for the construction of a rock wall and rock gabions will be submitted upon applicant's receipt of allocation.
- The method of extraction is the use of a long arm excavator with 0.5m³ bucket size. All works will be undertaken in accordance with the following Council guidelines:
 - Environmental Best Management Practices (1996)
 - Erosion & Sediment Control Standards (v9) – Brisbane City Council 2000
- All material will be removed from the site and disposed of at a licensed landfill – likely the BCC disposal site at Gardner Road, Rochedale
- The application was received on 5 April 2005. All information required for processing of the application was received on 29 April 2005.

2. Assessment Considerations

a) The Coastal Protection and Management Act 1995

Considerations under section 75(1)	Relevance to the proposal
(a) the State plan and regional plans; and	Yes, see (b)
(b) the impact the removal of the quarry material, including the proposed method of extraction, or the placement of spoil may have on coastal management including the following— <ul style="list-style-type: none"> (i) the supply of sediments to estuaries and the sea; (ii) the physical integrity of the land, including stability of beds and banks of watercourses; (iii) the quarry material available on the land and any existing allocations for the land; (iv) the ecologically sustainable development of the land and watercourses on the land; and 	i) No ii) Yes. Will improve bank stability as this resource allocation is associated with the construction of a retaining wall iii) N/A iv) No
(c) if the chief executive is satisfied the removal of the quarry material or the placement of spoil may impact on waters mentioned in the Environmental Protection (Water) Policy 1997, schedule 1, column 1—the impact the removal or placement may have on the environmental values and water quality objectives stated in a document mentioned in column 2 of that schedule for the waters; and	Spoil is to be disposed of at a licensed landfill. Appropriate sediment and erosion control and ASS management techniques to be incorporated into a site management plan. (See condition).
(d) the impact the removal of the quarry material or placement of spoil may have on the management of the river	

(i) fish habitats under the Fisheries Act 1994; or (ii) marine parks under the Marine Parks Act 1982; or (iii) protected areas under the Nature Conservation Act 1992.	i) Not within a fish habitat area ii) Not within a marine park iii) Not within a protected area
<i>Consideration under section 75(2)</i>	<i>Relevance to the proposal</i>
Also, in deciding an application that involves placement of quarry material in a coastal management district, the chief executive must consider— (a) the nature of the material including contaminants in the material; and	no
(b) the characteristics of the material's receiving environment.	no
<i>Consideration under section 75(3)</i>	<i>Relevance to the proposal</i>
(a) fair and equitable access to State resources; and	
(b) economic and social implications of a decision to grant or refuse the application; and	Approval will prevent potential bank collapse and allow public access to rivers edge
(c) the views of a local government about the removal of the quarry material or placement of spoil; and	Not assessable as works are 'maintenance of urban infrastructure' under <i>City Plan 2000</i> . Applicant is BCC.
(d) if the removal or placement happens on land under tidal water—the views of a harbour master about the effect the removal or placement may have on marine safety in the tidal water; and	yes - no objection subject to conditions
(e) if the removal or placement happens on land under tidal water within the limits of a port—the views of the port authority for the land about the removal or placement.	N/a

b) The State plan and regional plans

<i>Policy #, key coastal site, etc</i>	<i>Policy name/matter for assessment</i>	<i>Relevance to the proposal and assessment against the policy or consideration</i>
State and regional policies		
2.1.6	Extractive industry	No
2.1.8	Dredging	N/A (< 200 cubic metres, hence no ERA 19 required)
2.2.2	Areas of state significance (social and economic)	No impact
2.3.1	Future need for access	Public access to be improved
2.3.2	Water quality management	Best practice erosion & sediment control to be undertaken
2.4.4	Groundwater quality	N/a
2.8.1	Areas of state significance (natural resources)	No
2.8.2	Coastal wetlands	No
2.8.3	Biodiversity	s51 Fisheries Act Application has been made (to remove, destroy or damage marine plants). Works cannot be carried out without this permit.
Key coastal sites		
none		

c) Native title comments following notification

Native title notification was sent 7 April 2005. No responses to the notification were received and the period for response has expired.

d) Certification of drawings by a RPEQ or licensed surveyor

Drawings CD 041060 T3/RA Issue A Sheets 1 & 2 are certified by a Registered Professional Engineer of Queensland (RPEQ).

e) Other considerations

Operational policies, guidelines, codes, etc	Policy name/matter for assessment	Relevance to the proposal and assessment against the policy or consideration
None		

f) Additional third party advice or comment¹

Agency consulted	Content of views	Relevance of views to the assessment
Queensland Transport	No objection subject to conditions	Maritime Safety Queensland comments received. However, these comments also relate to the tidal works being applied for. Hence comments will be incorporated as Concurrency Agency conditions upon issuing Tidal Works approval.

3. Consultations

- N/a

4. Critical issues

- N/a

5. Conditions

The following conditions are recommended to be placed on the development approval for the purposes of coastal management:

- ☒ Standard conditions
☐ Non-standard conditions

The list of standard conditions are attached as appendix 1.

6. Term

2 years from date of issue

7. Recommendation

It is recommended that the proposed development should be:

Select:
☒ Approved with conditions
☐ Refused

Assessing Officer: Tara Collins

Signed: sch4p4(6) Personal information

Date: 6-6-05

8. Review and Endorsement

Manager/Director: Paul O'Keeffe

Signed: sch4p4(6) Personal information

Date: 14/6/05

Delegate: Rod Kent

Signed: sch4p4(6) Personal information

Date:

15/6/05

8

Your reference 981RC831

Pradesh Ramiah (Regional Planning Unit)

Redevelopment of New Farm Power House - Brisbane City Council

24 July 1998

I refer to your memorandum of 20 July 1998 concerning the proposed redevelopment of the New Farm power house by the Brisbane City Council.

Any response to the Department of Local Government and Planning should include the following paragraph:

"It is advised that all works, including any temporary works in, on, over, through, or across tidal lands or waters require sanction under the provisions of section 86 of the *Harbours Act 1955*. Enquiries concerning applications for sanction under section 86 of the *Harbours Act* may be directed to Mr B.H. Brooks (telephone: (07) 3225 8816)."

sch4p4(6) Personal information

Bill Kerwin
A/ Regional Manager
Coastal Management



Department of Environment

Southeastern Regional Office

Level 15, Jetset Centre, 288 Edward Street • Brisbane, Queensland

GPO Box 2771 • BRISBANE QLD 4001

Telephone (07) 3224 5641 • Facsimile (07) 3225 8723

File reference 981RC831

Memorandum

To Regional Manager - Environment - SERO Attn: Nerida Budd
Manager - Hazardous Wastes and Contaminated Lands - Central Attn: Mack Dreyer
Subject Regional Manager - Coastal Management - SERO Attn: Micheal Bowe
Regional Manager - Cultural Heritage - SERO Attn: Jo Bain

Information Request for Development Application for Redevelopment of New Farm Power House in Brisbane City

As part of the transitional Referral Coordination process, the Department of Local Government and Planning has requested from DoE comment on an information request, for the above development proposal.

The development proposal is Making a material change in use (development approval).

It would be appreciated if you could review the information provided and determine whether:

- it adequately addresses issues of concern to your Program, if not, detail what additional information is required eg. flora/fauna survey, AS6 assessment, EMPlan etc. Details should be as specific as possible;
- any DoE approvals, permits, licences are required, if so, please provide details of these and what information is needed from the applicant.

You are aware that a statutory time period applies and accordingly it would be appreciated if response could be provided by no later than **5pm Tuesday 28 July 1998**.

Any queries should be directed to Pradesh Ramiah on telephone (07) 3225 1061. Please respond via fax (07) 3225 8723 or email pradesh.ramiah@env.qld.gov.au

sch4p4(6) Personal information

Pradesh Ramiah
Temporary Environmental Officer (Regional Planning Unit)
Southeastern Region

Notes 20 July 1998

David
Sh only CM issue
relates to any possible
Section 86 approvals
needed.
You should respond
direct to RPU.

sch4p4(6) Personal information



Your Reference:
Our Reference: RCU5
Enquiries: Kylie Craig
Extension: (07) 3237 1770

PLANNING SERVICES

15 July 1998

ADDRESSEES AS ATTACHED

DOE SOUTHEASTERN REGION	
Correspondence No.	Barcode No.
File No. 981RC531	PART FOLIO 1 1
Action Officer	Related Items

Dear Sir or Madam,

RE: APPLICATION FOR REFERRAL COORDINATION

The Department has received an application for referral coordination under transitional arrangements of the Integrated Planning Act for the following proposal:

APPLICANT: Brisbane City Council
PROPOSED DEVELOPMENT: Power House Re-development
DESIGNATED DEVELOPMENT: Development adjacent to a Registered place under the *Queensland Heritage Act 1992* and a development adjacent to a wetland (Mangroves)
LOCATION: 119 - 133 Lamington Street, New Farm
LOCAL GOVERNMENT: Brisbane City Council

Based on the information provided, it would be appreciated if your organisation could advise on whether an information request needs to be made to assist in assessment of the application.

To assist you, we have enclosed information regarding the proposal. We have also enclosed a draft Information Request Guidelines for this type of development.

Could you please advise of your contribution to any information request by **31st July 1998**. If a reply has not been received by this time, it will be assumed your organisation has no comments to offer.

Further information or assistance may be obtained from the above contact officer.

Yours sincerely

sch4p4(6) Personal information

Kylie Craig
Referral Coordination Unit

IAU 15/07/98 3:46 PM \\File1\\files\\PS\\IAU\\Referral Coordination\\Letter to advisory bodies\\RCU5heritage and wetland.doc

Address correspondence to:
PO Box 187, BRISBANE ALBERT STREET Q 4002
Telephone (07) 3235 4062 Facsimile (07) 3235 4586



Chief Executive Officer
Brisbane City Council
PO Box 1434
BRISBANE QLD 4001
Attention: Rachelle McDowell
Fax No.: 3403 9125

Principal Heritage Architect
Cultural Heritage Division
Department of Environment
PO Box 155
BRISBANE ALBERT STREET QLD 4002
Attention: Mr John Hoysted
Fax No.: 77803

Regional Manager (Southeast)
Department of Environment
GPO Box 2771
BRISBANE QLD 4001
Attention: Suzanne Rayner
Fax No.: 58723

District Manager (Southeast)
Department of Primary Industries
PO Box 5165 SCMC
NAMBOUR QLD 4560
Attention: Mr Geoff Beare
Fax No.: (07) 54 760 570

District Manager (Moreton)
Department of Natural Resources
PO Box 864
IPSEICH QLD 4305
Attention: Mr Andrew Macpherson
Fax No.: 3884 5395

Draft Information Request Guidelines
for a
Development adjacent to a Registered Place under the *Queensland Heritage Act 1992*
and development adjacent to a Wetland
(Designated Area No. 7 & 10)

APPLICANT: Brisbane City Council
DESIGNATED AREA: Area Adjacent to a Registered place under the
Queensland Heritage Act 1992 and development adjacent
to a Wetland
LOCATION: 119 - 133 Lamington Street, New Farm
LOCAL GOVERNMENT: Brisbane City Council

PREAMBLE

Under S6.1.35C of the IPA, referral coordination is required for applications for a material change of use for a designated development or applications for a material change of use (other than for a dwelling house, outbuilding or farm building) on prescribed land or for the reconfiguration of a lot that is prescribed land. Designated development and prescribed land are defined terms and relate to those developments and areas previously mentioned in Schedule 1 and Schedule 2 of the Local Government (Planning and Environment) Regulation 1991.

The purpose of this guideline is to outline the various issues relevant to the preparation and consideration of an Information Request for development adjacent to a Registered Place under the *Queensland Heritage Act 1992* and development adjacent to a Wetland.

DEGREE OF DETAIL

In responding to an Information Request made through the referral coordination process, it is the advisable that the applicant address the impacts of the proposal to the degree necessary to enable the local authority to be informed of all the relevant impacts of the proposal. The level and nature of the investigations should be relative to the likely extent and scale of impacts. It is suggested that the applicant/consultant contact the relevant Local Government and State Advisory Bodies to clarify the nature and level of investigations.

It should be noted that the preparation of terms of reference for an Information Request does not indicate approval or support in any way, nor does it indicate approval in principle.

CONTENTS

The response should address the following matters and also generally follow the format as suggested in this document.

1. Summary

A concise summary generally following the format of the Information Request should be included.

2. Proposed Development

A detailed description of the proposal should be provided as well as general background information on the proposal:

- . a location plan showing the location of highest astronomical tide and mean high water springs in relation to the property boundary and boundary of development is required;
- . detailed concept of the development, including distances to boundaries, access, internal roads, parks and proposed infrastructure associated with the development;
- . source of water supply;
- . waste disposal system and infrastructure requirements, including a fire protection system that details fire trails and water points;
- . site drainage and erosion control;
- . methods of storm water drainage, allotment drainage and adjoining properties drainage;
- . location of any fences;
- . any clearing of vegetation; size and location and method of disposal of such cleared vegetation;
- . soils and suitability for the proposed waste disposal methods;
- . soils, land resources and agricultural suitability described and mapped at an appropriate scale;
- . extent and depth of proposed drain;
- . use of best available management practices for site drainage, treatment of drainage water and erosion control;
- . quantities of liquid waste generated by the proposal and methods of disposal;
- . use of best available methods of stormwater drainage and adjoining properties' drainage and treatment;
- . mangrove species to be used for rehabilitation;
- . provision of public open space and proposed landscaping of same; and
- . quantities, quality and sources of materials for fill, breakwater construction, aggregate for construction, and transport routes and methods.

The following details relevant to the proposed site should also be described:

- . land tenures of the site and adjacent areas that can be affected by the development; .
- . past and current usage of the site and surrounding area, including current applications or approvals;
- . local authority planning controls, by-laws and policies applying to the development;
- . approvals required for the project and expected program for approval applications;
- . existing infrastructure facilities available on and adjacent to the site.

Detail overall environmental protection measures incorporated in the design, siting, layout and landscaping of facilities and associated works to minimise impacts on the environment, including control of salinity and nutrient inflows into the drain, methods and ultimate

responsibility for maintaining this drain and proposals for tree preservation and/or rehabilitation.

3. Description of Environment and Assessment of Potential Impacts

Describe the area surrounding the proposed site, including information on: buffer distances from the site to alternative land uses; location of closest residences and business premises; aesthetic and landscape values; structures or archaeological areas of cultural, historical, religious, heritage or social importance.

Information required includes:

Topography

A description of the proposed site in relation to the catchment system and any waterways, on or near the site. Contour information for the site should be detailed at 0.5 metre increments at 1:1000 scale.

Also, assess the impact of predicted Greenhouse effects on the proposed development.

Soils and Geology

In regard to filling of the site, describe the method proposed to ensure that the filled site is not deemed a contaminated land site under the provisions of the Contaminated Land Act.

Provide a detailed soil survey of the area to be affected, particularly in respect of development capability and response to environmental stresses. To inventory the soils, it will be necessary to obtain information on the following aspects:

- . describe soil structure, including acid sulphate potential at the site and adjacent tidal areas;
- . erosion hazard rating;
- . rockiness; and
- . load bearing capacity - in particular consider the suitability of in situ material including overlying marine sediments as a base for reclamation and for the foundation of any breakwaters, revetments and other structures (including pile driving).

Also, detail erosion control measures to be employed to prevent sediment movement during construction and operation phases.

Hydrology

Describe methods of stormwater drainage both during and after construction, as well as any flood mitigation measures that are proposed for the site.

Assess the impact of raising the site level on the flooding characteristics of the site and surrounding land. Also, provide an assessment of the anticipated changes in hydrodynamics of adjacent waters arising from the proposal, including the effects of the proposal on tidal currents, wave patterns and drainage patterns, where such changes may cause shoreline damage, stagnant water and sediment movements.

Identify possible sources of water pollution or other changes in water quality, including soil erosion, siltation, and likely chemical composition of leachate from introduced fill.

Describe mitigating measures to be employed to reduce the potential for mosquito breeding.

Flora

Provide a detailed assessment of vegetation in the area identifying extent of native and introduced species. Include an assessment of the adjacent tidal areas likely to be affected by the proposed development and drain, particularly the impact of stormwater and increased nutrient levels, on seagrass beds and fish habitat. Include the extent of threatened species and the significance of vegetation to native fauna including intertidal invertebrates and shorebirds and the value of any intertidal vegetation to marine productivity.

Fauna

Provide a detailed assessment of terrestrial and marine fauna present, including the existence at any time of the year of rare or threatened species, protected or listed under international agreements (eg RAMSAR, CAMBA and JAMBA), wildlife corridors and the impact of the proposal on these.

Assess the current and predicted levels of mosquito/midge problems. Determine the species present, their source and likely range and the location, identification and extent of all areas set aside as buffers.

Fisheries

Define the nature and extent of existing marine features such as littoral, sub littoral lands, waterways, tidally affected lands and marine vegetation (for example, salt couch, mangroves):

- . within the proposed area of development;
- . in the region immediately adjacent to the proposal;

Similarly, the principal fishes and crustaceans occurring in and adjacent to the development area should be listed, their fisheries importance identified and their present abundance assessed.

Data on field observations is to be accompanied by information on sampling methods and substantiation of the efficiency of those methods.

The assessment of the impact of the proposal on flora/fauna shall identify and quantify:

- . the areas of different types of existing habitat which will be lost and any habitat areas which will be created;
- . the immediate and long-term effects on existing fisheries of any loss or modification of tidal, inter-tidal and subtidal lands;
- . benefits to recreational and/or commercial fishermen resulting from provision of infrastructure or other aspects of your proposal;
- . measures to minimise any disturbance (including increased turbidity) in the adjacent area during construction stages of the proposal and during any maintenance of facilities;
- . any discharge (sewage, stormwater, other effluent) from the proposed development, location of outfalls and possible impacts on fisheries resources of such discharges.

Air/Noise

Dust emission from the site during construction phase should be managed by the use of an on site water tanker on a regular basis.

Define the areas of impact and measure and discuss ambient noise levels in all areas likely to be affected by the development. Indicate any nearby land uses which could affect the proposal.

Noise during the construction phase should be controlled by way of Environmental Guidelines E1 if this phase lasts less than 6 months. If the construction phase extends over a greater period of time more stringent controls may be needed and the Regional Manager of the Environment Section of the Department of Environment should be contacted for this information.

Discuss the impact of noise on any wildlife likely to be present and management measures to mitigate any impact.

Coastal and Shore Management

Provide details of the cross section and plan shape, an assessment of the stability under normal and storm conditions and the source of sand to be used in the formation of any new beaches to be created.

Identify the width of the erosion prone area on the existing and proposed shores, including any coastline shores during interim stages of development. Discuss possible variations in the widths of erosion prone areas required to mitigate or accommodate the likely effects of the proposed development.

Indicate the design wave conditions for breakwaters, revetments, beaches and other marine works. Also, discuss the implications of the "greenhouse effect" on the development and the

adjacent coast, particularly with respect to reclamation and building levels and the provision of adequate buffer zones along the coast to accommodate erosion caused by predicted sea level rises and changes in climate conditions.

Social

Discuss the following:

- . any likely effect on sites of aboriginal archaeological or European heritage value if located on or in the vicinity of the site by way of a culture and heritage survey. Results of this survey should be sent to the Heritage Branch of the Department of Environment as soon as possible; and
- . the impact on recreational opportunities and facilities.

4. Environmental Management

In respect of impacts identified which need to be controlled, an environmental management plan monitoring and reporting should be required.

Particular issues to be addressed include:

- . vegetation management during construction and rehabilitation programs, including species to be used in landscaping and rehabilitation. Native species of local provenance should be used wherever possible;
- . measures to control mosquitoes/midges and means of mitigating impacts of such controls on aquatic ecosystems;
- . use of best available management practices for establishment and ongoing maintenance of stormwater drains and treatment, eg. cleaning of gross litter traps, maintenance of vegetated swales etc;
- . management measures to mitigate/restrict impacts of people and domestic animals on adjacent tidal areas with particular reference to impacts on shorebirds; and management measures to address any acid sulphate soils identified.

5. Consultation

In preparing the Information Request, the applicant/consultant should consult affected and interest groups. The Information Request should detail any public comment sought from and any consultation conducted with any affected groups (eg. community, environmental, industry) in developing the proposal and preparing the Information Request.

The following governmental bodies should be consulted during the preparation of the Information Request:

It is a requirement of the Department of Primary Industries that the proponent consult with the Queensland Commercial Fishermen's Organisation and Sunfish (the Queensland Recreational Fishing Council) for provision of comment from those organisations. For more information regarding this matter, please contact the Fisheries Section.

the **Brisbane City Council** in relation to land use, town planning, engineering and traffic matters and flooding and water quality matters;

the Regional Office of the Department of Primary Industries in relation to water quality monitoring techniques and the impact of the proposal upon water resources including ground and surface water, sand and gravel deposits and watercourses and banks;

the Department of Environment in regard to air, water, relevant pollution control legislation requirements; any contaminated lands; coastal management issues; conservation issues; and Moreton Bay Marine Park and Heritage issues.

6. **Advisory Bodies**

Chief Executive Officer
Brisbane City Council
PO Box 1434
BRISBANE QLD 4001
Attention: Rachelle McDowell

Manager
Department of Local Government & Planning
PO Box 187
BRISBANE ALBERT STREET QLD 4002
Attention: Manager, Referral Coordination Unit

Regional Manager (Southeastern)
Department of Environment
GPO Box 2771
BRISBANE QLD 4001
Attention: Ms Suzanne Rayner

Principal Heritage Architect
Cultural Heritage Division
Department of Environment
PO Box 155
BRISBANE ALBERT STREET QLD 4002
Attention: Mr John Hoysted

District Manager (Southeast)
Department of Primary Industries
PO Box 5165 SCMC
NAMBOUR QLD 4560
Attention: Mr Geoff Beare

District Manager (Moreton)
Department of Natural Resources
PO Box 864
IPSWICH QLD 4305
Attention: Mr Andrew Macpherson

RTI DL RELEASE - EHP



Contact name: Susan Beale
Phone: 3403 0494
Fax direct: 3403 0498
Your Reference:
Our Reference: MM 345 002
Date: 13 July 1998



Brisbane City Council

City Design
Floor 3 T C Beirne Building
315 Brunswick Street Mall
Fortitude Valley 4006
P O Box 1434
Brisbane Qld 4001
Telephone 07 3403 3849
Facsimile 07 3403 0438

Chief Executive Officer
Department of Local Government & Planning
GPO Box 690
BRISBANE 4001

Attention: Anne Caerdinael

Dear Sir/Madam,

**Re: Referral Co-ordination under s.6.1.35c(1)(b) of IPA 1997 as amended by BIPA 1998
Proposed Redevelopment of New Farm Powerhouse**

Please find enclosed ⁵ copies of an application for development, which Brisbane City Council by Acknowledgement Notice dated 9 July, 1998 (copy enclosed) has advised requires referral co-ordination.

Referral coordination is required for the following reasons -

- The development is on land having common boundary with a registered place under the Queensland Heritage Act, namely the CSR sugar refinery. (Note! The former powerhouse buildings, which are the subject of adaptation in this application, are *not* State listed);
- The development is on land having a common boundary with a waterway (Brisbane River) in which mangroves are growing.

Details of the proposal can be seen in the enclosed application, assessment report and drawings.

It is understood that you may wish to arrange an on site meeting with relevant assessment personnel. Please note that, while access is available, for safety reasons entrance to the site is restricted and during the next few weeks entrance to the buildings is very restricted. Please contact Susan Beale before arranging the meeting to ensure that access will be available at the time you select.

Yours faithfully,

sch4p4(6) Personal information

Peter Roy
Group Manager,
Architecture & Open Space Design,
BCC City Design

Enclosed: 2 copies of Assessment Report; 3 additional copies follow



received 13/7/98
Brisbane City Council

Our ref: 253/31/1-2357/98
Contact: Rachelle McDowell
Telephone: 340 36165

Development Assessment Team Central
Development & Regulatory Services
Customer & Community Services Division
Level 10 69 Ann Street
Brisbane Qld 4000
GPO Box 1434
Brisbane Qld 4001

Facsimile 07 3403 9125

9 July 1998

Peter Roy
Group Manager
Architecture and Open Space Design
City Design
Brisbane City Council
Level 3, 315 Brunswick Street
FORTITUDE VALLEY
QLD 4006

Dear Peter,

Acknowledgment Notice under 3.2.3 of the *Integrated Planning Act 1997*: Development Application for Place of Assembly and Restaurant relating to land at 119 to 133 Lamington Street, New Farm and described as Lot 101 SP 102967, Part of Lot 2 on RP 210504, Lot 1 on RP 53157, and unallocated land situated between the river and Lot 101., Parish of North Brisbane

I refer to the above application that the Council received on 25 June 1998 and advise that I have been appointed as the Council's Assessment Manager for the application. Please find attached the acknowledgment notice details in accordance with the requirements of section 3.2.3 of the *Integrated Planning Act 1997*. I would appreciate it if you would check the attached details and contact me if any of these are incorrect or incomplete.

I also inform you that the application requires "referral coordination" as the development constitutes "designated development". (See section 6.1.35C of the Act.) You are therefore required by section 3.2.6.(2) to provide a copy of the application and this acknowledgment notice to the Queensland Department of Local Government and Planning. The Department will then refer your proposal to relevant State agencies and coordinate any information requests. I therefore anticipate that the next formal contact you will receive will be a coordinated information request from the Department of Local Government and Planning. The Council has categorised your application as a Type 4 application. (An explanation of the application categories is attached.) This categorisation is based on an initial assessment and may need to be reviewed following more detailed investigations and the receipt of comments from the local Councillor and, in the case of publicly-notified applications, public submissions. Reclassification of the application may also mean that a different delegate will determine the application.

The application has been circulated to the following internal team members for comment:

Architect/Urban Designer - Danny Keenan
Engineering - Roadworks and Drainage - Darrell Czislawski
Engineering - Water and Sewerage - Phil Eastgate
Engineering - Traffic and Transport - Jos Ruhland
Pollution - Martin Mollee
Ecology - Les Hillhouse
Landscape Architect - Jean Rousseaux

Open Space Planner - Frank Andrews

Release

In addition, the application has been referred to the Urban Renewal Task Force for comment.

The Development Assessment Committee is the delegate appointed by the Council to determine the application.

If there is any matter that you would like to discuss please telephone me on 340-36165.

Yours faithfully,

sch4p4(6) Personal information

Rachelle McDowell
Town Planner, Development Assessment Team Central

RTI DL RELEASE - EHP

Acknowledgment Notice Details
(Section 3.2.3 of the *Integrated Planning Act 1997*)

APPLICANT DETAILS:

Brisbane City Council
Level 3, 315 Brunswick Street
FORTITUDE VALLEY
QLD 4006

SITE:

Address of Site:

119 to 133 Lamington Street, New Farm

Real Property Description:

Lot 101 SP 102967, Part of Lot 2 on RP 210504, Lot 1 on RP 53157, and unallocated land situated between the river and Lot 101. Parish of North Brisbane

Area of Site:

32,077 m²

Existing Zone:

Special Development (Newstead and Teneriffe Development Control Plan)

Existing RDA or Precinct:

Precinct 5

Name of owner:

Department of Recreation & Health, Brisbane City Council and State Government unallocated land

Name of Ward:

Central Ward

APPLICATION:

Aspects of development and development approvals sought:

Making a material change of use (Development permit)

(Please note that the Council has amended your application to the aspects listed above. The amendment has been made because preliminary approvals for a material change of use, carrying out of building works and carrying out operational works are also required)

Description of Proposal:

To adapt existing heritage buildings for a Community Arts Centre with associated restaurant/bar facilities and future boardwalk and commercial building

Purpose of proposal under Town Plan:

Park, Place of Assembly and Restaurant

Council file reference:

253/31/1-2357/98

Lodgement Date:

25 June 1998

COPYRIGHT HOLDERS:

The following copyright holders have provided their consent to reproduce and sell at cost copyright material:

Brisbane City Council, City Design - Architecture and Open Space

Brisbane City Council, City Design - Catchment Planning

Cox Rainer Architects

Allom Lovell Architects

PPK Environment and Infrastructure Pty Ltd

TTM Consulting Pty Ltd

RFA Acoustic Design Pty Ltd

Based on the material submitted as part of the application no further copyright holder's consents are required.

CODE OR IMPACT ASSESSMENT:

Brisbane City has a transitional planning scheme under the *Integrated Planning Act 1997*. The transitional provisions of the Act require that development be assessed using the criteria in the *Local Government (Planning and Environment) Act 1990* following either a "code assessment" or "impact assessment" process. In this instance the application will be assessed using impact assessment procedures. (The provisions of section 6.1.28 require that a development that would have required public notification under the repealed *Local Government (Planning and Environment) Act* be processed using impact assessment procedures.)

PUBLIC NOTIFICATION REQUIRED:

Public notification is to be carried out in accordance with the requirements of section 3.4.4(1) of the *Integrated Planning Act 1997*. You are therefore required to:

- (a) publish a notice at least once in a newspaper circulating generally in the City; and
- (b) place a notice on the land in the way prescribed under the regulations; and
- (c) give a notice to the owners of all land adjoining the land.

The notification period for this application is to be not less than 30 business days starting on the last day after the last action under section 3.4.4(1).

INFORMATION REQUEST:

This application requires referral coordination. The Queensland Department of Local Government and Planning will therefore coordinate any information request. The time frames in which that Department is to send such a request are set out in section 3.3.7.(1) of the *Integrated Planning Act 1997*.

For Referral Coordination contact:

Anne Cardinael
Referral Coordination Unit
Planning Services
Department of Local Government and Planning
GPO Box 690
BRISBANE QLD 4001

Phone: 3237 1736; Fax: 3235 4586

Mandatory Information

283/31/1-2357/98

Property Description

Street Address & Suburb (include shop tenancy No. & level if applicable)

114-115 283 - LINDA VICTORIA STREET, NEW FARM

4005

Real Property Description & Site Area

(refer to Rates Notice. If the application involves more than 4 lots, details on a separate sheet)

Lot 101	SRP	102.167	Area	1.131 ha
Lot 1	RP	53.157	Area	1.412 ha
Lot 2	RP	2.1054	Area	0.4717 ha
Lot 3	RP		Area	0.1030 ha
Parish	North Brisbane		Total Area	3.2077 ha

Applicant Details

Name/Company Name (in full)

114-115 283 - LINDA VICTORIA STREET, NEW FARM

Postal Address

283 TO BEHOLD BUILDING, 215 BRONXIE ST. MILL FORTUNE VALLEY 4006

Phone

2402 0530

Mobile No.

Fax

2402 0078

Owner's Consent

Owner's Name

(1) LINDA VICTORIA STREET, NEW FARM

Address

(2) 283 TO BEHOLD BUILDING, 215 BRONXIE ST. MILL FORTUNE VALLEY 4006

(1) 114-115 283 - LINDA VICTORIA STREET, NEW FARM

Signature/s (Company Seal)

(2) GORDON BODDIE, 114-115 283 - LINDA VICTORIA STREET, NEW FARM

sch4p4(6) Personal information

Copyright Holder's Consent

If the application involves more than 3 signatures, provide details on separate sheet

Copyright Holders (Print Name/s)

Signature

Existing File Reference

What best describes this application?

Material change of use

☒ Development Permit

Reconfiguring a lot

☐ Development Permit

Carrying out of building works

☐ Development Permit

Carrying out of operational works

☐ Development Permit

Carrying out plumbing & drainage works

☐ Development Permit

Type of approval being sought?

☒ Development Permit

☐ Preliminary Approval

☐ Development Permit

☐ Preliminary Approval

☐ Development Permit

☐ Preliminary Approval

☐ Development Permit

☐ Preliminary Approval

☐ Development Permit

☐ Preliminary Approval

What type of assessment process is required?

☐ Code Assessment Process

☒ Impact Assessment Process

Plan of Development

Has a plan of development been attached?

No ☐ Yes ☒

Modification to approval

Minor change to development approval ☐

Change or cancel conditions ☐

Extension to currency period ☐

Please provide details of the above in an attached Assessment Report

PA DEVELOPMENT APPLICATION FORM

Supporting Information

General Information

- A** Is the subject site within a Zone under the provisions of the Planning Scheme? No ☐ Yes ☒
If yes, please identify the Zone

RECREATION DEVELOPMENT

- B** Is the subject site located within a Development Control Plan (DCP) or Local Area Plan (LAP)? No ☐ Yes ☒
If yes, please identify the DCP or LAP or LAOP and Precinct

NO. 101-113 ST. VINCENT ST. LOT 101-113 DCP
PRECINCT 1 - INDUSTRIAL

- C** Length of Road Frontage

10.00m

- D** Current use of site

LOT 101-113 ST. VINCENT ST. LOT 101-113

- E** Previous use of site (if known)

10.00m (10.00m x 10.00m)

- F** Are there any existing easements over the subject site? No ☐ Yes ☐
If yes, please provide details on an attached plan of layout.

- G** Is there a VPO affecting the site? No ☒ Yes ☐
If yes, please provide details in an attached Assessment Report.

need not be provided if the site is not a VPO or if the VPO is not a VPO of the site.

Material Change of Use

Existing Buildings

- A** Description of existing buildings or structures erected on subject site

4.7m x 10.00m x 10.00m
10.00m x 10.00m x 10.00m

- C** Gross Floor Area (GFA)

472.50m²

- E** No. of car parking space

200

- C** Site Cover

10.00m x 10.00m

- F** Hours of operation

10.00m x 10.00m

- D** No. of Storeys

4

- G** No. of persons to be employed on site

10.00m x 10.00m

Proposed Use

- B** Proposed use of subject site (as defined in the Town Plan)

10.00m x 10.00m

Reconfiguring a Lot

- A** What is the Application for?

Subdivision of land
Subdivision by lease
Amalgamation
Boundary Re-alignment

Private Access easement
Extinguishment of an easement
Subdivision under Body Corporate & Community Management Act (BCCM)

If yes, please identify:

Building Format Plan
Standard Format Plan
Volumetric Format Plan
Community Management Statement

- B** Number of existing lots

10.00m x 10.00m

- C** Number of proposed lots

10.00m x 10.00m

- D** Existing structures/buildings on the subject site

10.00m x 10.00m

Operational Work

Existing Buildings

- A** Identify the type of operational work to be carried out
- Preliminary environment assessment ☐
Functional layout (roads) ☐
Stormwater drainage &/or roadworks &/or earthworks ☐
Stormwater management plan ☐

- Placing an advertising device on premises ☐
Landscaping (private/public land) ☐
Vegetation management plan ☐
Planting or managing trees for an ongoing forestry business ☐
Excavating/filling that affects the premises or its use ☐

- Extracting gravel, rock, sand or soil ☐
Water supply &/or sewerage reticulation ☐
Erosion and sediment control ☐
Street lighting and electrical reticulation ☐
Signs and lines ☐

Building Works/Plumbing Works

Complete Part A & Part B of the standard building form "Application for Building and/or Plumbing and Drainage Work"



17 June, 1998

Our Ref: BRI/002624

The Manager
Community and Lifestyle
Community and Economic Development
Brisbane City Council
GPO Box 1434
Brisbane Q 4001

Attention Ms Suzie Beale

Dear Madam

I acknowledge receipt of your letter of 2 June, 1998 making application for the issue of a Deed of Grant over an area of unallocated State land adjoining the old New Farm powerhouse.

During discussions held 16 June, 1998 between officers of Council and this Department it was agreed that the application would be investigated by the Department on the basis that part of the land may be set apart as a Reserve for a community purpose in terms of the Land Act 1994 under the control of Council, as trustee.

The application will be referred to the Department of Environment and the Regional Harbour Master, Brisbane for their views. Once these views have been received and considered I will contact you again.

* The Department has no objection to the subject area being included in an application for re-development of other land subject to Council becoming the owner and/or trustee of the area. *

A search of Lot 666 on Crown Plan B12342 is enclosed.

Yours faithfully

sch4p4(6) Personal information

for District Manager
Brisbane



DEPARTMENT OF NATURAL RESOURCES

City Design

Architectural Design Section
Floor 3 T.C.Beirne Building
315 Brunswick Street Mall
Fortitude Valley 4006

PO Box 1434
Brisbane Qld 4001

Telephone 07 3403 0527
Facsimile 07 3403 0498

COPYRIGHT HOLDERS

Application: Development of Performing Arts Cultural Centre at New Farm Powerhouse

1. Material Change of Use
2. ~~Building works~~
3. ~~Operational works~~

Site: Lot 2 RP 210504, Lot 1 RP 53157, Lot 101 SP 102967, Parish of North Brisbane
119 - 133 Lamington Street, New Farm

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In particular, copyright is granted to reproduce and sell at cost of reproduction material produced by that company or person for the above application for the purpose of distributing that material to participants in the Integrated Development Assessment process, except as follows.

In the event that the Assessment Manager (Brisbane City Council) and the person or company determine the material to be -

- (a) sensitive security information; or
- (b) other information not reasonably necessary for a third party to access for the purpose of evaluating or considering the effects of the development

the information will not be available for public scrutiny.

Name	Signature	Date
BCC City Design - Architecture & Open Space	sch4p4(6) Personal information	2/6/98
BCC City Design - Catchment Planning		12/6/98
Cox Rainer Architects		2.6.98
Allom Lovell Architects		17.4.98.
PPK Environment & Infrastructure Pty Ltd		9/6/98
TTM Consulting Pty Ltd		9/6/98
RFA Acoustic Design Pty Ltd		12/6/98

17 June, 1998

Our Ref: BRI/002624

The Senior Principal Engineer
Coastal Management
Department of Environment
GPO Box 2771
Brisbane Q 4001


**NATURAL
RESOURCES**

DEH Southeastern Region - FILE DETAILS	
98IRF 71	Part: <u>6</u>
Correspondence # A/Rmcast	198/7485
Action Officer	Bill Kenyon
Related Items	

Dear Sir,

sch4p4(6) Personal information

Application has been made to the Department by Brisbane City Council for the issue of a Deed of Grant over an area of unallocated State land adjoining the old New Farm powerhouse which is located on Lot 3 on RP210504, parish of North Brisbane. Details of the application are enclosed. Please note that no action is being taken at this time in relation to the areas of unallocated State land adjoining Lot 1 on RP53157.

During recent discussions between officers of Council and this Department Council has informed this Office that part of the proposed boardwalk may be used for commercial purposes but that the majority of the boardwalk will be used solely for public purposes. Council has been informed that the Department will investigate the application on the basis that the commercial area will be sold to Council for inclusion in its adjoining land and that the public use area, together with additional land to the south west which will connect the area with Brunswick Street, will be set apart as a Reserve for a community purpose in terms of the Land Act 1994 under the control of Council, as trustee.

Would you please furnish your views on the application.

Your faithfully,

sch4p4(6) Personal information

for District Manager
Brisbane

sch4p4(6) Personal information



DEPARTMENT OF NATURAL RESOURCES

QUEENSLAND
GOVERNMENT

Enquiries to: Michael Wade
Level 4, National Mutual Building 144 Edward Street BRISBANE Q 4000
GPO Box 1401 BRISBANE Q 4001
Telephone : (07) 32278115 Facsimile: (07) 32278429

Collection 1

sch4p4(6) Personal information

No prev records can be located

Plans of Riverside Structures

The enclosed plans show drawings for the powerhouse at the riverside and within the river.

The plan dated *July 1927* shows the powerhouse building as it was to be built in 1926-1928. It depicts the "existing river bank" of that date and some other proposed riverside structures.

The later plan dated *15.11.27* shows building extensions, which were not built until 1934, and rock wall, fill and other structures in the river. It is believed that the riverside structures were built at the same time in 1934. This plan of structures proposed for the riverside accords well with the area of unallocated land created above the high water mark and which is the subject of this request.

Photographic History

Relevant photographs have been compiled chronologically.

For the land adjacent to Lot 3 RP 210504, photographs reveal the creation of land and structures in accordance with the abovementioned plans of the powerhouse in photographs dated 1938 and 1951. Photograph dated 1927 indicates that the land did not exist at that date.

For the land adjacent to Lot 1 RP 53157, photographs show the site before construction of the powerhouse and use of the site for coal storage.

If there are any further details you require we would be happy to provide these, or to meet and explain the proposals for this land use and for the Powerhouse in greater detail. You can contact the Powerhouse Project Manager Mr Chris Bowen on 3403 4354 for additional information.

Yours sincerely,

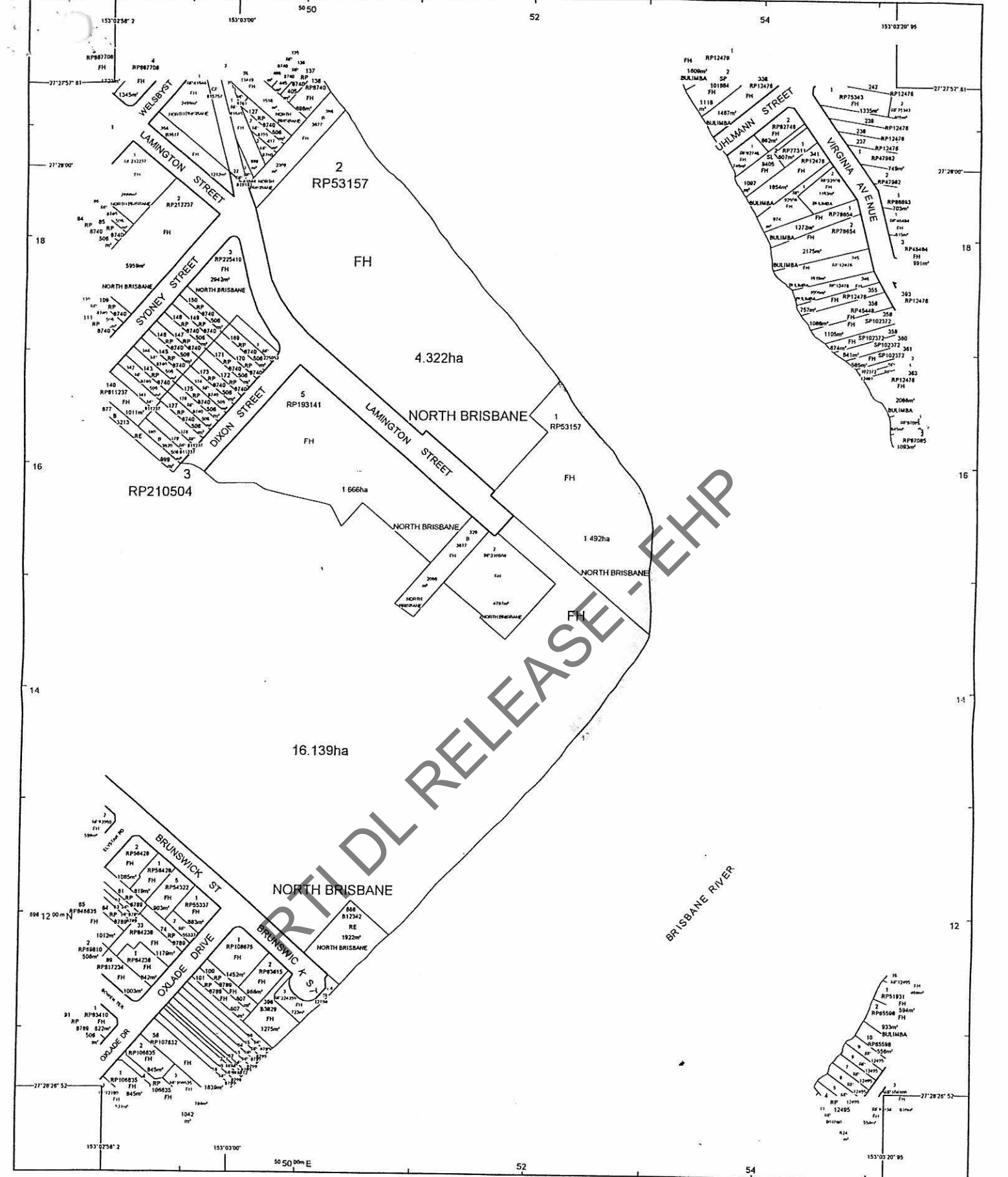
sch4p4(6) Personal information

Pauline Peel
Manager, Community and Lifestyle
COMMUNITY AND ECONOMIC DEVELOPMENT

Michael Wock
To follow up please

sch4p4(6) Personal information

Senior Land Officer
Land Services Brisbane
- 5 JUN 1998



STANDARD MAP NUMBER
9543-33321

MAP WINDOW POSITION

NEAREST LOCALITY

SUBJECT PARCEL DESCRIPTION		
DCDB	Lot/Plan	2/RP210504
	Area	4781m²
	Tenure	FREEDHOLD
	Local Government	BRISBANE
	Locality	NEW FARM
	Parish	NORTH BRISBANE
	County	STANLEY
	Parcel Segment	10625252

CLIENT SERVICE STANDARDS

PRINTED (yymmdd) 1998/25

(Important Notice: The Information hereon is NOT an OFFICIAL RECORD and its ACCURACY is NOT GUARANTEED)

DCDB 1998/125

For symbology see the BLIN Abbreviations Sheet.

LEGEND

BLINMAP

An External Product of the Basic Land Information Network
Based upon an extraction from the Digital Cadastral Data Base



NATURAL RESOURCES

(c) The State of Queensland
Department of Natural Resources, 1998

HWM RP53157

HWM Located '98

RP. 53157

1.

LAMINGTON ST.

2.

RP. 210504

Proposed Boundary
(Subject to Approval)

3.

RP. 210504

Unallocated State Land

Abt. 1050m²

River

Brisbane



Project Name

UNALLOCATED STATE LAND

Adjacent to Lot 3 on RP.210504 & Lot 1 on RP53157

Original Pors. 369 & 395 , Original Suburban Allots. 28-30

Parish of North Brisbane

Collection 1

ORIGINAL FILE # K:\ADSS\PLANFORM\CDSS_SUR.DTA



Scale 1 : 1000

Drawn by: Personal information 7/11/98

Search No. 1388

Instructions by: Susan Beale
City Design Architects

CADD Ref: 364.dra

SYMBOL FILE # L:\CITY_DES\SYM\CDSS_SUR

**CITY DESIGN
TECHNICAL SERVICES**

3rd Floor T.C.Beirne Centre
315 Brunswick St Mall. 4006.
N.Owen. ph.(07)34030452 fax.(07)34030438

Project / Plan No.

364-31

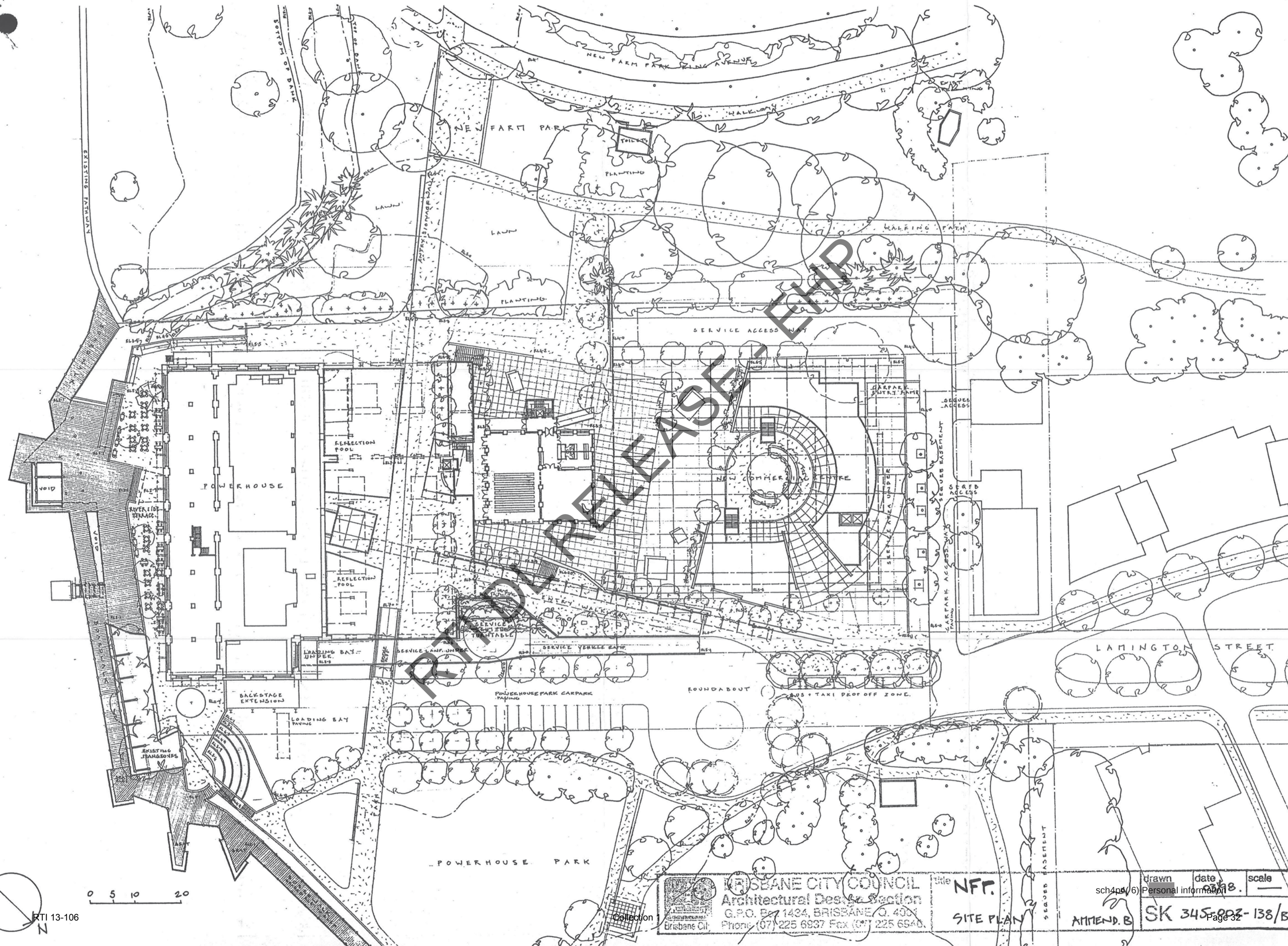
Amend^t.

Page 30

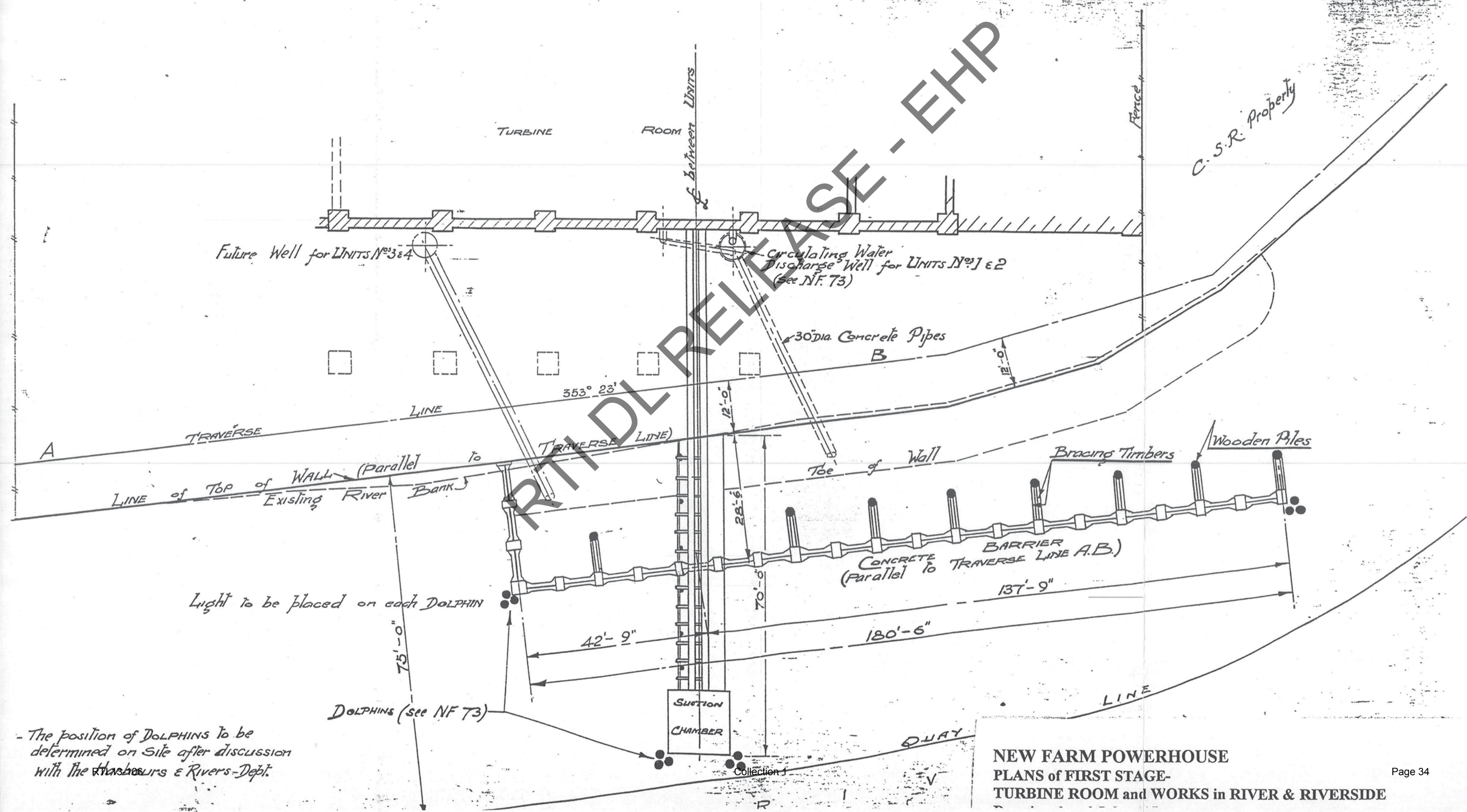
RTI DL RELEASE - EHP

**PLANS of RIVERSIDE STRUCTURES
NEW FARM POWERHOUSE**

RTI 13-106



REINFORCED CONCRETE SLAB 87 Kc



- The position of DOLPHINS to be determined on Site after discussion with the Harbour & Rivers Dept.

RTI DL RELEASE - EHP

**PHOTOGRAPHIC HISTORY of RIVERSIDE
NEW FARM POWERHOUSE**

Powerhouse
site

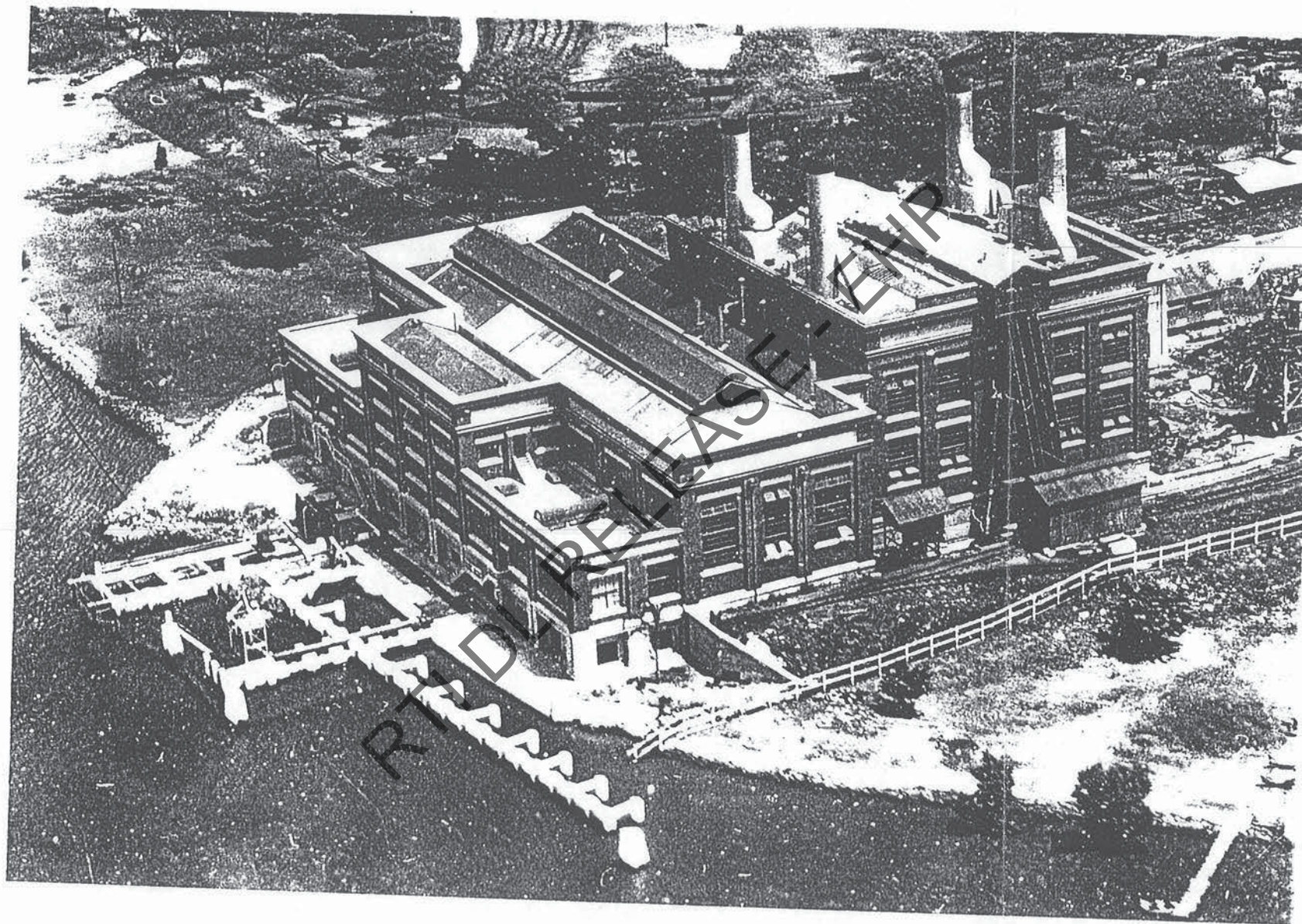




NEW FARM POWERHOUSE: STAGE 1 1927

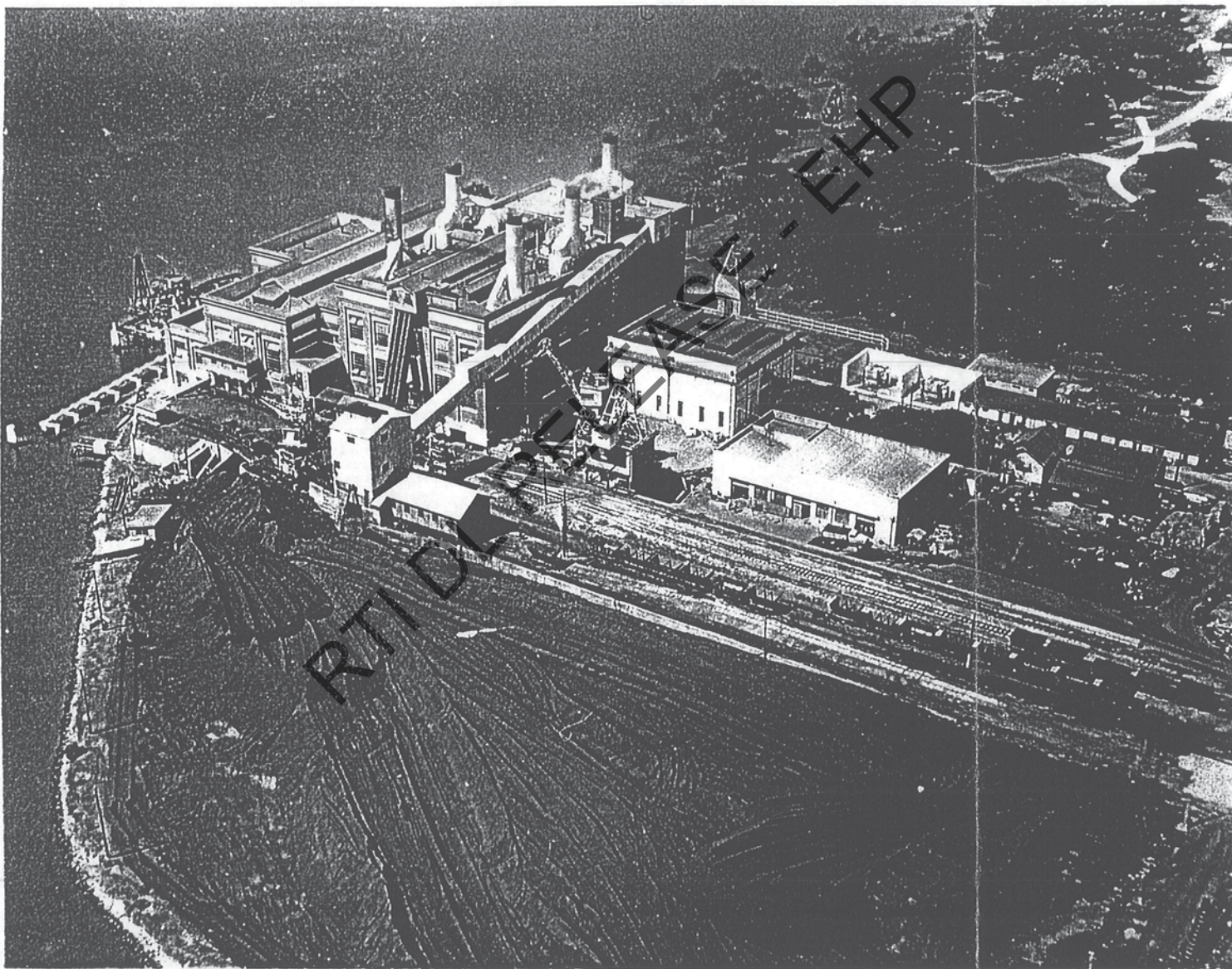


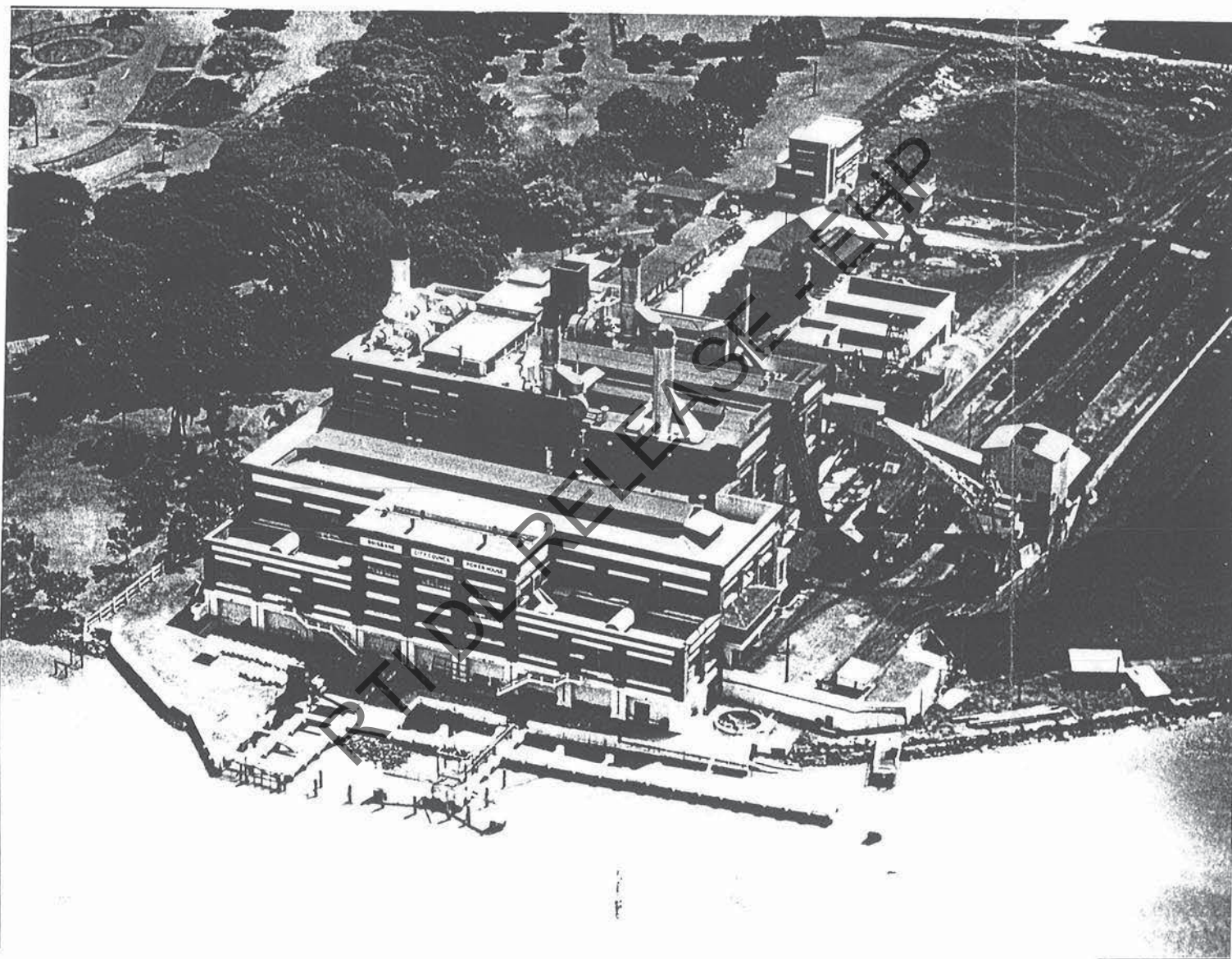
NEW FARM POWERHOUSE
a period between 1928 & 1934



NEW FARM POWERHOUSE 1938







NEW FARM POWERHOUSE

1951

