

John S. Taylor

From: John C. Taylor [johnc.taylor@epa.qld.gov.au]
Sent: Thursday, 19 May 2005 11:32 AM
To: Trevor Carter; Michelle Smallwood; Julian Chan
Cc: Ian Biggs; Darryl Byers
Subject: RCU1799 - DLGPSR Information Request to Applicant

Importance: High



RCU1799Sandmere
Road133-147Pink...

Today's mail contained the DLGPSR Information Request to the Applicant for the above development, dated 17 May 2005, detailed below:

Our reference STH5809 / BNE900727 Appl'n. No. 561 Part 1 / BNE cmu / Proj. Ref.
259820

Applicant: James Gettings & Abreeze Paper Recycling Pty Ltd.

Application Type: Material Change of Use

Referral Triggers: Development within 100m of an area mentioned in Integrated Planning Regulation 1998 Section 12, and Schedule 8 (c) (vi) 'area of inundation'.

Location: 133 - 147 Sandmere Road Pinkenba.
Lot 480 M3321 and Lot 481 M3321.

Local Government: Brisbane City Council.

Please compare the DLGPSR request, with the copy of the EPA request that I sent out [attached], and your contribution to me.

I have forwarded the DLGPSR copy received to Julian; and a copy to Darryl; and a copy to Ian; with this email attached.

Regards

John C Taylor
IDAS Coordinator - SEQ
Southern Region
Environmental Protection Agency
GPO Box 2771 Brisbane Q 4001
Flr 16, 288 Edward Street Brisbane
Phone: 07 3224 6139
Fax: 07 3225 8723
Email: johnc.taylor@epa.qld.gov.au

Name: Jodie Smith
Title: A/Referral Coordination Officer
Division: SEQWBB Planning
Telephone: 323 71770
Facsimile: 323 71738
E-Mail: Jodie.smith@dlgpsr.qld.gov.au
Internet: www.lgp.qld.gov.au

F a c s i m i l e

To:	Aaron Sweet	Bartley Burns	3207 5599
CC:	Morag Gilbert	Brisbane CC	3403 9239
	John Taylor	EPA	3225 8723
	Andrew Macpherson	DNRM	3884 5322
	Coralie Stebbing	DPI&F	5430 4994

Date: 17 May 2005

Pages:(incl. this one) 9

Re: RCU 1799 – 133-147 Sandmere Road, Pinkenba- INFORMATION REQUEST

Dear Mr Sweet

Please find attached a Referral Coordination Information Request for a development application involving land at the above address.

The original will be forwarded to you in the next mail.

If you have any questions please contact me on the above number.

Regards,

Sch4p4(6) Signature



Jodie Smith

Our Reference: RCU 1799
Enquiries: Jodie Smith
Extension: 323 71770
Address: PO Box 15031 City East Qld 4002
E-mail address: jodie.smith@dlgpsr.qld.gov.au



17 May 2005

Planning Services

James Gettings & Abreeze Paper Recycling Pty Ltd
C/- Bartley Burns
PO Box 2297
WELLINGTON POINT QLD 4160

Department of
Local Government, Planning,
Sport and Recreation

Attention: Aaron Sweet

RE: REFERRAL COORDINATION — INFORMATION REQUEST

Dear Sir

I refer to your letter dated 6 April 2005 and received in this office on 7 April 2005, requesting referral coordination under the *Integrated Planning Act 1997* (IPA) for the following application —

APPLICANT: James Gettings & Abreeze Paper Recycling Pty Ltd
APPLICATION TYPE: Material Change of use
REFERRAL COORDINATION TRIGGER/S: Sch 8 (c) (vi) (An area of inundation)
LOCATION: 133-147 Sandmere Road Pinkenba QLD, described as Lot 480 & 481 on M 3321
LOCAL GOVERNMENT: Brisbane City Council

I wish to advise that after preliminary assessment of your application additional information is required to fully assess the proposal. Details of the information requested are contained in pages 3 – 8 attached to this letter.

The following agencies were consulted in the preparation of this information request —

- Brisbane City Council (Assessment Manager)
- Environmental Protection Agency (Concurrence agency)
- Department of Natural Resources and Mines (Concurrence agency)
- Department of Primary Industries and Fisheries (Third Party)

The Department of Natural Resources and Mines, as a concurrence agency, request no further information.

The Act requires the applicant to provide a copy of the response to the information request to the Assessment Manager and any IDAS concurrence or advice agency. It is also recommended that copies of your information response be forwarded to the third parties listed above. Please note, under section 3.3.8 (3) of the IPA you are not required to send a copy of your information response to this Department.

Please note, you have 12 months to respond to this information request. The response must be made in one of the following three ways —

- Provide all the information requested; or
- Provide part of the information requested together with a notice asking the assessment manager and each IDAS referral agency to proceed with the assessment of the application; or
- Provide a notice —
 - (i) Stating that the applicant does not intend to supply any of the information requested; and
 - (ii) Asking the assessment manager and each IDAS referral agency to proceed with the assessment of the application.

It should be noted that in the event of an appeal against a decision on a development application, costs may be awarded against an applicant if the court considers the applicant did not give all information reasonably requested in the information request (s4.1.23(2)(g) of the IPA).

Further information or assistance may be obtained by contacting the above contact officer by telephone or e-mail.

Yours sincerely

Sch4p4(6) Signature

Kim Manoney
Principal Planner
SEQ-WBB Planning Division

CC:
Brisbane City Council
Environmental Protection Agency
Department of Natural Resources and Mines
Department of Primary Industries and Fisheries

MATTERS OF INTEREST TO THE ASSESSMENT MANAGER

The Brisbane City Council, as assessment manager for the application, raises the following matters of concern and request the following additional information —

INFORMATION REQUESTED

Primary Issues

Engineering

1. Obtain letter from Queensland Fire Services and send a copy to Council regarding fire fighting capability. The advice from Queensland Fire Services Department will determine whether council water main is to be upgraded and any other associated options.
2. Demonstrate how to deliver running water into office facilities including toilet.

Pollution

1. Submit further information advising as to the proposed activities to be conducted on site and whether such activities constitute Environmentally Relevant Activities as prescribed under Schedule 1 of the Environmental Protection Regulations 1998.
2. As the site is located in a high-risk region for acid sulfate soils, the applicant should provide an assessment against the Acid Sulfate Soil Code and State Planning Policy 2/02 – Planning and Managing Development Involving Acid Sulfate Soils. An Acid Sulfate Soils Investigation Report is required if greater than 100m³ of soil is disturbed. Any investigation report and subsequent Acid Sulfate Soils Management Plan must be developed in accordance with this policy and other associated technical guidelines.
3. Advise as to the proposed hours of operation for the use.

Ecology

1. This site is identified under *Brisbane City Plan 2000* as being wetland and being partially located within the Brisbane River Corridor. The site is located adjacent to Boggy Creek.

The site has recently been unlawfully filled. These works resulted in removal of wetland values and placement of fill within the river corridor.

Council is presently taking action against the previous owners of the site. Council is negotiating appropriate remediation and rehabilitation of the corridor area and buffer to adjacent wetland. Hence, the applicant is to:

- i) provide an amended site plan which identifies and retains corridor area and buffer to adjacent wetland, and
 - ii) provide details of remediation and rehabilitation works.
2. With respect to stormwater management:
 - i) Identify employed measures to prevent silt build up in bio-retention swale.

- ii) The Bio-retention swale does not seem to have any subsoil drainage mechanism. Overflow can be managed as sheet flow at the rear of the site.

Secondary Issues

Engineering

1. Council information shows approximated 10.00m stormwater easement between the boundary line of Lot 480 and Lot 481. No permanent structure will be allowed within this easement.
2. Indicate how long the "demountable site office" is proposed to be on the site, as this will determine whether the proposed toilet is to be connected into the council sewer line rather than emptying manually.

Advice

Engineering

1. Since this is a highly active Acid Sulphate soil area, a minimum type A internal pavement will be conditioned.

Should you require any further information in regard to this information request contact Morag Gilbert by telephone 3403 4982.

A copy of the response to the information request can be forwarded to:

**Morag Gilbert
Senior Planner
Development Assessment Team North
Development and Regulatory Services
Customer and Community Services
Brisbane City Council
GPO Box 1434
BRISBANE Q 4001**

MATTERS OF INTEREST TO ENVIRONMENTAL PROTECTION AGENCY

The Environmental Protection Agency as a concurrence agency for the application raises the following matters of concern and request the following additional information —

INFORMATION REQUESTED

1. Coastal Management District – *Coastal Protection and Management Act 1995*

Information Requested

- 1.1 Provide a plan at a scale that clearly identifies the location of Highest Astronomical Tide and Mean High Water Spring Tide in relation to the seaward property boundary of the subject land.

Please **contact Trevor Carter**, Principal Engineer, Coastal Unit on **(07) 3227 6718** if you require any further information regarding Coastal Management matters.

2. Contaminated Land

The EPA Contaminated Land Unit has concerns and the following information is requested in relation to Contaminated Land matters.

Information Requested

- 2.1 Sufficient information provided in accordance with the *Environmental Protection Act 1994* and the *Draft Guidelines for the Assessment and Management of Contaminated Land in Queensland* (DEH, 1998) to enable the Contaminated Land Unit to determine that Lot 480 on M3321 is suitable for the intended use.
- 2.2 Sufficient information provided in accordance with the *Environmental Protection Act 1994* (EP Act) and the *Draft Guidelines for the Assessment and Management of Contaminated Land in Queensland* (DEH, 1998) (Guidelines) to enable a Suitability Statement to be issued for Lot 481 on M3321, specifying that the land is suitable for the intended use. If the site is to remain on the EMR as a 'Managed' site a draft Site Management Plan for the intended use must be submitted to the EPA Contaminated Land Unit.

Advice

The EPA may recommend refusal or preliminary approval if all the information required is not provided.

The site investigation reports submitted with the application do not conform with the Guidelines, and they are not comprehensive and conclusive to enable the EPA to determine that the land is suitable for the intended use and additional investigations are required which meet the requirements of the EP Act and the Guidelines.

The Guidelines may be obtained from the Environmental Protection Agency's internet site at www.epa.gov.au, or by contacting the EPA's Contaminated Land Unit. Please ensure that the appropriate statutory fee [as of the 16 August 2004 \$922.00 per lot listed on the Environmental Management Register] is included with this application for the assessment of the site investigation and / or validation reports.

Please **contact Michelle Smallwood**, Environmental Officer on (07) 3225 8416 if you require any further information regarding Contaminated Land matters.

Should you require any further information in regard to this information request contact John C Taylor by telephone 3224 6139 or email: johnc.taylor@epa.qld.gov.au

A copy of the response to the information request can be forwarded to:

John Taylor
Principal Inspector
Environmental Protection Agency
GPO Box 2771
BRISBANE QLD 4001

Released by EHP under the RTI Act 2009

MATTERS OF INTEREST TO DEPARTMENT OF PRIMARY INDUSTRIES AND FISHERIES

The Department of Primary Industries and Fisheries as a third party for the application provides the following advice:-

ADVICE

Fisheries Issues

DPI&F advises that, provided the proposed development is appropriately managed, with particular regard to buffers between property activities and tidal lands (below the level of Highest Astronomical Tides) and to waste water management, impacts upon issues relevant to DPI&F are likely to be minor.

Red Imported Fire Ant Control Issues

DPI&F has investigated the proposed development of this site, and advises that it falls within a Fire Ant Restricted Area. As such, DPI&F requests that the following information also be included in the Coordinated Information Request:

- The principal contractor, and all other sub-contractors dealing with Fire Ant "High Risk Items", must have an Approved Risk Management Plan (ARMP) issued by the DPI&F prior to commencement of any work on the site. The applicant should contact the DPI&F Call Centre on 13 25 23 to arrange for an ARMP.
- "High risk items" have been clarified in the Plant Protection Amendment Regulation (No.5) 2003, gazetted on 19 December 2003 (see Attachment 1 for this listing).
- The principal contractor must also contact the DPI&F Call Centre to request a mandatory site inspection by a DPI&F inspector prior to the disturbance of any quantity of soil greater than one cubic metre. This initial site inspection must be followed by further inspections by authorised persons at no greater than 28-day intervals during the life of the project construction works.
- No "high risk item" is to be moved off the construction site unless a DPI&F inspector has given approval.
- Any "high risk item" sourced from within a Fire Ant Restricted Area must be accompanied by an appropriate Movement Certificate provided by the supplier of the material, and this documentation must be retained by the principal contractor for a period of 12 months.

DPI&F personnel will conduct the treatment of any fire ant infestations located on the construction site only.

If you require any further information regarding this matter, in the first instance, please contact Rowan Berney on telephone 07 5430 4960 or email rowan.berney@dpi.qld.gov.au.

A copy of the response to the information request can be forwarded to:

**Rowan Berney
Department of Primary Industries and Fisheries
PO Box 5165 SCMC
NAMBOUR QLD 4560**

Attachment 1

(1) A "high risk item" means any of the following—

- (a) red imported fire ant;
- (b) soil or any thing that has soil attached;

Examples—

- a plant that has soil on the plant's roots
- turf

(c) waste material, other than soil, that—

- (i) comes from the ground; or
- (ii) is manufactured from material that comes from the ground;

Examples—

- material extracted from the ground as part of building construction
- kiln dust

(d) waste bio-solids that are a product of processing or manufacturing an animal, a plant or anything that comes from an animal or a plant;

Examples—

- solid waste from a sewerage treatment plant
- solid waste produced by processing an animal at an abattoir

(e) a container used for growing, harvesting, moving, packing or storing that contains soil or has soil attached;

Examples of a container—

bee hive, bin, carton, case, crate, pallet, pot

(f) baled hay or straw;

(g) an appliance used—

- (i) to disturb soil; or
- (ii) for packing or moving a thing mentioned in paragraph (a) to (f).

(2) Also, if an inspector decides any thing associated with a person's commercial activity may spread fire ant, and notifies the person of the decision, the thing is a "high risk item".

IDAS Coordination - SEQ, Southern Region

Information Request Coordination

Send response to reach IDAS Coordinator by 3pm on : 9 May 2005

Their Reference: RCU1799

Your Reference: [Note that this is not necessarily same as the above]

Applicant: ~~James Gettings & Abreeze Paper Recycling Pty Ltd.~~

Application Type: ~~Material Change of Use~~

Referral Triggers: Development within 100m of an area mentioned in *Integrated Planning Regulation 1998* Section 12, and Schedule 8 (c) (vi) 'area of inundation'.

Location: 133 - 147 Sandmere Road Pinkenba.
Lot 480 M3321 and lot 481 M3321.

Local Government: Brisbane City Council.

Team:

Coordinating Officer:

Responding Officers [each to respond EITHER Info Request OR No Info Requested & Sign off]:

Specialty	Officer	Info Request Attached (with file path)	No Info Requested	Sign off	Date
Biodiversity	Deidre de Villiers Robyn Hesse				
Cultural Heritage	Stewart Armstrong Peta Dennis	N/A			
Environmental Planning	Julian Chan Robyn Hesse				
QPWS / Marine Parks		N/A			
Coastal Planning		N/A			
Coastal Management Unit	Ian Biggs Rod Kent				
Contaminated Land Unit	Helen Banks M Zavaleta-Romero	✓ Emulated 19/4/05		Sch4p4(6) Signature	19/4/05
Environmentally Relevant Activity/ies	Luke Zambelli David Everett	N/A			

Work Unit Manager - Print Name: MARK PATON

Work Unit Manager - Sign

Sch4p4(6) Signature

Date signed-off:

Please deliver to IDAS Coordinator - SEQ by 3pm on Due Date at Top of this Page!

EMR update pls:
Referral coordination
Info request issued
on 9 May 2005
Back to me please
Thanks
Michelle.

Sch4p4(6) Signature

Enquires
Telephone
Your reference
Our reference

John C Taylor
(07) 3224 6139
RCU1799
STH5809 / BNE900727 Appl'n. No. 561 Part 1 / BNE cmu / Proj. Ref. 259820

9 May 2005

Chief Executive
Department of Local Government and Planning
P. O. Box 187
BRISBANE ALBERT STREET QLD 4002

Attn.: Jodie Smith – Referral Coordination Unit

Dear Sir/Madam

RE: Development application for referral coordination at 133 – 147 Sandmere Road Pinkenba.

The Environmental Protection Agency (EPA) acknowledges receipt of a request for Referral Coordination input into an information request for a development application under transitional arrangements of the *Integrated Planning Act 1997* Section 6.1.35C for the following proposal:

Applicant: James Gettings & Abreeze Paper Recycling Pty Ltd.

Application Type: Material Change of Use

Referral Triggers: Development within 100m of an area mentioned in *Integrated Planning Regulation 1998* Section 12, and Schedule 8 (c) (vi) 'area of inundation'.

Location: 133 – 147 Sandmere Road Pinkenba.
Lot 480 M3321 and Lot 481 M3321.

Local Government: Brisbane City Council.

The EPA has reviewed the information provided in support of the application and offers the following comments.

CONCURRENCE AGENCY MATTERS

Environmentally Relevant Activities

The EPA has no information request in relation to Environmentally Relevant Activity matters. Please **contact Luke Zambelli**, Operations Manager, Water Group on (07) 3224 6885 if you require any further information regarding Environmentally Relevant Activity matters.

Coastal Management District – *Coastal Protection and Management Act 1995*

The EPA has concerns and the following information is requested in relation to Coastal Management matters.

Information Requested

Provide a plan at a scale that clearly identifies the location of Highest Astronomical Tide and Mean High Water Spring Tide in relation to the seaward property boundary of the subject land.

Please **contact Trevor Carter**, Principal Engineer, Coastal Unit on (07) 3227 6718 if you require any further information regarding Coastal Management matters.

Contaminated Land

The EPA Contaminated Land Unit has concerns and the following information is requested in relation to Contaminated Land matters.

Information Requested

1. Sufficient information provided in accordance with the *Environmental Protection Act 1994* and the *Draft Guidelines for the Assessment and Management of Contaminated Land in Queensland* (DEH, 1998) to enable the Contaminated Land Unit to determine that Lot 480 on M3321 is suitable for the intended use.
2. Sufficient information provided in accordance with the *Environmental Protection Act 1994* (EP Act) and the *Draft Guidelines for the Assessment and Management of Contaminated Land in Queensland* (DEH, 1998) (Guidelines) to enable a Suitability Statement to be issued for Lot 481 on M3321, specifying that the land is suitable for the intended use. If the site is to remain on the EMR as a 'Managed' site a draft Site Management Plan for the intended use must be submitted to the EPA Contaminated Land Unit.

Advice

The EPA may recommend refusal or preliminary approval if all the information required is not provided.

The site investigation reports submitted with the application do not conform with the Guidelines, and they are not comprehensive and conclusive to enable the EPA to determine that the land is suitable for the intended use and additional investigations are required which meet the requirements of the EP Act and the Guidelines.

The Guidelines may be obtained from the Environmental Protection Agency's internet site at www.epa.gov.au, or by contacting the EPA's Contaminated Land Unit. Please ensure that the appropriate statutory fee [as of the 16 August 2004 \$922.00 per lot listed on the Environmental Management Register] is included with this application for the assessment of the site investigation and / or validation reports.

Please **contact Michelle Smallwood**, Environmental Officer on (07) 3225 8416 if you require any further information regarding Contaminated Land matters.

Cultural Heritage - Architectural

The EPA has no information request in relation to Cultural Heritage matters.

Please **contact Stewart Armstrong**, Planning Manager (Cultural Heritage) on (07) 3225 8816 if you require any further information regarding Cultural Heritage - Architectural matters.

THIRD PARTY MATTERS

Biodiversity

The EPA has no information request in relation to Biodiversity matters.

Please **contact Julian Chan**, Senior Biodiversity Planning Officer on (07) 3224 6027 if you require any further information regarding Biodiversity matters.

Environmental Planning

The EPA has no information request in relation to Environmental Planning matters.

Please **contact Julian Chan**, Senior Biodiversity Planning Officer on (07) 3224 6027 if you require any further information regarding Environmental Planning matters.

It is requested that a copy of the final information request from your Department to the applicant be forwarded to the EPA for our records.

If you have any inquiries regarding this response please do not hesitate to contact John C Taylor by telephone, facsimile, or email: johnc.taylor@epa.qld.gov.au

Yours sincerely

John C Taylor

Principal Inspector

IDAS Coordination – SEQ (Brisbane District)

Southern Region

Memorandum



Queensland Government
Environmental Protection Agency
Incorporating the
Queensland Parks and Wildlife Service

Enquiries
Telephone
Your reference
Our reference

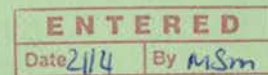
Michelle Smallwood
(07) 3225 8416

561 Part 1 File No: 900727

Thursday, 14 April 2005

19/4/2005

Sch4p4(6) Signature



To: JC Taylor, IDAS Coordinator - SEQ

From: Mark Paton, Chief Scientific Advisor – Contaminated Land Unit

Subject: Development description Material Change of Use for the land described as Lots 480 - 481 on M3321 located at 133 and 147 Sandmere Road, Pinkenba - Council Application No.: DRS/USE/H05-915359 - RCU No.: &/or ECOTRACK Project No: where is applicable

Dear John,

The EPA Contaminated Land Unit has concerns and the following information is requested in relation to Contaminated Land matters.

Information Requested

1. Sufficient information provided in accordance with the *Environmental Protection Act 1994* and the *Draft Guidelines for the Assessment and Management of Contaminated Land in Queensland* (DEH, 1998) to enable the EPA (Contaminated Land Unit) to determine that **Lot 480 on M3321** is suitable for the intended use.
2. Sufficient information provided in accordance with the *Environmental Protection Act 1994* (EP Act) and the *Draft Guidelines for the Assessment and Management of Contaminated Land in Queensland* (DEH, 1998) (Guidelines) to enable a Suitability Statement to be issued for **Lot 481 on M3321**, specifying that the land is suitable for the intended use. If the site is to remain on the EMR as a 'Managed' site a draft Site Management Plan for the intended use must be submitted to Environmental Protection Agency (EPA) (Contaminated Land Unit).

Advice

The EPA may recommend refusal or preliminary approval if all the information required is not provided.

The site investigation reports submitted with the application do not conform with the Guidelines, and they are not comprehensive and conclusive to enable the EPA to determine that the land is suitable for the intended use and additional investigations are required which meet the requirements of the EP Act and the Guidelines.

The Guidelines may be obtained from the Environmental Protection Agency's internet site at www.epa.gov.au, or by contacting the EPA's Contaminated Land Unit. Please ensure that the appropriate statutory fee [as of the 16 August 2004 \$922.00 per lot listed on the Environmental Management Register] is included with this application for the assessment of the site investigation and / or validation reports.

Please contact Michelle Smallwood on (07) 3225 8416 if you require any further information regarding Contaminated Land matters.

Sch4p4(6) Signature

Mark Paton
Chief Scientific Advisor – Contaminated Land Unit

Released by EHP under the RTI Act 2009

Memorandum



Queensland Government

Environment Agency

Wildlife Service

Enquiries Michelle Smallwood
Telephone (07) 3225 8416
Your reference
Our reference 900727

14 April 2005

To: Lindi Bowen, Registrar (EMR/CLR)

Through: Mark Paton, Manager, Contaminated Land Unit

From: Michelle Smallwood, Principal Environmental Officer, Contaminated Land Unit

Subject: Lot 481 on M3321 - Listing for abrasive blasting

As part of the review of a development application number 561 - Part 1. I have noted former correspondence authored by Gary O'Connor to Complete Abrasive Blasting dated 5 November 1993 that the site would be listed as a 'probable' site on the Contaminated Sites Register.

Section 23 (5) of the *Contaminated Land Act 1991* states

"Land may be classified as a probable site if a current or past use of, or activity on, the land is a prescribed use or the sort of use or activity that is known to have caused, or may have caused, land to become contaminated land."

Recommendation:

Site should be listed on the EMR as a notifiable activity had occurred there previously as confirmed by owner interview in section 2.2 of report titled *Fill Assessment and Stage 1 Contamination Investigation Report for 133-147 Sandmere Road, Pinkenba*, prepared by Bowler Geotechnical Pty Ltd, dated 5 March 2004. Additional reason is Figure 2 in *Preliminary Site Contamination Assessment, 147 Sandmere Road, Pinkenba* prepared by Woodward Clyde dated June 1993 indicating area of sand blasting activity.

Comments to be included on EMR:

"As per reports titled *Fill Assessment and Stage 1 Contamination Investigation Report for 133-147 Sandmere Road, Pinkenba*, prepared by Bowler Geotechnical Pty Ltd, dated 5 March 2004 and in *Preliminary Site Contamination Assessment, 147 Sandmere Road, Pinkenba* prepared by Woodward Clyde, dated June 1993 former activities on site include sand abrasive blasting and spray painting. Activities ceased in approximately 1995".

Sch4p4(6) Signature

Michelle Smallwood
Principal Environmental Officer

Page 1 of 2

160 Ann Street Brisbane
Queensland 4000 Australia
PO Box 155 Brisbane Albert Street
Queensland 4002 Australia
Telephone
Facsimile
Website www.epa.qld.gov.au
ABN 87 221 158 786

Mark, 14/4.
I'd appreciate your
thoughts on this
listing / or not.
Thanks Michelle

IPA APPLICATION ASSESSMENT SHEET CLU Due Date:

EPA App'n No 561 Part 1

File No: 900727

Referral Coordination (RCU) No.: ECOTRAK Project No.:

Council: Brisbane City Council

LA App'n No: DRS/USE/H05-915359

Site Address: 133 and 147 Sandmere Road, PinkenbaProperty Description: Lots 480 - 481 on M3321, Parish of Toombul

Applicant Name: Mr Aaron Sweet, Bartley Burns Pty Ltd

The following lots are in the EMR/CLR (AMA)

Lot/Plan	EMR/CLR (AMA) No.:	Notifiable Activity or Hazardous Contamination	On going activity Yes or No
480 on M3321	N/A		
481 on M3321	EMR 561	29. Petroleum Product Storage	Yes / Sch4p4(6) Signature

Any new ERA's?: No

Existing ERA's?: No

CLU Jurisdiction: Application triggered under IPA Schedule 8, Table 2, Item 5(c).

Past Use: Abrasive blasting, spray painting and paint storage were the last known uses of the site but it is listed on the EMR for petroleum product storage. The site has been previously filled to RL1.4 to 2.7m AHD.

Current Use: Vacant Land. Site is included within Future Industry Area. Surrounding land uses include residential and interim industrial uses.

Proposal: Material Change of Use **Proposal Description:** The applicant proposes to use the site as a storage yard predominantly for the storage of steel pipe delivered to Port of Brisbane. Major site excavation works will be undertaken to fill the middle of the site raise the site elevation to 2.88m AHD using crushed rock to consolidate site works. The vehicle manoeuvring area will be graded to fall at 1:200 to a vegetated drainage swale to be located with the front and rear setbacks to the storage area. The swales will provide treatment through sedimentation and filtration before stormwater is discharged to Sandmere Road table drain and then as sheet flow to the adjoining wetland.

Recommendation: Information request be issued to the referral coordinator requiring a site investigation by a suitably qualified person which fulfills all the requirements under the EP Act (i.e. application form, relevant fee for consideration and the original report). Including a note which states that Bowler Geotechnical Pty Ltd are not suitably qualified.

Reasons: Valid trigger under IPA. The site investigation report attached to the application is only a copy, does not include a statutory declaration or the correct fee under the *Environmental Protection Regulation 1998* for consideration of the report. A search of the qualifications database does not identify any person at Bowler Geotechnical as suitably qualified. The proposed site topography identifies that there is a potential for hazardous contaminants to enter the table drain/adjacent wetland. *N.B. At a quick glance the report identifies that the site is suitable for HIL (F).*

Assessor Name: Michelle Smallwood

Date: 13/04/05

Reviewer Name: Miguel Zavaleta
Revision Date: 13 April 2005

Reviewer Recommendation:

Agree with the recommendation with the following additions.

- 1) To include the lot 480 M3321 in the imp request because on page 2 of Boulder Geotechnical indicates that NA-33 Scrap yard was conducted

~~2)~~
Comment:

As this is a Referral Coordination, a memo ^{T.J. Taylor} as it is enclosed is enough.

Sch4p4(6) Signature

13-4-05

ecomaps

11/04/2005

Queensland Environmental Protection Agency

ecomaps Screen Plot

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ENVIRONMENTAL SCIENCES : better knowledge, better environment

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ecomaps

11/04/2005

- ☐ Cadastre Selection
- ☒ Grouped Cadastre
- ☐ Queensland

ecomaps Screen Plot

ecomaps Layers

Queensland Environmental Protection Agency

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Released by EHP under the RTI Act 2009

Miguel Zavaleta-Romero

From: John C. Taylor [johnc.taylor@epa.qld.gov.au]
Sent: Tuesday, 12 April 2005 2:26 PM
To: Darryl Byers; Helen Bankes; Ian Biggs
Cc: Cathy Birt
Subject: Applicants Delivery Of Application Information - Awaiting ecoaccess entry and or DLGPSR Referral Coordination - Sandmere Rd Pinkenba

Importance: High

Greetings All,

Last Friday's mail contained 2 copies of the Applicants Information for the below development.

Applicant: Bartley Burns Town Planning Pty Ltd

Application Type: Material Change of Use - Proposed Storage Yard

Referral Triggers: Development mentioned in Integrated Planning Regulation 1998 Section 12, and Schedule

Location: 133-147 Sandmere Road Pinkenba
Local Government: Brisbane City Council.

EPA Coastal and CLU are concurrence Role. I assume Coastal copy has been sent to Ecoaccess; and CLU has its copy.

I will be coordinating the EPA response to DLGPSR for this application, once referral coordination commences.

Regards

John C Taylor
IDAS Coordinator - SEQ (Brisbane District)
Southern Region
Phone: 3224 6139
Fax: 3225 8723
e.mail: johnc.taylor@epa.qld.gov.au

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**Queensland
Government**

Department of
Local Government,
Planning, Sport and
Recreation

Name: Jodie Smith
Title: A/Referral Coordination Officer
Division: SEQWBB Planning
Telephone: 323 71770
Facsimile: 323 71738
E-Mail: Jodie.smith@dlgpsr.qld.gov.au
Internet: www.lgp.qld.gov.au

F a c s i m i l e

To:

AM:	Morag Gilbert	Brisbane City Council	3403 5239
Con:	John Taylor	EPA	3225 8723
	Andrew Macpherson	DNRM	3884 5322
TP:	Coralie Stebbing	DPI&F	5430 4994

Date: 15 April 2005

Pages:(incl. this one) 16

Re: RCU 1799 - Sandmere Road, Pinkenba - Request for Comments

Please find attached a request for comments for the above Referral Co-ordination. As Assessment Manager or Concurrence/Advice Agency you should have a copy of the supporting documents. If you have been nominated as third party the supporting documents will be posted to you in the next mail.

Comments are due by close of business **9 May 2005**.

Please forward all requests for comments to the above email address, as well as advising in writing. If you do not have any comments or request for further information it would be appreciated if you could also advise me in writing or email.

If you have any questions please contact me on the above number.

Regards.

Sch4p4(6) Signature

Jodie Smith

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Land designated for community infrastructure

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

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

If you answered "YES" to Q19, the application requires assessment by the chief executive of the department administering the Act authorising the development for the designated purpose. If an agency other than the designator is the assessment manager for the application, the designating agency will be a concurrence agency for the application in relation to this matter.

19. Does the application involve development on land designated for community infrastructure –

- (i) intended to be supplied by a public sector entity; and
- (ii) on land not owned by or on behalf of the State; and
- (iii) other than development –
 - for the designated purpose; or
 - carried out by, or on behalf of, the designator

☒ NO

☐ YES

SEQ Regional Plan

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

If you answered "YES" to Q20, the application requires assessment by the Office of Urban Management (OUM).

20. Does the application involve a material change of use for urban purposes¹⁹ in the SEQ Region²⁰, other than for a single dwelling on an existing lot, for which all or part of the premises, the subject of the development, is in the –

- (i) Regional Landscape and Rural Production Area;
- (ii) Rural Living Area;
- (iii) Investigation Area; or
- (iv) Mt Lindesay/North Beaudesert Investigation Area, unless the premises is designated or zoned for urban purposes in the relevant planning scheme.

☒ NO

☐ YES

Fisheries matters

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

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

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

- ☐ (i) an assessable material change of use for aquaculture;
- ☐ (ii) assessable operational work that is the construction or raising of a waterway barrier;
- ☐ (iii) assessable operational work completely or partly with a declared fish habitat area;
- ☐ (iv) assessable operational work that is the removal, destruction or damage of a marine plant;
- ☒ (v) none of the above.

Referral coordination

An information request requires referral coordination if the application involves –

- (i) 3 or more concurrence agencies; or
- (ii) a facility or area assessable under a planning scheme and prescribed in schedule 7 or 8 of the IP Regulation; or
- (iii) development which is subject to an application for preliminary approval mentioned in section 3.1.6 of the IPA.

For more information go to Guide 2 & Guide 5.

22. Does the application trigger referral coordination?

☐ NO

☒ YES, as the application:

- ☐ (i) triggers 3 or more concurrence agencies;
- ☐ (ii) involves a facility made assessable under a planning scheme and prescribed in schedule 7 of the IP Regulation;
- ☒ (iii) involves development made assessable under a planning scheme and in an area prescribed in schedule 8 of the IP Regulation;
- ☐ (iv) is for a preliminary approval mentioned in section 3.1.6 of the IPA

Referral agency responses prior to lodgement

Under section 3.3.2 of IPA a referral agency may give a referral agency response on a matter within its jurisdiction about a proposal before an application for the proposal is made to the assessment manager.

This is commonly the case where an application requires referral to a building referral agency (eg. Old Fire and Rescue Service).

23. Did a referral agency give a referral agency response under s3.3.2 of the IPA before the application was made to the assessment manager?

☒ NO

☐ YES - attach a copy of the referral agency's response/s

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

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DATE RECEIVED	REFERENCE NUMBER/S
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¹⁹ Urban purposes is defined in schedule 10 of the IPA. To make it clear, urban purposes does not include rural residential purposes as defined in schedule 2 of the Draft South East Queensland Regional Plan.

²⁰ Local Governments within the SEQ Region are identified in the Draft South East Queensland Regional Plan as Beaudesert Shire, Boonah Shire, Brisbane City, Caboolture Shire, Caloundra City, Esk Shire, Galton Shire, Gold Coast City, Ipswich City, Kilcoy Shire, Laidley Shire, Logan City, Maroochy Shire, Noosa Shire, Pine Rivers Shire, Redcliffe City, Redland Shire and Toowoomba City.

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Referrals Checklist, Version 11.0, 1 March 2005

Tidal works in strategic port land tidal areas

For more information refer to Guide 18, schedule 8A of the IPA & schedule 2 of the IP Regulation. If you answered "YES" to Q14, the relevant port authority is the assessment manager for the application and EPA and Queensland Transport are concurrence agencies for the application.

14. Does the application involve tidal works within the limits of strategic port land tidal areas¹⁵?

- ☒ NO
☐ YES - complete Part M of Form 1

Heritage

For further information refer to Guide 13, schedule 8A of the IPA & schedule 2 of the IP Regulation. If you answered "YES" to Q15, the application triggers referral to the Queensland Heritage Council as concurrence agency for the application.

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

- ☒ NO
☐ YES - complete Part C of Form 1

Declared catchment areas

For more information, including a list of the declared catchment areas within Queensland, refer to Guide 13, schedule 8A of the IPA & schedule 2 of the IP Regulation.

Unless you answered "none of the above", the application requires assessment by NR&M. If an agency other than NR&M is the assessment manager for the application, NR&M is a concurrence agency for the application in relation to this matter.

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

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

Contaminated land

Applications involving material change of use and / or reconfiguring a lot may trigger this referral. For more information refer to Guide 5, schedule 8A of the IPA & schedule 2 of the IP Regulation. If you answered "YES" to Q17, the application requires assessment by EPA. If an agency other than EPA is the assessment manager for the application, EPA will be a concurrence agency for the application in relation to this matter.

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

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

Electricity infrastructure

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

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

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

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

¹⁵ Strategic port land tidal areas are the areas generally 50 meters seaward of high water mark adjacent to strategic port land.

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Removal of quarry material from a watercourse

For more information refer to Guide 16, schedule 8A of the IPA & schedule 2 of the IP Regulation. If you answered "YES" to Q8, the application requires assessment by NR&M. If an agency other than NR&M is the assessment manager for the application, NR&M is a concurrence agency for the application in relation to this matter.

Note: Part G of Form 1 is required to be completed as the activity of removing quarry material from a watercourse is also an Environmentally Relevant Activity (ERA).

8. Does the application involve development for the removal of quarry material from a watercourse⁹ under an allocation notice given under the *Water Act 2000*?

☒ NO
☐ YES - complete Part K₇ and G of Form 1

Operational works in a tidal area or coastal management district

For more information refer to Guide 18, schedule 8A of the IPA & schedule 2 of the IP Regulation. If you answered "YES" to Q9, the application requires assessment by EPA. If an agency other than EPA is the assessment manager for the application, EPA is a concurrence agency for the application in relation to this matter.

9. Does the application involve operational works in a tidal area or coastal management district as defined under the *Coastal Protection and Management Act 1995*?

☒ NO
☐ YES - complete Part M of Form 1

Tidal works and coastal management

For more information refer to Guide 18, schedule 8A of the IPA & schedule 2 of the IP Regulation. Unless you answered "none of the above", the application triggers referral to QT¹⁰ (Maritime Safety Qld) as concurrence agency.

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

☐ (i) tidal work¹¹ - complete Part M of Form 1
☐ (ii) disposing of dredge spoil or other solid material in tidal water - complete Part M of Form 1
☐ (iii) reclaiming land under tidal water - complete Part M of Form 1
☐ (iv) constructing a canal¹² if the canal is associated with reconfiguring a lot - complete Part M of Form 1
☒ (v) none of the above.

Coastal management

For more information refer to Guide 18, schedule 8A of the IPA & schedule 2 of the IP Regulation. Unless you answered "none of the above", the application requires assessment by EPA. If an agency other than EPA is the assessment manager for the application, EPA is a concurrence agency for the application in relation to this matter.

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

☒ (i) a **material change of use involving operational work** carried out completely or partly in a coastal management district¹³ and assessable under a planning scheme
☐ (ii) a **material change of use involving building work** carried out completely or partly in a coastal management district and assessable under a planning scheme that is -

- the construction of a new premises with a GFA¹⁴ of at least 1000m²
- the enlargement of the GFA of an existing premises by more than 1000m²

☐ (iii) assessable **reconfiguration** of a lot where the land is situated completely or partly in a coastal management district
☐ (iv) assessable **reconfiguration** of a lot¹⁵ in connection with the construction of a canal - complete Part M of Form 1
☐ (v) none of the above

Development below high water mark

For more information refer to Guide 18, schedule 8A of the IPA & schedule 2 of the IP Regulation. If you answered "YES" to Q12, the application triggers referral to the Port Authority.

The Port Authority is concurrence agency if the development is -

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

In all other situation the Port Authority is advice agency.

12. Does the application involve development below high water mark¹⁶ and within the limits of a port under the *Transport Infrastructure Act 1994*?

☒ NO
☐ YES - complete Part M of Form 1

Marinas

For more information refer to Guide 18, schedule 8A of the IPA & schedule 2 of the IP Regulation. If you answered "YES" to Q13, the application triggers referral to Queensland Fire and Rescue Service as an advice agency.

13. Does the application involve operational work that is tidal work for a marina¹⁷ with more than 6 vessel berths?

☒ NO
☐ YES - complete Part M of Form 1

⁹ Watercourse is defined in sch 10 of the IPA

¹⁰ Queensland Transport

¹¹ Tidal work is defined in sch 10 of the IPA

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

¹³ Coastal management district is defined in sch 10 of the IPA and means a coastal management district under the *Coastal Protection and Management Act 1995*, other than an area declared as a coastal management district under section 47(2) of that Act

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

¹⁵ Under s117 of the *Coastal Protection and Management Act 1995*, an application for reconfiguration, where the reconfiguration is associated with the construction of an artificial waterway, must be accompanied by the application for the operational works to construct the artificial waterway.

¹⁶ High water mark is defined in the *Coastal Protection and Management Act 1995* and means the ordinary high water mark at spring tides

¹⁷ Marina is defined in the *Transport Operations (Maritime Pollution) Regulation 1995*

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Clearing vegetation

For more information refer to Guide 12, schedule 8A of the IPA & schedule 2 of the IP Regulation. Unless you answered "none of the above" to Q3, the application requires assessment by NR&M. If an agency other than NR&M is the assessment manager for the application, NR&M is a concurrence agency for the application in relation to this matter.

3. The application involves: (tick applicable box) -

- ☐ (a) **operational work** for the clearing of native vegetation where the vegetation clearing is made assessable under Schedule 8 of the IPA - complete Part J of Form 1
- ☐ (b) **a material change of if -**
- (i) the lot contains -
 - a category 1, 2 or 3 area shown on a property map of assessable vegetation; or
 - if there is no property map of assessable vegetation for the lot - remnant vegetation; &
 - (ii) the existing use of the land is a rural or environmental use; and
 - (iii) the size of the land is 2 hectares or larger - complete Part J of Form 1
- ☐ (c) **reconfiguration of a lot if -**
- (i) the lot contains -
 - a category 1, 2 or 3 area shown on a property map of assessable vegetation; or
 - there is no property map of assessable vegetation for the lot - remnant vegetation; &
 - (ii) the size of the lot before the reconfiguration is 2 hectares or larger; and
 - (iii) 2 or more lots are created; and
 - (iv) the size of any lot created is 25 hectares or smaller - complete Part J of Form 1
- ☒ (d) none of the above

Strategic port land

For more information refer to Guide 11, schedule 8A of the IPA & schedule 2 of the IP Regulation. If you answered "YES" to Q4, the relevant Port Authority is the assessment manager and Queensland Transport is a concurrence agency for the application.

4. Does the application involve a material change of use on strategic port land that is **Inconsistent** with the approved land use plan under the *Transport Infrastructure Act 1994*?

- ☒ NO
- ☐ YES - complete Part I of Form 1

Acid sulfate soils

For more information refer to Guide 10 & schedule 2 of the IP Regulation. Unless you answered "none of the above" to Q5, the application requires assessment by NR&M. If an agency other than NR&M is the assessment manager for the application, NR&M is a concurrence agency for the application in relation to this matter.

5. The application involves assessable development (other than building work only assessable against the *Standard Building Regulation*) on land situated in an identified⁴ local government area and where the surface of the land is: (tick applicable box) -

- ☐ (i) below 20m AHD⁵ and the development involves the excavation of 1000m³ or more of soil or sediment at or below 5m AHD; or
- ☐ (ii) at or below 5m AHD and the development involves filling the site with 1000m³ or more of material
- ☒ (iii) none of the above

Major hazard facilities or possible major hazard facilities

For more information refer to Guide 17, schedule 8A of the IPA & schedule 2 of the IP Regulation. If you answered "YES" to Q6, the application requires assessment by DES⁶. If an agency other than DES is the assessment manager for the application, DES is a concurrence agency for the application in relation to this matter.

6. Does the application involve a material change of use for a major hazard facility or possible major hazard facility as defined under the *Dangerous Goods Safety Management Act 2000*?

- ☒ NO
- ☐ YES - complete Part L of Form 1

Water related development

For more information about items (i) - (iv), refer to Guide 15, schedule 8A of the IPA & schedule 2 of the IP Regulation. For more information about item (v), refer to Guide 14. Does my application involve assessment of a referable dam⁸, schedule 8A of the IPA & schedule 2 of the IP Regulation. Unless you answered "none of the above", the application requires assessment by NR&M. If an agency other than NR&M is the assessment manager for the application, NR&M is a concurrence agency for the application in relation to this matter.

7. The application involves:

- ☐ (a) **operational work** that is: (tick applicable box/es)
- ☐ (i) In a watercourse (eg. a pump, gravity diversion, stream re-direction, weir or dam)
 - ☐ (ii) for an artesian bore anywhere in the State, no matter what the use
 - ☐ (iii) for a subartesian bore, in declared groundwater area⁷, for use for purposes other than stock and/or domestic use
 - ☐ (iv) for a subartesian bore, in certain declared groundwater area, for use for stock and/or domestic purposes
 - ☐ (v) for a referable dam⁸
 - ☐ (vi) for taking overland flow water;
- ☒ (b) none of the above.

³ Department of Natural Resources and Mines

⁴ The identified local government areas are: Ayrakun, Bowen, Brisbane, Broadsound, Bundaberg, Burdekin, Burke, Burnett, Caboolture, Cairns, Calliope, Caloundra, Cardwell, Carpentaria, Cook, Coooloolo, Douglas, Fitzroy, Gladstone, Gold Coast, Harvey Bay, Hinchinbrooke, Isis, Johnstone, Livingstone, Logan, Mackay, Maroochy, Maryborough, Miriam Vale, Mornington, Noosa, Pine Rivers, Redcliffe, Redland, Rockhampton, Sarina, Thuringowa, Tiara, Torres, Townsville, Whitsunday.

⁵ Australian Height Datum (AHD)

⁶ Department of Emergency Services

⁷ The declared groundwater areas are listed in Guide 13 Development in a declared catchment area

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

Form 1 Development Application

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Referrals checklist

Completion of **all** questions on the Referrals Checklist is **mandatory** for all applications, other than those requiring the completion of Parts A & B only.

It is the responsibility of the applicant to work with the assessment manager to correctly identify if an application involves referral to an IDAS referral agency for their assessment and determination, or comment and / or the coordination of any information request by the Chief Executive DLGP through the referral coordination process. The checklist contains a number of questions to aid in this determination. If your application does involve referral, the assessment manager will confirm in the acknowledgement notice the referral actions required. To assist you in answering the following questions a series of guides are available free from www.ipa.qld.gov.au.

REFERRALS THAT CAN APPLY TO DEVELOPMENT

- other than building work assessable against the Standard Building Regulation 1993

Environmentally relevant activity

For more information refer to *Guide 4*, schedule 8A of the IPA & schedule 2 of the IP Regulation.

Unless you answered "none of the above" to Q1, the application requires assessment by the administering authority¹. If an agency other than the administering authority is the assessment manager for the application, the administering authority is a concurrence agency for the application in relation to this matter.

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

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

- ☐ (i) an environmentally relevant activity (ERA) for which a code for environmental compliance has **not** been made - complete Part G of Form 1
- ☐ (ii) a mobile or temporary ERA for which a code of environmental compliance has **not** been made - complete Part G of Form 1
- ☒ (iii) none of the above

State-controlled road matters

For more information refer to *Guide 3*, schedule 8A of the IPA & schedule 2 of the IP Regulation.

Unless you answered "none of the above" to Q2, the application triggers referral to Main Roads as referral agency.

In certain circumstances Main Roads will be an advice agency, while in other circumstances Main Roads will be a concurrence agency. Schedule 2 of the IP Regulation will assist you to determine where Main Roads is an advice or concurrence agency for the application.

2. The application involves development on land: (tick applicable box/es) -

(a) **contiguous**² to a State controlled road that is for -

- ☐ (i) a material change of use assessable against the planning scheme;
- ☐ (ii) reconfiguring a lot - unless the number of lots does not increase and the number of lots abutting the State-controlled road does not increase;
- ☐ (iii) operational work not associated with a material change of use assessable against the planning scheme or reconfiguring a lot that-
- is associated with access to a State-controlled road;
 - is for filling or excavation;
- ☐ (iv) operational work or building work (for a non-residential purpose and not associated with an assessable reconfiguration or a material change of use assessable against a planning scheme) that involves the redirection or intensification of site stormwater from the site, through a pipe with a cross-sectional area greater than 250mm² that directs stormwater to a State-controlled road;

(b) **not contiguous** to a State-controlled road that is -

- ☐ (iv) proposed within a local government area that has a transitional planning scheme and is for development -
- mentioned in schedule 5 of the IP Regulation and exceeds the thresholds set in that schedule
- ☐ (v) proposed within a local government area that has an IPA planning scheme and is for development -
- mentioned in schedule 5 of the IP Regulation and exceeds the thresholds set in that schedule
 - inconsistent with plans for State-controlled road infrastructure

(c) ☒ none of the above

¹ The administering authority may be either the Environmental Protection Agency, the relevant local government (for a devolved ERA) or the Queensland Department of Primary Industries and Fisheries (for a delegated ERA).

² Land contiguous to a State-controlled road is defined in schedule 14 of the IP Regulation to mean land if part of the land is within 100m of the State-controlled road or land that is part of a future State-controlled road.

Form 1 Development Application

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Material change of use

assessable against a local government's planning scheme

Completion of **all applicable questions** on Part D is **mandatory** for all applications involving assessment of a material change of use (MCU) assessable against a local government's planning scheme.

Nature of the application A development permit authorises development to occur, while a preliminary approval is a step in the approval process and does not authorise development to occur.	1. This application is for: (tick 1 or both if applicable) ☐ Preliminary approval for a material change of use of premises including conceptual design for any associated works that require approval under the planning scheme (i.e. consideration of the proposal concept) AND / OR ☒ Development permit for a material change of use of premises including conceptual design for any associated works that require approval under the planning scheme.
The subject land For the definition of "gross floor area" go to the planning scheme against which the application will be assessed.	2. How the subject land is identified in the planning scheme (name the zone, precinct etc.) Future Industry 3. Existing gross floor area: (if applicable) See Planning Report 4. Are there any existing easements on the land? ☒ NO ☐ YES - attach plans of the location and details of the purpose of the easement
Material change of use details	5. Details of the change to the use of the land: (eg. vacant land to shopping centre, house to apartment building, vacant land to industry (tyre manufacturing) etc.) Vacant Land to Storage Yard 6. Number of employees: n/a 7. Operating days and hours: See Planning Report
Associated building works details (if applicable) For the definition of "site cover", "gross floor area" and "storey" go to the planning scheme against which the application will be assessed.	8. Site cover: See Planning Report 9. Gross floor area: See planning Report 10. Number of on-site car parking spaces: See Planning Report 11. Number of storeys / maximum height above natural ground: See Planning Report 12. Number of employees n/a 13. Hours and days the use will operate See Planning Report
Associated operational works details (if applicable)	14. Details of associated operational works (eg. landscaping, cut and fill, drainage, road works etc.)

PLEASE NOTE

This application **cannot** be accepted unless accompanied by Part A of Form 1.

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

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DATE RECEIVED		REFERENCE NUMBER/S	
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INTEGRATED PLANNING ACT 1997

Part A, Version 2.0, 4 October 2004

(V)

(M)

(M)

(X)

(X)

PLEASE NOTE

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

OFFICE USE ONLY (applicable to assessment manager's)

PER (9)	DATE RECEIVED	RECEIVING OFFICER'S NAME/S	REFEREN CE NUMBER/ S
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allocation of, or entitlement to, the resource - go to Q 27

Advice for completing Q27

The information in (i) - (v) is mandatory if evidence is required under Q26 (i) or (iii) above.

The official stamp of the Department of Natural Resources and Mines is mandatory where the application involves taking or interfering with water or pyroclastic material under the Water Act 2000.

27. Evidence of the resource entitlement

(i) Resource entitlement / authority details

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

(ii) Name of delegated officer

(iii) Position of delegated officer

(iv) Signature of delegated officer

(v) Date

Referral triggers

The Referral Checklist must be completed and lodged with all IDAS development applications other than those requiring the completion of Part A and B of the Form only.

28. Is the Referral Checklist completed and attached to this application?

☒ YES☐ NO

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

Plans / drawings / reports

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

29. Plans/drawings/reports accompanying this application:

Plan / Drawing / Report Number

Title

Date

(i)

(ii)

(iii)

(iv)

(v)

INTEGRATED PLANNING ACT 1997

Part A, Version 2.0, 4 October 2004

Other applicable parts of Form 1

Part A of Form 1 must always be accompanied by other completed parts of Form 1.

For information about when a part of Form 1 may apply for an application refer to Guide 1: Making an IPAS development application.

Applicant details

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

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

If the applicant is a company

A contact person must be shown. All correspondence will be mailed to this address.

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

PART D

13. Name:

JAMES GETTINGS & ASREEZ PTY LTD - A.C.N. 099 103 983

14. Postal address:

C/- BARTLEY BURNS, PO BOX 2297, WELLINGTON POINT QLD 4160

15. Signature:

16. Date:

17. Contact person:

AARON SWEET

18. Telephone number:

07 3207 4488

19. Mobile phone number: (if applicable)

0403 383 064

20. Facsimile number: (if applicable)

07 3207 5599

21. Email address: (if applicable)

asweet@bartleyburns.com.au

Land owner's consent (if applicable)

Section 3.2.1(10)(a) of the IPA prescribes that an application can not be taken to be properly made without the land owner's consent.

For more information about land owner's consent, refer to Guide 1: Making an IPAS development application.

An application must be supported by the consent of the land owner if the application involves:

- (i) a material change of
- (ii) reconfiguration of a
- (iii) work on land below not within a coastal protection area
- (iv) work on rail corridor

For a mobile or temporary

Land owner's consent is not required.

If an owner has signed this form as applicant

The signature is not required again in this section.

If there are multiple owners

The consent of each owner is required.

If the owner is a company

Refer to Guide 1.

22. Name/s:

JAMES GETTINGS & ASREEZ PTY LTD - A.C.N. 099 103 983

23. Signature/s:

24. Date:

Sch4p4(6) Signature

3/2/05

Sch4p4(6) Signature

Resource entitlement (if applicable)

Section 3.2.1(10)(b) of the IPA prescribes that an application can not be taken to be properly made without evidence of the resource entitlement.

Advice for completing Q26

Refer to Schedule 10 of the Integrated Planning Regulation 1997 that prescribes the nature of evidence required by the State in support of the lodging of this development application.

25. Does this application involve taking or interfering with a State resource?

☒ NO - go to Q28☐ YES - go to Q26

26. This application is required by regulation to be accompanied by: (tick the applicable box)

☐ (i) evidence of the allocation of, or entitlement to, the resource - attach evidence☐ (ii) evidence the chief executive of the department administering the resource is satisfied the development is consistent with an allocation of, or entitlement to, the resource - go to Q 27☐ (iii) evidence the chief executive of the department administering the resource is satisfied the development application may proceed in the absence of an

Form 1 Development Application

idas

Common details

PART A

The completion of all applicable questions on Part A is mandatory for all applications.

Part A must be accompanied by one (1) or more other completed parts of the Form.

Any information requested in the form may be provided in an attachment to the application.

For further information about completing the following details, refer to Guide 1: Making an IDAS Application.

Description of land

All land the subject of the application must be identified.

A description of the land is not required in relation to a mobile or temporary environmentally relevant activity.

Advice for completing Q2

Q2 applies if development is proposed within a water body or watercourse.

Advice for completing Q3

Water land can be identified by a lot on plan description. These details can be obtained from title documents or through the local government.

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

- (i) the lot on plan description for the adjoining/adjacent land; or
- (ii) GPS coordinates where there is no adjoining/adjacent land (eg. in Moreton Bay).

Advice for completing Q7

Q7 does not apply if the development is proposed within a water body or watercourse.

Advice for completing Q8

Q8 applies if development is proposed within a local government area.

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

Advice for completing Q9

Q9 applies if development is proposed on strategic port land or a strategic port land tidal area.

For more information refer to Guide 1.

Development on strategic port lands

Proposal details

1. Street address, including house number, street name, suburb/locality name & postcode (if applicable)
133-147 SANDMERE ROAD, RINKENBA

2. Name of water body or watercourse, within which the development is proposed (if applicable)

3. Lot on plan description (eg. Lot 123 on RP 4567) / GPS coordinates
LOTS 480 & 481 ON CROWN PLAN M3321

4. The above description is for: (tick applicable box)

- ☒ (i) the land on which the development is proposed, or
- ☐ (ii) the land adjoining the water body or watercourse, within which the development is proposed, or
- ☐ (iii) the water body or watercourse.

5. Shop / tenancy number (if applicable)

6. Storey / level (if applicable)

7. Total area of land: (m² or ha) (if applicable)

0.333 HECTARES

8. Local government area in which the land is situated (eg. Brisbane, Exe, Harvey Bay, Woodoo etc.) (if applicable)

BRISBANE CITY COUNCIL

9. Port authority for the strategic port land or strategic port land tidal area on which the development is proposed (eg. Port of Brisbane, Port of Townsville) (if applicable)

10. Existing use of the land (eg. vacant, single house, shop etc.)

VACANT

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

STORAGE YARD

Environmental Protection Agency
Coastal Licensing
www.qld.gov.au/departments
www.epa.qld.gov.au

Environmental Protection Agency
Contaminated Land Unit
www.qld.gov.au/departments
www.epa.qld.gov.au

You are therefore required (under section 3.3.3 of the *Integrated Planning Act 1997*) to forward a copy of this acknowledgment notice and your application to the above addresses (where agencies are external to the Council) together with any applicable fee.

The Council did not refer this application to any other State Agency.

REFERRAL COORDINATION:

The following is the State Agency for 'referral coordination' pursuant to section 6.1.35C and 3.3.5 of the *Integrated Planning Act 1997*:

Department of Local Government and Planning
SEQ Planning Division
PO BOX 31
BRISBANE ALBERT STREET QLD 4002

You are therefore required (under section 3.3.5 of the *Integrated Planning Act 1997*) to forward a copy of this acknowledgment notice and your application to the above addresses (where agencies are external to the Council) together with any applicable fee and written notice of the day you complied with section 3.3.3(1) for each referral agency, if any.

INFORMATION REQUEST:

The Department of Local Government & Planning may make an 'information request' under section 3.3.7 of the *Integrated Planning Act 1997*.

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

APPLICANT DETAILS:

Mr Aaron Sweet
James Gettings & ABreeze Paper Recycling P/L
Breeze P/L
P O Box 2297
WELLINGTON POINT QLD 4160

SITE:

Address of Site:
133 And 147 Sandmere Road, Pinkenba
Real Property Description:
Lots 480-481 on M3321, Parish of Toombul
Area Classification:
Future Industry Area Fi
Name of Owner:
James Gettings & ABreeze Paper Recycling P/L
Name of Ward:
Hamilton

APPLICATION:

Aspects of development and development approvals sought:
Carrying out Building Work - Preliminary Approval
Material Change of Use - Development Permit

Description of Proposal:

Storage Yard
Council File Reference:
DRS/USE/H05-915359
Lodgement Date:
4 March 2005

PUBLIC NOTIFICATION REQUIRED:

This application does not require any public notification.

REFERRAL AGENCIES:

The following were Advice Agencies for this application:

Department of Natural Resources and Mines
www.qld.gov.au/departments
www.nrm.qld.gov.au

You are therefore required (under section 3.3.3 of the *Integrated Planning Act 1997*) to forward a copy of this acknowledgment notice and your application to the above addresses (where agencies are external to the Council) together with any applicable fee.

The following were Referral agencies for this application:



PLANNING SERV DCILGP

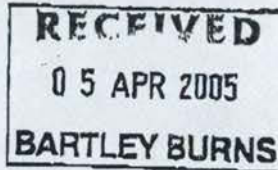
Brisbane City Council

ABN 72 002 765 795

Application No: DRS/USE/H05-915359
Project No: DRS/PRO/P05-106594
Contact: Morag Gilbert
Telephone: 3403 4982

Development & Regulatory Services
Customer & Community Services Division
69 Ann Street
Brisbane Qld 4000
GPO Box 1434
Brisbane Qld 4001

30 March 2005



Mr Aaron Sweet
James Gettings & ABreeze Paper Recycling P/L
P O Box 2297
WELLINGTON POINT QLD 4160

Dear Mr Sweet,

**Acknowledgment notice under section 3.2.3 of the *Integrated Planning Act 1997*:
Development Application for Storage Yard on land at 133 And 147 Sandmere Road,
Pinkenba and described as Lots 480-481 on M3321, Parish of Toombul.**

I refer to the above application that the Council received on 4 March 2005 and advise that I have been appointed as the Council's Assessment Manager for this 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.

The team has also identified a number of issues that require comment from the agencies listed on the attached acknowledgment notice details.

I also inform you that the application requires 'referral coordination' as the development is prescribed under Schedule 8, Part (2) of the *Integrated Planning Regulation 1998* (see section 6.1.35C of the *Integrated Planning Act 1997*).

The Senior Town Planner 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 3403 4982.

Yours faithfully,

Sch4p4(6) Signature

PP- Morag Gilbert
Senior Planner
Development Assessment Team North
Development and Regulatory Services
Customer and Community Services

PLANNING SERV DCILGP

Chief Executive Officer
Brisbane City Council
Attention: Morag Gilbert
Fax No: 3403 5239

John Taylor
Principal Inspector
Environmental Protection Agency
GPO Box 2771
BRISBANE QLD 4001
Fax No: 3225 8723

Andrew MacPherson
District Manager
Moreton District
Department of Natural Resources and Mines
PO Box 573
IPSWICH QLD 4305
Fax No: 3884 5322

Coralie Stebbing
Department of Primary Industries and Fisheries
PO Box 5165 SCMC
NAMBOUR QLD 4560
Fax No: 5430 4994

Released by EHP under the RTI Act 2009



PLANNING SERV DCILGP

**Queensland
Government**

Our Reference: RCU 1799
Enquiries: Jodie Smith
Extension: 323 71770
Address: PO Box 15031 City East Qld 4002
E-mail address: jodie.smith@dlgpsr.qld.gov.au

Planning Services

Department of
**Local Government, Planning,
Sport and Recreation**

15 April 2005

ADDRESSEES AS ATTACHED**RE: REFERRAL COORDINATION — REQUEST FOR COMMENTS**

Dear Sir/Madam,

The Department has received a request for referral coordination under the *Integrated Planning Act 1997* for the following application:

APPLICANT: James Gettings & Abreeze Paper Recycling Pty Ltd
APPLICATION TYPE: Material Change of use
REFERRAL COORDINATION TRIGGER/S: Sch 8 (c) (vi) (An area of inundation)
LOCATION: 133-147 Sandmere Road Pinkenba QLD, described as lots 480 & 481 on M3321
LOCAL GOVERNMENT: Brisbane City Council

Based on the information provided, it would be appreciated if your organisation could advise whether additional information is required from the applicant in order for you to fully assess the application.

Could you please advise in writing and via e-mail (to the above e-mail address) your information requirements by **9 May 2005**. If a reply has not been received by this time, it will be assumed your organisation requires no additional information.

Further information or assistance may be obtained by contacting me on the above telephone number or at the above e-mail address.

Yours sincerely

Sch4p4(6) Signature

Jodie Smith
A/Referral Coordination Officer
SEQ-WBB Planning Division





CLY
Coastal

Our Ref: 04.1620
BCC Ref: 915359

Bartley Burns Town Planning Pty Ltd
ABN 36 413 954 407

6 April 2005

Environmental Protection Agency
GPO Box 2771
BRISBANE QLD 4001

1 Peterson Street
Wellington Point Q 4160
PO Box 2297
Wellington Point Q 4160

Tel 07 **3207 4488**
Fax 07 3207 5599
info@bartleyburns.com.au
www.bartleyburns.com.au

Dear Sir/Madam,

**REQUEST FOR REFERRAL AGENCY RESPONSE RELATING TO PROPOSED STORAGE YARD
AT 133-147 SANDMERE ROAD, PINKENBA.**

Please find attached two (2) copies of the Development Application and Acknowledgement Notice for the above-mentioned development application.

I seek the Department's response to the proposal under section 3.3.16 of the *Integrated Planning Act 1997*. I also advise the Department that this application is subject to Referral Coordination. The Department's jurisdiction regarding the application is as a Concurrence Agency for Coastal Management and Contaminated Land matters.

Should you have any queries or require additional information in relation to the above, please do not hesitate to contact me on (07) 3207 4488. Sch4p4(6) Personal information

Yours faithfully,

Sch4p4(6) Signature

Aaron Sweet
Senior Planner

enc.

Copies to:
Morag Gilbert
Development Assessment North
Brisbane City Council
GPO Box 1434
BRISBANE QLD 4001

South East Queensland Planning Division
Department of Local Government & Planning
PO Box 31
BRISBANE ALBERT STREET QLD 4002

APPLICATION NUMBER: 561
FILE NUMBER: 900727
REFERRAL DATE: 8/4/05
DATE INFO REQUEST DUE: 22/04/05
RCU No. YES
OFFICER: Ms. Small Wood

Lot 480 M3321 MHR
Lot 481 M3321 MHR SG1
NA 29 petroleum storage.

* Internal dead line.

Sch4p4(6) Signature



11-04-05



Brisbane City Council
ABN 72 002 765 795

Application No: DRS/USE/H05-915359
Project No: DRS/PRO/P05-106594
Contact: Morag Gilbert
Telephone: 3403 4982

Development & Regulatory Services
Customer & Community Services Division
69 Ann Street
Brisbane Qld 4000
GPO Box 1434
Brisbane Qld 4001

RECEIVED
05 APR 2005
BARTLEY BURNS

30 March 2005

Mr Aaron Sweet
James Gettings & ABreeze Paper Recycling P/L
P O Box 2297
WELLINGTON POINT QLD 4160

CONTAMINATED
LAND SECTION
- 8 APR 2005

Dear Mr Sweet,

**Acknowledgment notice under section 3.2.3 of the *Integrated Planning Act 1997*:
Development Application for Storage Yard on land at 133 And 147 Sandmere Road,
Pinkenba and described as Lots 480-481 on M3321, Parish of Toombul.**

I refer to the above application that the Council received on 4 March 2005 and advise that I have been appointed as the Council's Assessment Manager for this 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.

The team has also identified a number of issues that require comment from the agencies listed on the attached acknowledgment notice details.

I also inform you that the application requires 'referral coordination' as the development is prescribed under Schedule 8, Part (2) of the *Integrated Planning Regulation 1998* (see section 6.1.35C of the *Integrated Planning Act 1997*).

The Senior Town Planner 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 3403 4982.

Yours faithfully,

Sch4p4(6) Signature

PP Morag Gilbert
Senior Planner
Development Assessment Team North
Development and Regulatory Services
Customer and Community Services

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

APPLICANT DETAILS:

Mr Aaron Sweet
James Gettings & ABreeze Paper Recycling P/L
Breeze P/L
P O Box 2297
WELLINGTON POINT QLD 4160

SITE:

Address of Site:
133 And 147 Sandmere Road, Pinkenba
Real Property Description:
Lots 480-481 on M3321, Parish of Toombul
Area Classification:
Future Industry Area Fi
Name of Owner:
James Gettings & ABreeze Paper Recycling P/L
Name of Ward:
Hamilton

APPLICATION:

Aspects of development and development approvals sought:
Carrying out Building Work - Preliminary Approval
Material Change of Use - Development Permit

Description of Proposal:
Storage Yard
Council File Reference:
DRS/USE/H05-915359
Lodgement Date:
4 March 2005

PUBLIC NOTIFICATION REQUIRED:

This application does not require any public notification.

REFERRAL AGENCIES:

The following were Advice Agencies for this application:

Department of Natural Resources and Mines
www.qld.gov.au/departments
www.nrm.qld.gov.au

You are therefore required (under section 3.3.3 of the *Integrated Planning Act 1997*) to forward a copy of this acknowledgment notice and your application to the above addresses (where agencies are external to the Council) together with any applicable fee.

The following were Referral agencies for this application:

Environmental Protection Agency
Coastal Licensing
www.qld.gov.au/departments
www.epa.qld.gov.au

Environmental Protection Agency
Contaminated Land Unit
www.qld.gov.au/departments
www.epa.qld.gov.au

You are therefore required (under section 3.3.3 of the *Integrated Planning Act 1997*) to forward a copy of this acknowledgment notice and your application to the above addresses (where agencies are external to the Council) together with any applicable fee.

The Council did not refer this application to any other State Agency.

REFERRAL COORDINATION:

The following is the State Agency for 'referral coordination' pursuant to section 6.1.35C and 3.3.5 of the *Integrated Planning Act 1997*:

Department of Local Government and Planning
SEQ Planning Division
PO BOX 31
BRISBANE ALBERT STREET QLD 4002

You are therefore required (under section 3.3.5 of the *Integrated Planning Act 1997*) to forward a copy of this acknowledgment notice and your application to the above addresses (where agencies are external to the Council) together with any applicable fee and written notice of the day you complied with section 3.3.3(1) for each referral agency, if any.

INFORMATION REQUEST:

The Department of Local Government & Planning may make an 'information request' under section 3.3.7 of the *Integrated Planning Act 1997*.

Form 1 Development Application

idas

Common details

PART A

The completion of all applicable questions on Part A is **mandatory** for all applications.

Part A must be accompanied by one (1) or more other completed parts of the Form.

Any information requested in the form may be provided in an attachment to the application.

For further information about completing the following details, refer to **Guide 1: Making an IDAS Application**.

Description of land	1. Street address, including house number, street name, suburb/locality name & postcode (if applicable)
All land the subject of the application, must be identified.	133-147 SANDMERE ROAD, PINKENBA
A description of the land is not required in relation to a mobile or temporary environmentally relevant activity.	2. Name of water body or watercourse, within which the development is proposed: (if applicable)
Advice for completing Q2	3. Lot on plan description (eg. Lot 123 on RP 4567) / GPS coordinates:
Q2 applies if development is proposed within a water body or watercourse.	LOTS 480 & 481 ON CROWN PLAN M3321
Advice for completing Q3	4. The above description is for: (tick applicable box)
Most land can be identified by a lot on plan description. These details can be obtained from title documents or through the local government.	☒ (i) the land on which the development is proposed; or
However, if the land on which the development is proposed does not have a lot on plan description (i.e. the development is proposed in a water body or watercourse) provide:	☐ (ii) the land adjoining the water body or watercourse, within which the development is proposed; or
(i) the lot on plan description for the adjoining/adjacent land; or	☐ (iii) the water body or watercourse.
(ii) GPS coordinates where there is no adjoining/adjacent land (eg. in Moreton Bay).	5. Shop / tenancy number: (if applicable) 6. Storey / level: (if applicable)
Advice for completing Q7	7. Total area of land: (m ² or ha) (if applicable)
Q7 does not apply if the development is proposed within a water body or watercourse.	3,333 HECTARES
Advice for completing Q8	8. Local government area in which the land is situated: (eg. Brisbane, Esk, Harvey Bay, Woodoo etc.) (if applicable)
Q8 applies if development is proposed within a local government area.	BRISBANE CITY COUNCIL
Note: Areas below high water mark are not within a local government's area unless provided for under the Local Government Act 1993.	9. Port authority for the strategic port land or strategic port land tidal area on which the development is proposed (eg. Port of Brisbane, Port of Townsville) (if applicable)
Advice for completing Q9	10. Existing use of the land: (eg. vacant, single house, shop etc.)
Q9 applies if development is proposed on strategic port land or a strategic port land tidal area.	VACANT
For more information refer to Guide 11: Development on strategic port land	11. Proposed use of the land: (eg. 6 unit apartment building, 30 lot residential subdivision, ERA for aquaculture in ponds with a total area of 7 ha for which wastes are released into waters etc.)
Proposal details	STORAGE YARD

INTEGRATED PLANNING ACT 1997

Part A, Version 2.0, 4 October 2004

<p>Other applicable parts of Form 1</p> <p>Part A of Form 1 must <i>always</i> be accompanied by other completed parts of Form 1.</p> <p>For information about when a part of Form 1 may apply for an application refer to <u>Guide 1 Making an IPAS development application</u>.</p>	<p>12. Other parts of Form 1 completed as part of this application: (eg. Part D, Part I, etc)</p> <p>PART D</p>
<p>Applicant details</p> <p>Clearly identify who is making the application. The applicant need not be the owner of the land.</p> <p>When signing and lodging this application</p> <p>The applicant is responsible for ensuring the information provided is correct. The assessment manager, any referral agency and the Chief Executive (where applicable) will rely on this information when assessing and deciding the application.</p> <p>If the applicant is a company</p> <p>A contact person must be shown. All correspondence will be mailed to this address.</p>	<p>13. Name: PAPER RECYCLING JAMES GETTINGS & ABREEZE PTY LTD - A.C.N. 099 103 983</p> <p>14. Postal address: C/- BARTLEY BURNS, PO BOX 2297, WELLINGTON POINT QLD 4160</p> <p>15. Signature: _____ 16. Date: _____</p> <p>17. Contact person: AARON SWEET</p> <p>18. Telephone number: 07 3207 4488</p> <p>19. Mobile phone number: (if applicable) Sch4p4(6) Mobile</p> <p>20. Facsimile number: (if applicable) 07 3207 6599</p> <p>21. Email address: (if applicable) asweet@bartleyburns.com.au</p>
<p>Land owner's consent (if applicable)</p> <p>Section 3.2.1(10)(a) of the IPA prescribes that an application can not be taken to be properly made without the land owner's consent.</p> <p>For more information about land owner's consent refer to <u>Guide 1 Making an IPAS development application</u>.</p> <p>An application <i>must</i> be supported by the consent of the land owner if the application involves:</p> <ul style="list-style-type: none"> (i) a material change of use; (ii) reconfiguration of a lot; (iii) work on land below high water mark and not within a canal as defined under the Coastal Protection and Management Act 1995; or (iv) work on rail corridor land defined under the Transport Infrastructure Act 1994. <p>For a mobile or temporary ERA</p> <p>Land owner's consent is not required.</p> <p>If an owner has signed this form as applicant</p> <p>Their signature is not required again in this section.</p> <p>If there are multiple owners</p> <p>The consent of <u>each</u> owner is required.</p> <p>If the owner is a company</p> <p>Refer to Guide 1.</p>	<p>22. Name/s: PAPER RECYCLING JAMES GETTINGS & ABREEZE PTY LTD - A.C.N. 099 103 983</p> <p>23. Signature/s: _____ 24. Date: _____</p> <p>Sch4p4(6) Signature</p> <p>3/2/05</p> <p>Sch4p4(6) Signature</p>
<p>Resource entitlement (if applicable)</p> <p>Section 3.2.1(10)(b) of the IPA prescribes that an application can not be taken to be properly made without evidence of the resource entitlement.</p> <p>Advice for completing Q26</p> <p>Refer to schedule 10 of the <u>Integrated Planning Regulation 1998</u> that prescribes the nature of evidence required by the State in support of the lodging of this development application.</p>	<p>25. Does this application involve taking or interfering with a State resource?</p> <p>☒ NO - go to Q28 ☐ YES - go to Q26</p> <p>26. This application is required by regulation to be accompanied by: (tick the applicable box)</p> <p>☐ (i) evidence of the <u>allocation</u> of, or entitlement to, the resource - attach evidence</p> <p>☐ (ii) evidence the chief executive of the department administering the resource is satisfied the development is <u>consistent with an allocation</u> of, or entitlement to, the resource - go to Q 27</p> <p>☐ (iii) evidence the chief executive of the department administering the resource is satisfied the development application <u>may proceed in the absence of an</u></p>

allocation of, or entitlement to, the resource - go to Q 27

Advice for completing Q27

The information in (i) - (v) is mandatory if evidence is required under Q26 (ii) or (iii) above.

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

27. Evidence of the resource entitlement

(i) Resource entitlement / authority details

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

(ii) Name of delegated officer

(iii) Position of delegated officer

(iv) Signature of delegated officer

(v) Date

Referral triggers

The Referrals Checklist must be completed and lodged with all IDAS development applications, other than those requiring the completion of Parts A and B of the Form only.

28. Is the Referrals Checklist completed and attached to this application?☒ YES☐ NO - the assessment manager may refuse to accept this application on the grounds that the application has not been properly made**Plans / drawings / reports**

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

29. Plans/drawings/reports accompanying this application:

Plan / Drawing / Report Number

Title

Date

(i)

(ii)

(iii)

(iv)

(v)

INTEGRATED PLANNING ACT 1997

Part A, Version 2.0, 4 October 2004

(vi)

(vii)

(viii)

(ix)

(x)

PLEASE NOTE

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

OFFICE USE ONLY (applicable to assessment managers)

FEE (\$)	DATE RECEIVED	RECEIVING OFFICER'S NAME/S	REFEREN CE NUMBER/ \$
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Form 1 Development Application

idas

Material change of use

assessable against a local government's planning scheme

Completion of **all applicable questions** on Part D is **mandatory** for all applications involving assessment of a material change of use (MCU) assessable against a local government's planning scheme.

Nature of the application A development permit authorises development to occur, while a preliminary approval is a step in the approval process and does not authorise development to occur.	1. This application is for: (tick 1 or both if applicable) ☐ Preliminary approval for a material change of use of premises including conceptual design for any associated works that require approval under the planning scheme (i.e. consideration of the proposal concept) AND / OR ☒ Development permit for a material change of use of premises including conceptual design for any associated works that require approval under the planning scheme.
The subject land For the definition of "gross floor area" go to the planning scheme against which the application will be assessed.	2. How the subject land is identified in the planning scheme (name the zone, precinct etc.) <input type="text" value="Future Industry"/> 3. Existing gross floor area: (if applicable) <input type="text" value="See Planning Report"/> 4. Are there any existing easements on the land? ☒ NO ☐ YES – attach plans of the location and details of the purpose of the easement
Material change of use details	5. Details of the change to the use of the land: (eg. vacant land to shopping centre, house to apartment building, vacant land to industry (tyre manufacturing) etc.) <input type="text" value="Vacant Land to Storage Yard"/> 6. Number of employees: <input type="text" value="n/a"/> 7. Operating days and hours: <input type="text" value="See Planning Report"/>
Associated building works details (if applicable) For the definition of "site cover", "gross floor area" and "storey" go to the planning scheme against which the application will be assessed.	8. Site cover: <input type="text" value="See Planning Report"/> 9. Gross floor area: <input type="text" value="See planning Report"/> 10. Number of on-site car parking spaces: <input type="text" value="See Planning Report"/> 11. Number of storeys / maximum height above natural ground: <input type="text" value="See Planning Report"/> 12. Number of employees <input type="text" value="n/a"/> 13. Hours and days the use will operate <input type="text" value="See Planning Report"/>
Associated operational works details (if applicable)	14. Details of associated operational works (eg. landscaping, cut and fill, drainage, road works etc.) <input type="text"/>

PLEASE NOTE

This application **cannot** be accepted unless accompanied by Part A of Form 1.

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

OFFICE USE ONLY (applicable to assessment manager)

DATE RECEIVED		REFERENCE NUMBER/S	
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Form 1 Development Application

idas

Referrals checklist

Completion of **all questions** on the Referrals Checklist is **mandatory** for all applications, other than those requiring the completion of Parts A & B only.

It is the responsibility of the applicant to work with the assessment manager to correctly identify if an application involves referral to an IDAS referral agency for their assessment and determination, or comment and / or the coordination of any information request by the Chief Executive DLGP through the referral coordination process. The checklist contains a number of questions to aid in this determination. If your application does involve referral, the assessment manager will confirm in the acknowledgement notice the referral actions required. To assist you in answering the following questions a series of guides are available free from www.ipa.qld.gov.au.

REFERRALS THAT CAN APPLY TO DEVELOPMENT

- other than building work assessable against the Standard Building Regulation 1993

Environmentally relevant activity

For more information refer to [Guide 4](#), schedule 8A of the IPA & schedule 2 of the IP Regulation.

Unless you answered "none of the above" to Q1, the application requires assessment by the administering authority¹. If an agency other than the administering authority is the assessment manager for the application, the administering authority is a concurrence agency for the application in relation to this matter.

Note: An application involving ERA 19 and/or 20 will also require completion of Part K₁ of Form 1 for approval **where** an allocation under the Water Act 2000 is required.

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

- ☐ (i) an environmentally relevant activity (ERA) for which a code for environmental compliance has **not** been made- *complete Part G of Form 1*
- ☐ (ii) a mobile or temporary ERA for which a code of environmental compliance has **not** been made - *complete Part G of Form 1*
- ☒ (iii) none of the above

State-controlled road matters

For more information refer to [Guide 3](#), schedule 8A of the IPA & schedule 2 of the IP Regulation.

Unless you answered "none of the above" to Q2, the application triggers referral to Main Roads as referral agency.

In certain circumstances Main Roads will be an advice agency, while in other circumstances Main Roads will be a concurrence agency. Schedule 2 of the IP Regulation will assist you to determine where Main Roads is an advice or concurrence agency for the application.

2. The application involves development on land: (tick applicable box/es) -

(a) **contiguous**² to a State controlled road that is for -

- ☐ (i) a material change of use assessable against the planning scheme;
- ☐ (ii) reconfiguring a lot - unless the number of lots does not increase and the number of lots abutting the State-controlled road does not increase;
- ☐ (iii) operational work not associated with a material change of use assessable against the planning scheme or reconfiguring a lot that-
 - is associated with access to a State-controlled road;
 - is for filling or excavation;
- ☐ (iv) operational work or building work (for a non-residential purpose and not associated with an assessable reconfiguration or a material change of use assessable against a planning scheme) that involves the redirection or intensification of site stormwater from the site, through a pipe with a cross-sectional area greater than 250mm² that directs stormwater to a State-controlled road;

(b) **not contiguous** to a State-controlled road that is -

- ☐ (iv) proposed within a local government area that has a transitional planning scheme and is for development -
 - mentioned in schedule 5 of the IP Regulation and exceeds the thresholds set in that schedule
- ☐ (v) proposed within a local government area that has an IPA planning scheme and is for development -
 - mentioned in schedule 5 of the IP Regulation and exceeds the thresholds set in that schedule
 - inconsistent with plans for State-controlled road infrastructure

(c) ☒ none of the above

¹ The administering authority may be either the Environmental Protection Agency, the relevant local government (for a devolved ERA) or the Queensland Department of Primary Industries and Fisheries (for a delegated ERA).

² Land contiguous to a State-controlled road is defined in schedule 14 of the IP Regulation to mean land if part of the land is within 100m of the State-controlled road or land that is part of a future State-controlled road)

<p>Clearing vegetation</p> <p>For more information refer to <u>Guide 12</u>, schedule 8A of the IPA & schedule 2 of the IP Regulation.</p> <p>Unless you answered "none of the above" to Q3, the application requires assessment by NR&M³. If an agency other than NR&M is the assessment manager for the application, NR&M is a concurrence agency for the application in relation to this matter.</p>	<p>3. The application involves: (tick applicable box) -</p> <p>☐ (a) operational work for the clearing of native vegetation where the vegetation clearing is made assessable under Schedule 8 of the IPA - complete Part J of Form 1</p> <p>☐ (b) a material change of if -</p> <p>(i) the lot contains -</p> <ul style="list-style-type: none"> a category 1, 2 or 3 area shown on a property map of assessable vegetation; or if there is no property map of assessable vegetation for the lot - remnant vegetation; & <p>(ii) the existing use of the land is a rural or environmental use; and</p> <p>(iii) the size of the land is 2 hectares or larger - complete Part J of Form 1</p> <p>☐ (c) reconfiguration of a lot if -</p> <p>(i) the lot contains -</p> <ul style="list-style-type: none"> a category 1, 2 or 3 area shown on a property map of assessable vegetation; or there is no property map of assessable vegetation for the lot - remnant vegetation; & <p>(ii) the size of the lot before the reconfiguration is 2 hectares or larger; and</p> <p>(iii) 2 or more lots are created; and</p> <p>(iv) the size of any lot created is 25 hectares or smaller - complete Part J of Form 1</p> <p>☒ (d) none of the above</p>
<p>Strategic port land</p> <p>For more information refer to <u>Guide 11</u>, schedule 8A of the IPA & schedule 2 of the IP Regulation.</p> <p>If you answered "YES" to Q4, the relevant Port Authority is the assessment manager and Queensland Transport is a concurrence agency for the application.</p>	<p>4. Does the application involve a material change of use on strategic port land that is inconsistent with the approved land use plan under the <i>Transport Infrastructure Act 1994</i>?</p> <p>☒ NO</p> <p>☐ YES - complete Part I of Form 1</p>
<p>Acid sulfate soils</p> <p>For more information refer to <u>Guide 10</u> & schedule 2 of the IP Regulation.</p> <p>Unless you answered "none of the above" to Q5, the application requires assessment by NR&M. If an agency other than NR&M is the assessment manager for the application, NR&M is a concurrence agency for the application in relation to this matter.</p>	<p>5. The application involves assessable development (other than building work only assessable against the <i>Standard Building Regulation</i>) on land situated in an identified⁴ local government area and where the surface of the land is: (tick applicable box) -</p> <p>☐ (i) below 20m AHD⁵ and the development involves the excavation of 1000m³ or more of soil or sediment at or below 5m AHD; or</p> <p>☐ (ii) at or below 5m AHD and the development involves filling the site with 1000m³ or more of material</p> <p>☒ (iii) none of the above</p>
<p>Major hazard facilities or possible major hazard facilities</p> <p>For more information refer to <u>Guide 17</u>, schedule 8A of the IPA & schedule 2 of the IP Regulation.</p> <p>If you answered "YES" to Q6, the application requires assessment by DES⁶. If an agency other than DES is the assessment manager for the application, DES is a concurrence agency for the application in relation to this matter.</p>	<p>6. Does the application involve a material change of use for a major hazard facility or possible major hazard facility as defined under the <i>Dangerous Goods Safety Management Act 2000</i>?</p> <p>☒ NO</p> <p>☐ YES - complete Part L of Form 1</p>
<p>Water related development</p> <p>For more information about items (i) - (iv), refer to <u>Guide 15</u>, schedule 8A of the IPA & schedule 2 of the IP Regulation.</p> <p>For more information about item (v), refer to <u>Guide 14 Does my application involve assessment of a referable dam?</u>, schedule 8A of the IPA & schedule 2 of the IP Regulation.</p> <p>Unless you answered "none of the above", the application requires assessment by NR&M. If an agency other than NR&M is the assessment manager for the application, NR&M is a concurrence agency for the application in relation to this matter.</p>	<p>7. The application involves:</p> <p>☐ (a) operational work that is: (tick applicable box/es)</p> <p>☐ (i) in a watercourse (eg. a pump, gravity diversion, stream re-direction, weir or dam)</p> <p>☐ (ii) for an artesian bore anywhere in the State, no matter what the use</p> <p>☐ (iii) for a subartesian bore, in declared groundwater area⁷, for use for purposes other than stock and/or domestic use</p> <p>☐ (iv) for a subartesian bore, in certain declared groundwater area, for use for stock and/or domestic purposes</p> <p>☐ (v) for a referable dam⁸</p> <p>☐ (vi) for taking overland flow water;</p> <p>☒ (b) none of the above.</p>

³ Department of Natural Resources and Mines

⁴ The identified local government areas are: Aurukun, Bowen, Brisbane, Broadsound, Bundaberg, Burdekin, Burke, Burnett, Caboolture, Cairns, Calliope, Caloundra, Cardwell, Carpentaria, Cook, Coooloolo, Douglas, Fitzroy, Gladstone, Gold Coast, Hervey Bay, Hinchinbrooke, Isis, Johnstone, Livingstone, Logan, Mackay, Maroochy, Maryborough, Mirium Vale, Mornington, Noosa, Pine Rivers, Redcliffe, Redland, Rockhampton, Sarina, Thuringowa, Tiara, Torres, Townsville, Whitsunday.

⁵ Australian Height Datum (AHD)

⁶ Department of Emergency Services

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

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

<p>Removal of quarry material from a watercourse</p> <p>For more information refer to <u>Guide 16</u>, schedule 8A of the <u>IPA</u> & schedule 2 of the <u>IP Regulation</u>.</p> <p>If you answered "YES" to Q8, the application requires assessment by NR&M. If an agency other than NR&M is the assessment manager for the application, NR&M is a concurrence agency for the application in relation to this matter.</p> <p>Note: Part G of Form 1 is required to be completed as the activity of removing quarry material from a watercourse is also an Environmentally Relevant Activity (ERA).</p>	<p>8. Does the application involve development for the removal of quarry material from a watercourse⁹ under an allocation notice given under the <i>Water Act 2000</i>?</p> <p>☒ NO</p> <p>☐ YES - complete Part K₇ and G of Form 1</p>
<p>Operational works in a tidal area or coastal management district</p> <p>For more information refer to <u>Guide 18</u>, schedule 8A of the <u>IPA</u> & schedule 2 of the <u>IP Regulation</u>.</p> <p>If you answered "YES" to Q9, the application requires assessment by EPA. If an agency other than EPA is the assessment manager for the application, EPA is a concurrence agency for the application in relation to this matter.</p>	<p>9. Does the application involve operational works in a tidal area or coastal management district as defined under the <i>Coastal Protection and Management Act 1995</i>?</p> <p>☒ NO</p> <p>☐ YES - complete Part M of Form 1</p>
<p>Tidal works and coastal management</p> <p>For more information refer to <u>Guide 18</u>, schedule 8A of the <u>IPA</u> & schedule 2 of the <u>IP Regulation</u>.</p> <p>Unless you answered "none of the above", the application triggers referral to QT¹⁰ (Maritime Safety Qld) as concurrence agency.</p>	<p>10. The application involves operational work that is: (tick the applicable box/es)</p> <p>☐ (i) tidal work¹¹ - complete Part M of Form 1</p> <p>☐ (ii) disposing of dredge spoil or other solid material in tidal water - complete Part M of Form 1</p> <p>☐ (iii) reclaiming land under tidal water - complete Part M of Form 1</p> <p>☐ (iv) constructing a canal¹² if the canal is associated with reconfiguring a lot - complete Part M of Form 1</p> <p>☒ (v) none of the above.</p>
<p>Coastal management</p> <p>For more information refer to <u>Guide 18</u>, schedule 8A of the <u>IPA</u> & schedule 2 of the <u>IP Regulation</u>.</p> <p>Unless you answered "none of the above", the application requires assessment by EPA. If an agency other than EPA is the assessment manager for the application, EPA is a concurrence agency for the application in relation to this matter.</p>	<p>11. The application involves: (tick the applicable box/es)</p> <p>☒ (i) a material change of use involving operational work carried out completely or partly in a coastal management district¹³ and assessable under a planning scheme</p> <p>☐ (ii) a material change of use involving building work carried out completely or partly in a coastal management district and assessable under a planning scheme that is -</p> <ul style="list-style-type: none"> the construction of a new premises with a GFA¹⁴ of at least 1000m² the enlargement of the GFA of an existing premises by more than 1000m² <p>☐ (iii) assessable reconfiguration of a lot where the land is situated completely or partly in a coastal management district</p> <p>☐ (iv) assessable reconfiguration of a lot¹⁵ in connection with the construction of a canal - complete Part M of Form 1</p> <p>☐ (v) none of the above</p>
<p>Development below high water mark</p> <p>For more information refer to <u>Guide 18</u>, schedule 8A of the <u>IPA</u> & schedule 2 of the <u>IP Regulation</u>.</p> <p>If you answered "YES" to Q12, the application triggers referral to the Port Authority.</p> <p>The Port Authority is concurrence agency if the development is -</p> <ul style="list-style-type: none"> within 200m of a shipping channel or an entry and exit shipping corridor for the port within 1000m of a swing basin, a commercial shipping wharf, a mooring, anchorage or spoil grounds; within 1000m of a planned port facility identified in a land use plan approved under the <i>Transport Infrastructure Act 1994</i>. <p>In all other situation, the Port Authority is advice agency.</p>	<p>12. Does the application involve development below high water mark¹⁶ and within the limits of a port under the <i>Transport Infrastructure Act 1994</i>?</p> <p>☒ NO</p> <p>☐ YES - complete Part M of Form 1</p>
<p>Marinas</p> <p>For more information refer to <u>Guide 18</u>, schedule 8A of the <u>IPA</u> & schedule 2 of the <u>IP Regulation</u>.</p> <p>If you answered "YES" to Q13, the application triggers referral to Queensland Fire and Rescue Service as an advice agency.</p>	<p>13. Does the application involve operational work that is tidal work for a marina¹⁷ with more than 6 vessel berths?</p> <p>☒ NO</p> <p>☐ YES - complete Part M of Form 1</p>

⁹ Watercourse is defined in sch 10 of the IPA

¹⁰ Queensland Transport

¹¹ Tidal work is defined in sch 10 of the IPA

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

¹³ Coastal management district is defined in sch 10 of the IPA and means a coastal management district under the *Coastal Protection and Management Act 1995*, other than an area declared as a coastal management district under section 47(2) of that Act

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

¹⁵ Under s117 of the *Coastal Protection and Management Act 1995*, an application for reconfiguration, where the reconfiguration is associated with the construction of an artificial waterway, must be accompanied by the application for the operational works to construct the artificial waterway.

¹⁶ High water mark is defined in the *Coastal Protection and Management Act 1995* and means the ordinary high water mark at spring tide

¹⁷ Marina is defined in the *Transport Operations (Maritime Pollution) Regulation 1995*

<p>Tidal works in strategic port land tidal areas</p> <p>For further information refer to <u>Guide 18</u>, schedule 8A of the <u>IPA</u> & schedule 2 of the <u>IP Regulation</u>. If you answered "YES" to Q14, the relevant port authority is the assessment manager for the application and EPA and Queensland Transport are concurrence agencies for the application.</p>	<p>14. Does the application involve tidal works within the limits of strategic port land tidal areas¹⁸?</p> <p>☒ NO</p> <p>☐ YES - complete Part M of Form 1</p>
<p>Heritage</p> <p>For further information refer to <u>Guide 19</u>, schedule 8A of the <u>IPA</u> & schedule 2 of the <u>IP Regulation</u>. If you answered "YES" to Q15, the application triggers referral to the Queensland Heritage Council as concurrence agency for the application.</p>	<p>15. Does the application involve development in a heritage registered place as defined under the <u>Queensland Heritage Act 1992</u>?</p> <p>☒ NO</p> <p>☐ YES - complete Part C of Form 1</p>
<p>Declared catchment areas</p> <p>For more information, including a list of the declared catchment areas within Queensland, refer to <u>Guide 13</u>, schedule 8A of the <u>IPA</u> & schedule 2 of the <u>IP Regulation</u>. Unless you answered "none of the above", the application requires assessment by NR&M. If an agency other than NR&M is the assessment manager for the application, NR&M is a concurrence agency for the application in relation to this matter.</p>	<p>16. The application involves development in an areas declared to be a catchment area under the <u>Water Act 2000</u> for: (tick the applicable box/es)</p> <p>☐ (i) reconfiguration of a lot, if any lot resulting from the reconfiguration is less than 16 hectares;</p> <p>☐ (ii) the establishment or expansion of a waste water disposal system, other than a disposal system for carrying out an environmentally relevant activity under the <u>Environmental Protection Act 1994</u></p> <p>☒ (iii) none of the above</p>
<p>Contaminated land</p> <p>Applications involving material change of use and / or reconfiguring a lot may trigger this referral. For more information refer to <u>Guide 5</u>, schedule 8A of the <u>IPA</u> & schedule 2 of the <u>IP Regulation</u>. If you answered "YES" to Q17, the application requires assessment by EPA. If an agency other than EPA is the assessment manager for the application, EPA will be a concurrence agency for the application in relation to this matter.</p>	<p>17. This application involves: (tick the applicable box/es) -</p> <p>☐ (a) reconfiguring a lot for which all of part of the premises are -</p> <ul style="list-style-type: none"> (i) premises mentioned in the IPA, schedule 8, part 1, table 2 - <ul style="list-style-type: none"> • item 5, including the exemption otherwise provided for by paragraph (d); • item 6, including the exemption otherwise provided for by paragraph (e); or • item 7, • including the exemption otherwise provided for a mining activity or petroleum activity; or (ii) in an area for which an area management advice has been given for unexploded ordnance - complete Part N of Form 1 <p>☒ (b) a material change of use -</p> <ul style="list-style-type: none"> (i) made assessable under the IPA, schedule 8, part 1, table 2, items 5 to 7; or (ii) if all or part of the premises is in an area for which an area management advice has been given for unexploded ordnance - complete Part N of Form 1 <p>☐ (c) none of the above</p>
<p>Electricity infrastructure</p> <p>For more information refer to schedule 2 of the <u>IP Regulation</u>. Unless you answered "none of the above", the application triggers referral to the agency to which the easement is granted in favour of as advice agency.</p>	<p>18. The application involves: (tick the applicable box/es)</p> <p>☐ (i) reconfiguration of a lot where any part of the lot is -</p> <ul style="list-style-type: none"> • subject to an easement in favour of a distribution entity or transmission entity under the <u>Electricity Act 1994</u> and the easement is for a transmission grid or supply network under that Act; or • situated within 100m of a substation site; <p>☐ (ii) a material change of use, assessable against a planning scheme and not associated with reconfiguring a lot if -</p> <ul style="list-style-type: none"> • any part of the premises is subject to an easement in favour of a distribution entity or transmission entity under the <u>Electricity Act 1994</u> and the easement is for a transmission grid or supply network under that Act; and • any structure or work that is the natural and ordinary consequence of the use is, or will be, located wholly or partly in the easement; <p>☐ (iii) a material change of use, assessable against a planning scheme and not associated with reconfiguring a lot if any part of the premises is situated within 100m of a substation site</p> <p>☐ (iv) operational work that is filling or excavation, not associated with reconfiguring a lot, if -</p> <ul style="list-style-type: none"> • any part of the premises is subject to an easement in favour of a distribution entity or transmission entity under the <u>Electricity Act 1994</u>; and • the work is located wholly or partly in the easement <p>☒ (v) none of the above.</p>

¹⁸ Strategic port land tidal areas are the areas generally 50 meters seaward of high water mark adjacent to strategic port land.

<p>Land designated for community infrastructure</p> <p>Applications involving development on land designated for community infrastructure may trigger this referral.</p> <p>For more information refer to schedule 2 of the <u>IP Regulation</u>.</p> <p>If you answered "YES" to Q19, the application requires assessment by the chief executive of the department administering the Act authorising the development for the designated purpose. If an agency other than the designator is the assessment manager for the application, the designating agency will be a concurrence agency for the application in relation to this matter.</p>	<p>19. Does the application involve development on land designated for community infrastructure –</p> <ul style="list-style-type: none"> (i) intended to be supplied by a public sector entity; and (ii) on land not owned by or on behalf of the State; and (iii) other than development – <ul style="list-style-type: none"> • for the designated purpose; or • carried out by, or on behalf of, the designator <p>☒ NO ☐ YES</p>
<p>SEQ Regional Plan</p> <p>For more information refer to schedule 2 of the <u>IP Regulation</u>.</p> <p>If you answered "YES" to Q20, the application requires assessment by the Office of Urban Management (OUM).</p>	<p>20. Does the application involve a material change of use for urban purposes¹⁹ in the SEQ Region²⁰, other than for a single dwelling on an existing lot, for which all or part of the premises, the subject of the development, is in the –</p> <ul style="list-style-type: none"> (i) Regional Landscape and Rural Production Area; (ii) Rural Living Area; (iii) Investigation Area; or (iv) Mt Lindesay/North Beaudesert Investigation Area, unless the premises is designated or zoned for urban purposes in the relevant planning scheme. <p>☒ NO ☐ YES</p>
<p>Fisheries matters</p> <p>For more information refer to schedule 2 of the <u>IP Regulation</u>.</p> <p>Unless you answered "none of the above", the application requires assessment by the Department of Primary Industries and Fisheries (DPI&F).</p>	<p>21. The application involves: (tick the applicable box/es)</p> <ul style="list-style-type: none"> ☐ (i) an assessable material change of use for aquaculture; ☐ (ii) assessable operational work that is the construction or raising of a waterway barrier; ☐ (iii) assessable operational work completely or partly with a declared fish habitat area; ☐ (iv) assessable operational work that is the removal, destruction or damage of a marine plant; ☒ (v) none of the above.
<p>Referral coordination</p> <p>An information request requires referral coordination if the application involves –</p> <ul style="list-style-type: none"> (i) 3 or more concurrence agencies; or (ii) a facility or area assessable under a planning scheme and prescribed in schedule 7 or 8 of the <u>IP Regulation</u>; or (iii) development which is subject to an application for preliminary approval mentioned in section 3.1.6 of the <u>IPA</u>. <p>For more information go to <u>Guide 2</u> & <u>Guide 6</u>.</p>	<p>22. Does the application trigger referral coordination?</p> <p>☐ NO ☒ YES, as the application:</p> <ul style="list-style-type: none"> ☐ (i) triggers 3 or more concurrence agencies; ☐ (ii) involves a facility made assessable under a planning scheme and prescribed in schedule 7 of the <u>IP Regulation</u>; ☒ (iii) involves development made assessable under a planning scheme and in an area prescribed in schedule 8 of the <u>IP Regulation</u>; ☐ (iv) is for a preliminary approval mentioned in section 3.1.6 of the <u>IPA</u>
<p>Referral agency responses prior to lodgement</p> <p>Under section 3.3.2 of <u>IPA</u> a referral agency may give a referral agency response on a matter within its jurisdiction about a proposal before an application for the proposal is made to the assessment manager.</p> <p>This is commonly the case where an application requires referral to a building referral agency (eg. Qld Fire and Rescue Service).</p>	<p>23. Did a referral agency give a referral agency response under s3.3.2 of the <u>IPA</u> before the application was made to the assessment manager?</p> <p>☒ NO ☐ YES - attach a copy of the referral agency/s response/s</p>

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

OFFICE USE ONLY (applicable to assessment manager)

DATE RECEIVED	REFERENCE NUMBER/S
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¹⁹ Urban purposes is defined in schedule 10 of the IPA. To make it clear, urban purposes does not include rural residential purposes as defined in schedule 2 of the Draft South East Queensland Regional Plan

²⁰ Local Governments within the SEQ Region are identified in the Draft South East Queensland Regional Plan as Beaudesert Shire, Boonah Shire, Brisbane City, Caboolture Shire, Caloundra City, Esk Shire, Gatton Shire, Gold Coast City, Ipswich City, Kilcoy Shire, Laidley Shire, Logan City, Maroochy Shire, Noosa Shire, Pine Rivers Shire, Redcliffe City, Redland Shire and Toowoomba City.

Memorandum

To File File reference 900727
From Go'c.
Subject 147 Sandmere Rd Pinkenba Date 21/9/93
1.7 ha. Notes

- Complete Abrasive Services (on site since 1989)
- Open area blasting and spraying of site
- Onsite disposal of paint tins - poor disposal practices.
- Fuel storage area.
- large ponded area on the site.
- p6 Rod thimberford (ASD) re radioactive minerals - none
- p7 G/W comment (highlight) (1-2 below ground level p8)
- ~~4/8~~ 8 locations analysed
- No copper analysis
- No mercury "
- C₅ has high zinc
- Recommendations of the report are adequate however I would suggest further additions.
 - inventory of paints used
 - ~~test~~ more analysis of drum disposal area
 - an estimate of throughput of eg paint
 - an estimate of ~~site work~~ ^{site work} ~~illuminite~~

Possible Action - letter to support passing on prevention aspects
await info from W-C.

28/9/93 spoke to Bruce Wallis re above
post '86 should be OK illuminate.

Memorandum

To

Spoke to NK 27/9/93.

File reference

From

Subject

Date

Notes

Questions:

W.C.

1. Applicant of H/C or Hughes M/M Mangrove?
→ W. Clyde

Bar, B.C.

2. Cattle dip on adjoining property? Check register
B.C. → Motor US Register. 6/1/93

Radiat Phys

3. Ilmenite sand from Strasse Sand Distribution
ex Consolidated Rubble, Are there any problems?

WU

4. p9 'brushed clean and/or washed...'?
→ NK to investigate.

WU

5. What sort of paints were being used? Need to
know to determine analyses suitability - throughput paint usage
→ NK to investigate. Zn, Cr, Acrylic
eliminate usage

gov.

6. Red of grant ~~60144~~ 60143? Not applicable
(Common method on titles)

Consultants to propose a site
management plans at some stage.