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## SARA technical agency assessment response

### Technical agency (TA)— Waste and Land Contamination Assessment

DSDIP reference: SDA-0314-008629  
DSDIP Role referral agency  
DSDIP regional office: SARA Brisbane Region  
DSDIP email: BrisbaneSARA@dsdip.qld.gov.au  
[NB. All responses are to be returned to this email address]  
TA reference:  
TA contact name: Isha Sharma  
TA contact details: Phone: (07) 3330 5714 Email: isha.sharma@ehp.qld.gov.au  
TA approver: David Cook

#### 1.0 Application details

Street address: 48 Government - Inala, Brisbane City - QLD  
Real property description: 5 SP122791  
Local government area: Brisbane City  
Applicant name: Brisbane City Council  
Applicant contact details: Brisbane City Council – City Projects Office, GPO Box 1434 QLD 4006

#### 2.0 Aspects of development and type of approval being sought

| Nature of Development  | Approval Type                                   | Brief Description of Proposal                                                                                                             | Level of Assessment |
|------------------------|-------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| Material Change of Use | Preliminary approval under s241 and s242 of SPA | Vary the effect of the Brisbane City Plan 2000 by including alternative provisions within the Richlands Wacol Corridor Neighbourhood Plan | Impact Assessment   |

#### 3.0 Matters of interest to the state

The development application has the following matters of interest to the state under the following provisions of the Sustainable Planning Regulation 2009<sup>1</sup>:

| Schedule 7 Referral agencies and their jurisdictions — matters of interest specific to technical agency |             |           |
|---------------------------------------------------------------------------------------------------------|-------------|-----------|
| Trigger                                                                                                 | Description | Technical |

|        |                                                                                         |        |
|--------|-----------------------------------------------------------------------------------------|--------|
| ID     |                                                                                         | Agency |
| 7.2.23 | A material change of use made assessable under schedule 3, part 1, table 2, item 6 or 7 | EHP    |

<sup>1</sup> MyDAS does not collect data on assessable development aspects under Schedule 3—this is a matter confirmed by DSDIP during the validation process.

## 4.0 Assessment

### 4.1 Considerations and assessment

#### Details of contaminated land trigger

- Lot 5 on SP122791 (the site) is on the EMR for Notifiable Activity 29 – Petroleum product or oil storage in accordance with Chapter 7 Part of the *Environmental Protection Act 1994*.
- The site is also in the EMR for unexploded ordnance (UXO) (AN).

#### Proposal details

- The proposal comprises a Preliminary Approval to vary the effect of the planning scheme pursuant to section 242 of the SPA 2009. Specifically, the subject MCU proposal is to facilitate Medium Density Residential Development and Parkland over the site which was a former Richlands bus-depot precinct that ceased operations in 13 October 2013.
- The supporting information states that the existing bus depot involves extensive concrete and asphalt hardstand areas with refueling/minor maintenance sheds, above ground fuel storage tanks and a disused refueling facility for buses. And, it is proposed that the new owner of the developable portion of the site will demolish and remediate the existing bus depot infrastructure.

#### Potential risks to human health and the environment with regard to contaminated land

- Due to the former use of the site for bus depot purposes and also being site listed in the EMR for Notifiable Activity 29, there is the potential that the site is impacted by contamination at levels above those suitable for the intended use.
- According to the Department of Defense website, the site is under 'Slight' potential for risk due to the present of UXO for which the advice given is - all land usage and development, within these areas, should continue without further UXO investigation or remediation'. Hence it is considered that no further investigation is required in this regard.
- There has been no site investigation, validation report or site management plan submitted to EHP for assessment in relation to the site. The supporting information comprises of planning report including Initial Site Assessment as one of the appendices which basically focuses on flora and fauna present in the area.
- As the status of onsite contamination is unknown, it is considered that the proposal poses an unacceptable risk to the health of future site users and / or another part of the environment if the proposal is approved without conditions.
- **As such, it is deemed that conditions are required for this preliminary approval in order to make a determination that the performance outcome in SDAP Module 12 has been met before final development approval is applied for by the client.**

## 5.0 Recommendations

### 5.1 Technical agency advice for SARA as concurrence agency

Our department:

- (a) recommends the following conditions be attached to any development approval (SPA section 287(1)(a)):

| No.                                                                 | Conditions of Preliminary Approval                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Condition timing                           |
|---------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|
| <b>Material Change of Use</b>                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                            |
| <b>Contaminated Land (<i>Environmental Protection Act 1994</i>)</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                            |
| 1.                                                                  | <p>Prior to a development permit being issued, in order for EHP, as the administering authority under the <i>Environmental Protection Act 1994</i> (EP Act), to determine if the performance outcome has been met for land listed on the environmental management register or the contaminated land register a voluntary submission must be made to EHP in accordance with Chapter 7, Part 8 of the (EP Act) and the Guideline for Contaminated Land Professionals (EHP 2012), demonstrating that the land is suitable for the intended use. This may involve a:</p> <ul style="list-style-type: none"> <li>• site investigation report and/or</li> <li>• validation report and/or</li> <li>• site management plan.</li> </ul> <p>The voluntary submission <b>must be assessed</b> by EHP, as the administering authority under the EP Act, <b>prior to a development permit being issued</b> <u>unless</u> certification can be produced to satisfy acceptable outcomes AO1.1 and/or 1.2.</p> <p>To evidence meeting the performance outcome, the applicant should provide to DSDIP either a:</p> <ul style="list-style-type: none"> <li>• <b>Site suitability statement</b>, where the land the subject of the application has been removed from the registers or where a site management plan has been approved; or</li> <li>• <b>Notice of land to remain listed on the environmental management register</b>, which will note the acceptable land use for land that is to remain on the register; or</li> <li>• <b>Certification by an auditor</b> to show that either acceptable outcome AO1.1 or 1.2 has been met.</li> </ul> <p>The first two are issued by EHP as evidence of a decision having been made under Chapter 7, Part 8 or the EP Act. If the last option is taken then a copy of the certification must also be provided to EHP.</p> | Prior to a development permit being issued |
| 2.                                                                  | <p><b><u>Additional Advice</u></b></p> <p><b><u>The Department of Environment and Heritage Protection (EHP) provide the following additional advice to assist the applicant to fulfill the above condition:</u></b></p> <p>All reports and plans submitted to the EHP under Chapter 7, Part 8 of the <i>Environmental Protection Act 1994</i> (EP Act), for consideration must be prepared by a suitably qualified person (SQP). Detailed information about the preparation of a voluntary submission to EHP and persons who can prepare reports and plans can be found in the:</p> <ul style="list-style-type: none"> <li>• <i>Guideline for Contaminated Land Professionals</i>; and</li> <li>• <i>Guideline for Assessing Suitably Qualified Persons</i>.</li> </ul> <p>This guidance material is available on the EHP web site at <a href="http://www.ehp.qld.gov.au">www.ehp.qld.gov.au</a>.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                            |

| No. | Conditions of Preliminary Approval                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Condition timing |
|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
|     | <p>EHP has an auditor system under which approved third party experts evaluate and certify site investigation and/or validation reports and site management plans before they are provided to EHP for a decision. This streamlines the decision process as the majority of the assessment is done outside of statutory timeframes and the use of an auditor provides increased certainty that the reports of plans will be acceptable to EHP. This is particularly useful on complex projects. You may wish to engage an auditor to evaluate and certify completed reports or plans before they are submitted to EHP. Detailed Information regarding auditors can be found on the EHP web site at <a href="http://www.ehp.qld.gov.au">www.ehp.qld.gov.au</a> in the draft Prescribed guideline – contaminated land auditors under Chapter 12, Part 3A (EM1201).</p> <p>The statutory time-frame for making a decision about a site investigation, validation report and/or site management plan under the EP Act is 20 business days. However, if the report or plan is insufficient to make a determination that the site is suitable for the intended use. EHP may request additional information or another report and extend the time in order for the applicant to provide sufficient information. Please note that there is also statutory fee under the EP Act (as of the 1 August 2012- \$1196.00 per lot listed on the Environmental Management Register) for the assessment of a site investigation and or validation report, payable to EHP.</p> <p>For further information regarding lodgment of applications related to contaminated land matters please phone: 13QGOV (13 74 68) or visit the department of Environment and Heritage Protection web site at <a href="http://www.ehp.qld.gov.au">www.ehp.qld.gov.au</a>.</p> <p><b><u>The Department of Environment and Heritage Protection (EHP) provide the following additional advice concerning UXO at the site:</u></b></p> <p>While UXO is considered a contaminant under Section 11 of the <i>Environmental Protection Act 1994</i> (EP Act), the site is part of an area of land (the subject lot/s) which the Department of Defence (Defence) has categorised as having only a "slight" potential to be affected by residual UXO.</p> <p>Visit the Defence website <a href="http://www.defence.gov.au/uxo/">http://www.defence.gov.au/uxo/</a> for details.</p> <p>Defence advises that development or land use rezoning proposals for land within a 'substantial' zone should only proceed following the conduct of UXO investigation and clearance activities and maintains a list of commercial UXO investigation and remedial search contractors that it accredits to carry out this work.</p> <p>Defence does not recommend this pre-development work for land in 'slight' zones. It only recommends, on the abovementioned website, that owners or occupiers and workers and contractors</p> |                  |

| No. | Conditions of Preliminary Approval                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Condition timing |
|-----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
|     | <p>employed on 'slight' UXO risk land be aware of the procedure if a suspect object is found. The procedure is as follows:</p> <ul style="list-style-type: none"> <li>• Do not disturb the object</li> <li>• Take action, where appropriate, to prevent it being disturbed by another persons.</li> <li>• Note its approximate dimensions and general appearance</li> <li>• Note the route to its location</li> <li>• Advise the police as soon as possible</li> </ul> <p>EHP has no requirement or advice further to that provided on Defence's website regarding the land usage in 'slight' risk UXO zones.</p> |                  |

- (i) The reasons for the inclusion of these conditions are:
- The conditions for this preliminary development that are contained within this response are required to prevent or mitigate any potential risk to human health or the environment from possible hazardous contaminants present on the site.
  - Based on the information provided in the application, the Department of Environment and heritage Protection (EHP) is unable to make a determination that the performance outcome in Module 12 of the State Development Assessment Provisions has been met. Prior to applying for a development approval, the above conditions should be fulfilled to determine that the actual or potential contamination on the land the subject of the proposed development is suitable for the intended site use without placing another part of the environment or human health at risk
- (A) Findings on material questions of fact:
- The site is listed on the EMR for Notifiable Activity 29 – Petroleum product or oil storage and also for UXO (AN).
- (B) Evidence or other material on which the findings were based:
- Supporting information provided by the applicant with the application.

## 6.0 Endorsement

|                 |                                                |                          |                |
|-----------------|------------------------------------------------|--------------------------|----------------|
| <b>Officer</b>  | Isha Sharma<br>18 March 2014<br>sch4-Signature | Sr Environmental Officer | (07) 3330 5714 |
| <b>Approver</b> | David Cook<br>sch4-Signature<br>21/3/14        | Manager                  | (07) 3330 5583 |

Due: 15/11/13  
BNE20153



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## SARA technical agency assessment response

### Technical agency (TA)— EHP (Contaminated Land)

DSDIP reference: SDA-1013-005617  
DSDIP Role: referral agency  
DSDIP regional office: SARA Brisbane Region  
DSDIP email: BrisbaneSARA@dsdip.qld.gov.au  
[NB. All responses are to be returned to this email address]  
TA reference: N/A  
TA contact name: Ben Willey  
TA contact details: [Ben.willey@ehp.qld.gov.au](mailto:Ben.willey@ehp.qld.gov.au)  
TA approver: Kate Armstrong

#### 1.0 Application details

Street address: 48 Government Road, Inala  
Real property description: 5 on SP122791  
Local government area: Brisbane City  
Applicant name: Brisbane City Council  
Applicant contact details: Refer to application

#### 2.0 Aspects of development and type of approval being sought

| Nature of Development | Approval Type      | Brief Description of Proposal                                                               | Level of Assessment |
|-----------------------|--------------------|---------------------------------------------------------------------------------------------|---------------------|
| Reconfiguring a Lot   | Development permit | Subdivision of an existing lot into two lots to accommodate separate existing uses on site. | Code Assessment     |

#### 3.0 Matters of interest to the state

The development application has the following matters of interest to the state under the following provisions of the Sustainable Planning Regulation 2009<sup>1</sup>:

**Schedule 7 Referral agencies and their jurisdictions — matters of interest specific to technical agency**

| Trigger ID | Description                                                                                                                                                                              | Technical Agency |
|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| 7.2.22     | Reconfiguring a lot if all or part of the premises are - (a) potentially affected premises; or (b) in an area for which an area management advice has been given for unexploded ordnance | EHP              |

<sup>1</sup> MyDAS does not collect data on assessable development aspects under Schedule 3—this is a matter confirmed by DSDIP during the validation process.

RTI DL RELEASE - EHP

## 4.0 Assessment

### 4.1 Considerations and assessment

#### Proposal

- Brisbane City Council (Council) proposes to subdivide the site currently occupied by the Richlands Bus Depot from the larger parcel that currently houses the Queensland Urban Utilities (QUU) reservoir, following the structural separation of the two entities.

#### Trigger

- Lot 5 on SP122791 is listed on the Environmental Management Register for a notifiable activity (petroleum product or oil storage); and
- The site is listed on the on the Environmental Management Register as having a 'slight potential to be affected by residual unexploded ordnance'.

#### Considerations

- The current use of the site is for the Richlands Bus Depot, the QUU Inala water reservoir and (informally) for park purposes. These uses are longstanding on the site and the proposed subdivision seeks to reflect the current arrangement of uses on the land.
- The Bus Depot occupies the western part of the site and the QUU water reservoir occupies the north eastern part of the site.
- The petroleum storage is ancillary to the operation of the bus depot
- The storage tanks contain diesel fuel and functions as a refuelling facility for buses. These activities all take place on fully-bunded hardstand areas.
- The proposal does not result in a change of the existing land use.
- It is noted that no operational works are proposed for the reconfiguration, as such, no land disturbing activities will take place.

#### Assessment

- The proponent has demonstrated that they are able to achieve an acceptable outcome in relation to (PO-1) of the State Development Assessment Provision 'Module 12'.
- However, I recommend applying a standard condition and general advice to the development permit to further mitigate risk to human health and the environment in relation to contaminated land matters.

## 5.0 Recommendations

### 5.1 Technical agency advice for SARA as concurrence agency

Our department:

- (a) recommends the following conditions be attached to any development approval (SPA section 287(1)(a)):

| No. | Conditions of development approval                                                                                                                                                       | Condition timing |
|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
|     | Subdivision of an existing lot into two lots to accommodate separate existing uses on site.                                                                                              |                  |
|     | Reconfiguring a lot if all or part of the premises are - (a) potentially affected premises; or (b) in an area for which an area management advice has been given for unexploded ordnance |                  |

| No. | Conditions of development approval                                                                                     | Condition timing |
|-----|------------------------------------------------------------------------------------------------------------------------|------------------|
| 1.  | The reconfiguration must be in accordance with Brisbane City Council plan number (SUR140078-01)- dated the 19/09/2013. | Ongoing          |

(i) The reasons for the inclusion of these conditions are:

- Lot 5 on SP122791 is listed on the Environmental Management Register for a notifiable activity (petroleum product or oil storage); and
- The site is listed on the on the Environmental Management Register as having a 'slight potential to be affected by residual unexploded ordinance

(A) Findings on material questions of fact:

- The petroleum storage is ancillary to the operation of the bus depot
- The storage tanks contain diesel fuel and functions as a refuelling facility for buses. These activities all take place on fully-bunded hardstand areas.
- The proposal does not result in a change of the existing land use.
- It is noted that no operational works are proposed for the reconfiguration, as such, no land disturbing activities will take place.
- The site is defined as only a 'slight' potential to be affected by UXO

(B) Evidence or other material on which the findings were based:

- EMR records
- Town Planning Report prepared by Brisbane City Council dated September 2013.
- SDAP – Module 12
- Environmental Protection Act 1994; Sustainable Planning Act 2009 & Sustainable Planning Regulations 2009.

*above ground*  
sch4-Signature

(b) recommends the following advice be provided to the assessment manager (SPA section 287(6)):

| General advice |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Ref.           | Unexploded Ordinance (UXO)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 1.             | <p>While UXO is considered a contaminant under Section 11 of the Environmental Protection Act 1994 (EP Act), the site (the proposed access easement) is part of an area of land (the subject lot/s) which the Department of Defence (Defence) has categorised as having only a "<u>slight</u>" potential to be affected by residual UXO.</p> <p>Visit the Defence website <a href="http://www.defence.gov.au/uxo/">http://www.defence.gov.au/uxo/</a> for details.</p> <p>Defence advises that development or land use rezoning proposals for land within a '<u>substantial</u>' zone should only proceed following the conduct of UXO investigation and clearance activities and maintains a list of commercial UXO investigation and remedial search contractors that it accredits to carry out this work.</p> <p>Defence does not recommend this pre-development work for land in 'slight' zones. It only recommends, on the abovementioned website, that owners or occupiers and workers and contractors employed on 'slight' UXO risk land be aware of the procedure if a suspect object is found. The procedure is as follows:</p> |

- Do not disturb the object
- Take action, where appropriate, to prevent it being disturbed by another person.
- Note its approximate dimensions and general appearance
- Note the route to its location
- Advise the police as soon as possible

EHP has **no requirement** or advice further to that provided on Defence's website regarding the land usage of such land.

Applications to develop land in 'slight' risk UXO zones do not require referral to EHP to act as a concurrence agency under the Sustainable Planning Act 2009. Such referral is only required of applications to develop land in 'substantial' risk UXO zones and to which EHP subsequently applies an Area Management Advice (AMA) for the purpose of triggering such referral.

## 6.0 Endorsement

|                 |                |                                                                                                  |                         |           |
|-----------------|----------------|--------------------------------------------------------------------------------------------------|-------------------------|-----------|
| <b>Officer</b>  | Ben Willey     |  sch4-Signature | A/Environmental Officer | 3181 2429 |
| <b>Approver</b> | Kate Armstrong |  sch4-Signature | A/Manager               | 3330 5530 |

6/11/13

6/11/2013

RTI DL RELEASE EHP



Department of Environment and Heritage Protection (EHP)  
ABN 46 640 294 485  
400 George St Brisbane, Queensland 4000  
GPO Box 2454 Brisbane QLD 4001 AUSTRALIA  
[www.ehp.qld.gov.au](http://www.ehp.qld.gov.au)

**SEARCH RESPONSE**  
**ENVIRONMENTAL MANAGEMENT REGISTER (EMR)**  
**CONTAMINATED LAND REGISTER (CLR)**

Transaction ID: 49400871 EMR Site Id: 37280 05 November 2013  
This response relates to a search request received for the site:  
Lot: 5 Plan: SP122791

This response relates to a search request received for the site:  
Lot: 5 Plan: SP122791  
Address: 48 GOVERNMENT ROAD  
RICHLANDS 4077

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

**PETROLEUM PRODUCT OR OIL STORAGE** - storing petroleum products or oil -

(a) in underground tanks with more than 200L capacity; or

(b) in above ground tanks with -

(i) for petroleum products or oil in class 3 in packaging groups 1 and 2 of the dangerous goods code - more than 2, 500L capacity; or

(ii) for petroleum products or oil in class 3 in packaging groups 3 of the dangerous goods code - more than 5, 000L capacity; or

(iii) for petroleum products that are combustible liquids in class C1 or C2 in Australian Standard AS1940, 'The storage and handling of flammable and combustible liquids' published by Standards Australia - more than 25, 000L capacity.

**CLR RESULT**

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

**ADDITIONAL ADVICE**

The above site is located within a large area of land categorised on the Commonwealth Department of Defence (Defence) website <http://www.defence.gov.au/uxo/> as having a 'slight' potential to be affected by residual unexploded ordnance (UXO).

The Department of Environment and Heritage Protection(EHP) has NO REQUIREMENT or advice further to Defence's information and recommendations in regard to the land usage of the above site. Any application to develop the site does NOT require referral to the EHP in regard to UXO.

**Explanation:**

Defence's website includes advice on the land usage of such sites, on the procedure should UXO be found, on Defence-accredited UXO investigation and remediation contractors and on landowner indemnification. Under the heading "Where is UXO?" the website also includes a 'disclaimer' which recognises that such sites may be reassessed under State or Local Government land management

arrangements.

While the EHP has no record of the above site being specifically subjected to further investigation and/or remediation for reassessment, it does have records of the area being subjected to extensive clean-up by Defence in the 1950s. Subsequent development has resulted in very little further discovery of UXO. The EHP also has on record a developer-commissioned study by a UXO consultancy in regard to Forest Lake. That study supports a view that much of the area, particularly Forest Lake and other parts subjected to intense development, is unlikely to remain affected. The EHP website <http://www.ehp.qld.gov.au/> also includes information about UXO.

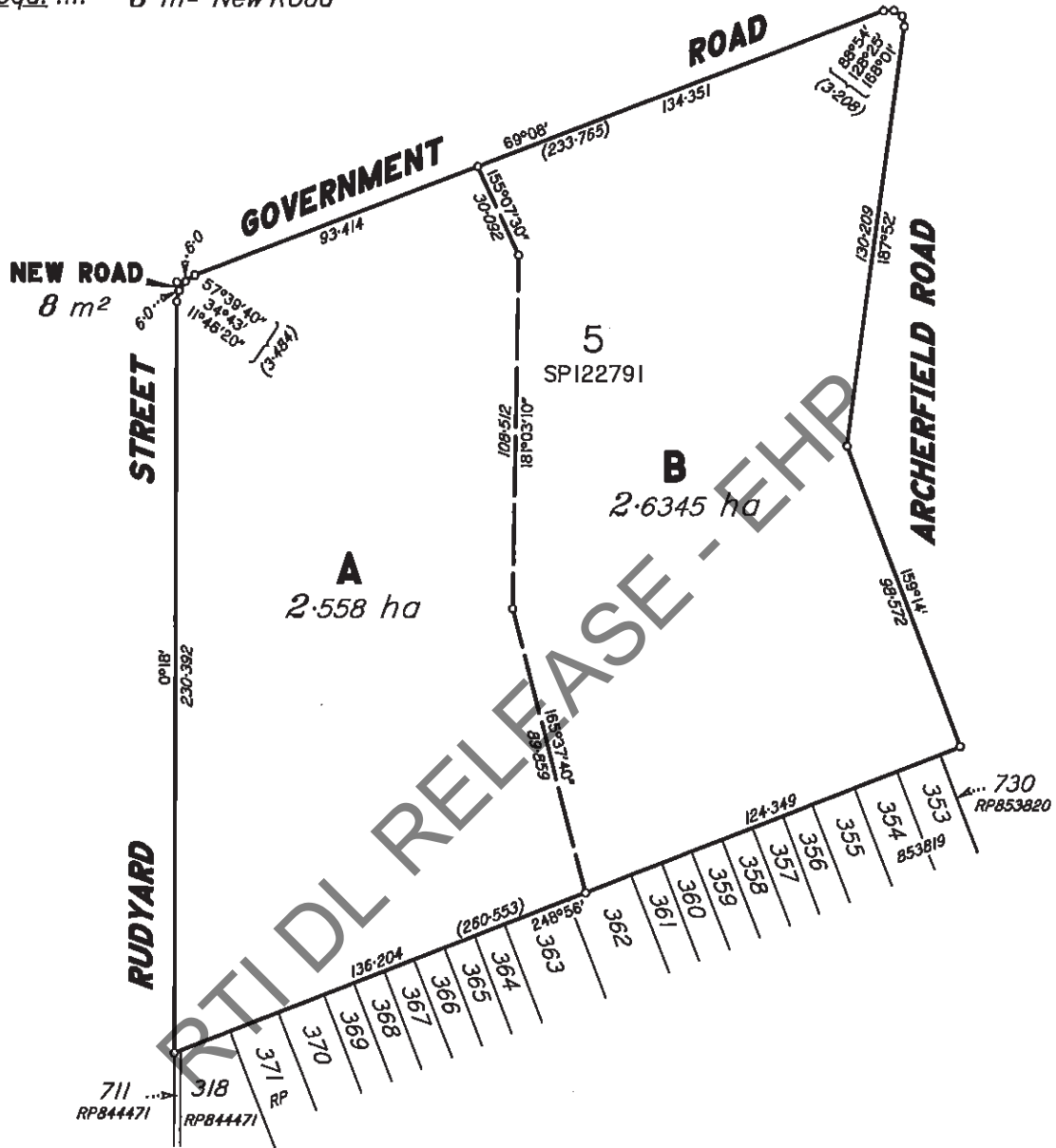
**From the 18th October 2013, the price of an EMR/CLR search will increase to \$43.00 per lot for internet based searches and \$50.55 per lot for EMR/CLR searches done by means other than the internet.**

If you have any queries in relation to this search please phone 13QGOV (13 74 68)

**Registrar  
Administering Authority**

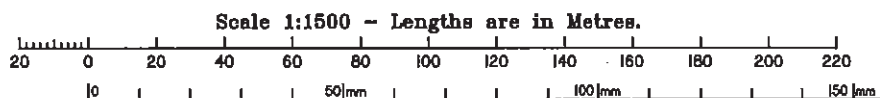
RTI DL RELEASE - EHP

Owners - Brisbane City Council  
Title Ref. - 50333094  
Description - Lot 5 on SP122791  
Area Reqd. .... 2.558 ha Lot A  
Area Reqd. .... 2.6345 ha Lot B  
Area Reqd. .... 8 m<sup>2</sup> New Road



Areas and distances shown  
hereon are approximate only  
and subject to SP survey.

Contact: Coenraad Groenewald  
Section: Planning & Environment  
Phone: (314) 60810  
Coenraad.Groenewald@brisbane.qld.gov.au  
Drawn: AJM 19/9/2013  
CAD Ref: SURI40078.dwg



## PROPOSAL PLAN

of Proposed Land Subdivision,  
Original Portion 47, Parish of WOOGAROO,  
County of Stanley.

Meridian: SPI22791



City Projects  
Office

Level 1, Green Square  
505 St Pauls Terrace,  
Fortitude Valley Qld 4008

Dedicated to a better Brisbane

| Project / Plan number | Amend |
|-----------------------|-------|
| SUR140078-01          | A     |

# Appendix C

## Site Plan

RTI DL RELEASE - EHP

Darryl,  
please file.  
Thanks.



Please update the  
EMR.

**Queensland  
Government**

Enquiries Kylie Porter & Kate Wall  
Telephone (07) 3225 8561 & (07) 3227 7667  
Your reference  
Our reference STH3040 / BNE20153 App'n No. 37280

**Environmental Protection Agency**

Incorporating the  
**Queensland Parks and Wildlife Service**

18 May 2004

Susie Beale  
City Design  
Brisbane City Council  
Locked Mail Bag 6996  
ALBION QLD 4010

✓ Updated  
Emr 21/6/04



Dear Ms Beale

**Re: Application for Making a Minor Change to Development Approval for the Extension of  
Utility Installation (Bus Depot) & an Environmentally Relevant Activity located at 48  
Government Road, Inala (Lot 5 on SP122791)**

The Environmental Protection Agency (EPA) acknowledges the receipt of your letter dated 21 April 2004 requesting advice regarding the application by Brisbane City Council (BCC) at 48 Government Road, Inala.

**Contaminated Land Issues**

The Contaminated Land Unit (CLU) advises that it has noted the proposed development subject to this application and has no objection to this development.

However, the CLU would like to provide the following advice:

- No potentially contaminated soil may be removed from the site without adequate sampling and appraisal by a suitably qualified professional complying with Section 381 of the *Environmental Protection Act 1994* (EP Act). Contaminated soil must not be removed from the site without a Section 424 permit issued by the EPA under the EP Act.

**Environmentally Relevant Activity (ERA) Issues**

The EPA considers that the extension of the BCC Bus Depot to establish three (3) additional demountable buildings and two (2) galvanised iron sheds for use by State Emergency Services would not constitute a "material change of use" as defined under Section 76 of the *Environmental Protection Act 1994* (EP Act) and the EPA's amended concurrence response dated 6 December 2002 remains in force under Section 3.5.15 of the *Integrated Planning Act 1997* (IP Act).

Furthermore, the EPA does not consider this as a proposed expansion of the existing motor vehicle workshop (ERA 28) referred to in this application as assessable development for the purposes of

H:\HEAVY INDUSTRY\Brisbane City Council\Licence & DA Premises\Brisbane City Council - Brisbane Transport Bus Depots\BCC -  
Richlands Bus Depot - SR1278 & DA36\Correspondence\Letter - Advice Re SES Sheds - 18 May 2004.doc

Page 1 of 2

288 Edward Street Brisbane  
Queensland 4000 Australia  
GPO Box 2/71 Brisbane  
Queensland 4001 Australia  
Telephone (07) 3224 5641  
Facsimile (07) 3225 8723  
Website [www.epa.qld.gov.au](http://www.epa.qld.gov.au)  
ABN 87 221 158 786

Schedule 8, Part 1, Section 6 of the IP Act. Consequently, the EPA has no interest in this application with regards to carrying out an environmentally relevant activity.

Should you require any further information in relation this matter, please do not hesitate to contact Kate Wall on telephone (07) 3227 7667 and Kylie Porter on telephone (07) 3225 8561 regarding contaminated land and ERA issues respectively.

Yours sincerely

sch4-Signature

Sinead Donnelly  
**A/Operations Manager - Heavy Industry**  
**Southern Region, EPA**

RTI DL RELEASE - EHP

## IPA APPLICATION FILE NOTE

**Street Address:** 48 Government Road, Inala  
**Lot 5 on Plan SP122791**

**Applicant:** Brisbane City Council - City Design  
**App'n No:** 37280  
**File No:** BNE20153  
**Council:** Brisbane

**On EMR for:** Yes, Lot 5 on SP122791 is, On the EMR for:  
N.A. - 29 - Petroleum product or oil storage (25000L F&C Storage A/G)

**Any new ERA's?:** Yes, 28 - Motor Vehicle Workshop

**Existing ERA's?:** Yes, 11 - Crude Oil Storage

**Responsibility:** ERA 28 - Licensing Unit (Heavy Industry)  
ERA 11 - Devolved to Local Authority

**Referral Coordination:** No

**Proposal:** Due Dilligence/Advice to use part of the Richlands Bus Depot to establish a small State Emergency Services Depot consisting of 3 demountable buildings and 2 galvanised iron sheds.

**Current Use:** State Emergency Services Depot and Richlands Bus Depot

**Past Use:**

**Recommendation:**

Since this file note I have received advice from the Heavy Industry Unit to be attached to our response. Therefore, I recommend including their advice along with CLUs'. The application includes a Geotechnical Investigation by James Begg of Brisbane City Council which states that the bus refuelling facility and the above ground tank is located approximately 100m from the proposed SES area. As the application is just for due dilligence and has previously been approved by BCC there is little CLU can do. I recommend issuing a letter to BCC containing the following:

Thank-you for the opportunity to view the above application. The Contaminated Land Unit (CLU) of the Environmental Protection Agency (EPA) advises that it has noted the proposed development subject to this application as detailed in your correspondence dated 21 April 2004, and has no objection to this development.

However, the CLU would like to provide the following advice, No potentially contaminated soil may be removed from the site without adequate sampling and appraisal by a suitably qualified professional complying with Section 381 of the Environmental Protection Act 1994 (EP Act). Contaminated soil must not be removed from the site without a S424 permit issued by the Environmental Protection Agency under the EP Act.

sch4-Signature

*Our response  
attached to Heavy  
Industry Response.*

Kate Wall

---

**From:** Kylie Porter [kylie.porter@epa.qld.gov.au]  
**Sent:** Wednesday, 12 May 2004 12:04 PM  
**To:** Kate Wall  
**Subject:** As discussed



extapplic May  
2004.doc

Hi Kate,

Please find attached our response to the BCC 48 Government Road, INALA application (your ref SP122791) to add to CLU response to this application.

Thanks,

Kylie Porter  
Environmental Officer  
Heavy Industry Group - Environmental Ops  
Southern Region  
Environmental Protection Agency (EPA)  
Ph (07) 3225 8561  
Fax (07) 3225 8723  
email:kylie.porter@epa.qld.gov.au  
Visit us on www.epa.qld.gov.au

RTI DL RELEASE - EHP

The EPA considers that the extension of the Brisbane City Council (BCC) Bus Depot at 48 Government Road, INALA to establish three (3) additional demountable buildings and two (2) galvanised iron sheds for use by State Emergency Services would not constitute a "material change of use" as defined under section 76 of the *Environmental Protection Act 1994* (EP Act) and the EPA's concurrence response dated 21 May 1999 remains in force under section 3.5.15 of the *Integrated Planning Act 1997* (IPA).

Furthermore, the EPA does not consider this as a proposed expansion of the existing motor vehicle workshop (ERA 28) referred to in this application as assessable development for the purposes of schedule 8, part 1, section 6 of IPA. Consequently the EPA has no interest in this application with regards to carrying out an environmentally relevant activity.

Should you require any further assistance on this matter, please contact Kylie Porter on (07) 3225 8561.

RTI DL RELEASE - EHP



Enquiries Kate Wall  
Telephone 3227 7667  
Our reference BNE20153 App'n No: 37280

Environmental Protection Agency

Incorporating the  
Queensland Parks and Wildlife Service  
11 May 2004

City Design  
Brisbane City Council  
Locked Mail Bag 6996  
ALBION QLD 4010



Mr Susie Beale,

**Re: Application for due diligence or advice for assessable development to be carried out at 48 Government Road, Inala (Lot 5 on SP122791).**

Thank-you for the opportunity to view the above application. The Contaminated Land Unit (CLU) of the Environmental Protection Agency (EPA) advises that it has noted the proposed development subject to this application as detailed in your correspondence dated 21 April 2004, and has no objection to this development.

However, the CLU would like to provide the following advice:

- No potentially contaminated soil may be removed from the site without adequate sampling and appraisal by a suitably qualified professional complying with Section 381 of the *Environmental Protection Act 1994* (EP Act). Contaminated soil must not be removed from the site without a S424 permit issued by the Environmental Protection Agency under the EP Act.

Should you require any further information in relation to the above please do not hesitate to contact the above officer on the telephone number listed.

Yours sincerely

sch4-Signature

Kapila Bogoda  
Principal Environmental Officer (Contaminated Land Unit)  
Environmental Protection Agency

**IPA APPLICATION FILE NOTE**

**Street Address:** 48 Government Road, Inala  
**Lot 5 on Plan SP122791**

**Applicant:** Brisbane City Council - City Design  
**App'n No:** 37280  
**File No:** BNE20153  
**Council:** Brisbane

**On EMR for:** Yes, Lot 5 on SP122791 is, On the EMR for:  
N.A. - 29 - Petroleum product or oil storage (25000 L F & C Storage  
A/G)

**Any new ERA's?:** Yes, 28 - Motor Vehicle Workshop

**Existing ERA's?:** Yes, 11 - Crude Oil Storage

**Responsibility:** ERA 28 - Licensing Unit (Heavy Industry)  
ERA 11 - Devolved to Local Authority

**Referral Coordination:** No

**Proposal:** Due Dilligence/Advice to use a portion of the Richlands Bus Depot to  
establish a small State Emergency Services Depot consisting of 3  
demountable buildings and 2 galvanised iron sheds.

**Current Use:** State Emergency Services Depot and Richlands Bus Depot

**Past Use:**

**Recommendation:**

The application includes a Geotechnical Investigation by James Begg of Brisbane City Council which states that the bus refuelling facility and the above ground tank is located approximately 100m from the proposed SES area. As the application is just for due dilligence and has previously been approved by BCC there is little CLU can do. I recommend issuing a letter to BCC containing the following:

Thank-you for the opportunity to view the above application. The Contaminated Land Unit (CLU) of the Environmental Protection Agency (EPA) advises that it has noted the proposed development subject to this application as detailed in your correspondence dated 21 April 2004, and has no objection to this development.

However, the CLU would like to provide the following advice, No potentially contaminated soil may be removed from the site without adequate sampling and appraisal by a suitably qualified professional complying with Section 381 of the Environmental Protection Act 1994 (EP Act). Contaminated soil must not be removed from the site without a S424 permit issued by the Environmental Protection Agency under the EP Act.

*Pls  
Include this  
as a dot  
point*

Should you require any further information in relation to the above please do not hesitate to contact the above officer on the telephone number listed.

sch4-Signature

13-470

Kathryn Wall  
11/5/04

File A

sch4-Signature

sch4-Signature

21 of 63

*Agreed*  
11/5/2004



0/5/ITES

**Brisbane City Council**

**ABN 72 002 765 795**

Phone direct: 3403 0582

Fax direct: 3403 0498

Email: [adtp@brisbane.qld.gov.au](mailto:adtp@brisbane.qld.gov.au)

21 April 2004

The Manager  
Contaminated Land Unit  
Environmental Protection Agency  
Southern Region Office (Brisbane)  
GPO Box 2771  
BRISBANE QLD 4001

**City Design**

Level 3 TC Beirne Centre  
315 Brunswick Street Mall  
Fortitude Valley 4006  
Locked Mail Bag 6996  
Albion Qld 4010  
Telephone 07 3403 3849  
Facsimile 07 3403 0551

|                           |
|---------------------------|
| APPLICATION NUMBER: 37780 |
| FILE NUMBER: BNE 20153    |
| REFERENCE DATE: 27/4/2004 |
| REQUEST DUE: 21/5/2004    |
| OFFICIAL: BNE 2004/5311   |

Dear Sir/Madam

**Advice to Concurrence Agency for Making a Minor Change to Development Approval  
for the Extension of Utility Installation (Bus Depot) & an Environmentally Relevant Activity 28  
located at 48 Government Road Inala 4077 or described as L5/SP122791**

A development approval was granted on 26 July 1999 for the Extension of Utility Installation (Bus Depot) & an Environmentally Relevant Activity 28.

Since this approval, the site has been listed on the Environmental Management Register as being a contaminated site due to the existence of a Noticeable Activity (storage of fuel and petroleum products) in association with the approved Bus Depot.

A request is being made to make a minor change to the above development approval pursuant to Section 3.5.24 of the *Integrated Planning Act 1997*. Although it is not required by Section 3.5.24(1)(a) to advise your department as it was not a concurrence agency for the existing development approval, the application is being forwarded for due diligence.

Advice is also being forwarded to the Environmental Protection Agency Licensing Section regarding the ERA License.

The proposed changes include the establishment of three additional demountable buildings and two galvanised iron sheds for use by State Emergency Services. Existing services on the site will be extended to these buildings. Existing vehicle entry and parking areas, accessible off Rudyard Street will be used and remain unchanged.

Please find enclosed is a copy of the 'IDAS Form 2 Request to Change an Existing Approval' and 'State Emergency Services Depot at Richlands Bus Depot Request to Change Development Approval Report - Issue B' (including amended plans) which will be sent to the Assessment Manager.

Please be advised that geotechnical investigations have been undertaken (Refer to Appendix D of the Request to Change an Existing Approval Report).

If you have any questions regarding the change, please contact me by any of the means listed on the letterhead.

Yours faithfully

sch4-Signature

Susie Beale  
Contract Town Planner as agent for applicant  
Development Planning  
Project Management

## Form 2

idas

INTEGRATED DEVELOPMENT  
ASSESSMENT SYSTEM

## Request to change an existing approval

The completion of all questions on Form 2 is *mandatory* for all requests for changes to an existing approval.

## 1. Description of land

These details will be included in the original decision notice for the approval you know wish to modify.

Street address (include no., street, suburb / locality & postcode)

48 Government Road, Inala Queensland

Postcode 4077

Lot & plan details (Attach list if necessary)

L5 on SP122791 Parish of Woogaroo

Shop / tenancy no. (If applicable)

-

Storey / level (If applicable)

-

Total area of land (m<sup>2</sup> / ha)

51,970m<sup>2</sup>

In which local government area is the land situated?

Brisbane City

## 2. Nature of the request

Any person may request to modify an existing approval.

This request is for:

- ☐ An extension of the currency period (s 3.5.23) ☐ A change to or cancel conditions (s 3.5.33)
- ☒ A change to the development approval (other than a change of a condition) (s 3.5.24)
- ☐ A change to conditions of a rezoning approval given under the repealed P&E Act (s 6.1.35A)

Provide details of & justification for the proposed modification

Establish a State Emergency Services facilities at Richlands Bus Depot — construction of three demountable buildings and two galvanised iron sheds.

## 3. Concurrence agencies

Under s3.5.22(1)(a) & 3.5.24(1)(a) of IPA, a copy of this request must be forwarded to each concurrence agency for the previous application prior to lodgement of this form with the assessment manager.

Note: "No" will always apply to a request to change conditions of a rezoning approval given under the P&E Act.

Did the previous application involve concurrence agencies or building referral agencies?

- ☐ NO
- ☒ YES (List the concurrence agencies who have been sent a copy of the request for modification)
- Environmental Protection Agency - Environmentally Relevant Activity

**4. Applicant details**

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

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

If the applicant is a company, a contact person must be shown.

All correspondence will be mailed to this address.

Name

City Assets - Brisbane City Council

Signature

Date

Contact person

Susie Beale (Town Planner - City Design)

Phone no.

340 30582

Mobile no.

Fax no.

340 30229

Email address

adtp@brisbane.qld.gov.au

Postal address

City Design, Level 3 - TC Beirne Centre

315 Brunswick Street Mall, Fortitude Valley Queensland

Postcode 4006

**5. Consent of land owner/s**

Completion of this question is only required if the applicant is not the owner or the person authorised to sign as the owner.

Completion of this section provides the owner's consent to the lodgement of this application. If there are multiple owners, the consent of each owner is required. If the owner is a company refer to Guide 1.

Name (in full) (Attach list if necessary)

Brisbane City Council

Signature/s (Or if a company, the ACN plus signature/s or company seal &amp; signatures)

Date 16.4.2004

sch4-Signature

Col

**FRANK RILEY  
MANAGER  
CITY ASSETS  
BRISBANE CITY COUNCIL**

**6. Plans and documents**

This application is accompanied by:



Amended plans



Proposal Report identifying and justifying proposed changes



Other (Specify)



Printed Date: 13-470 2013

# Site Plan 48 Government Road, Inala

File A



Page 1 of 1

25 of 83

Release

**NARELLE WEBB**  
GRADUATE DIPLOMA  
LANDSCAPE ARCHITECTURE  
AILA

ADDRESS: 60 BANKS STREET  
NEWMARKET 4051  
PHONE: (07) 3856 2855  
FAX: (07) 3356 0419

DATE: JAN 1999  
DWG NO: LP01

AMENDMENT DATE ISSUE

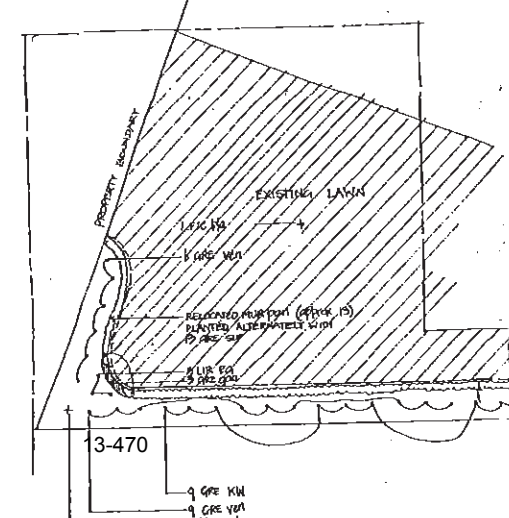
DRAWING TITLE  
PLANTING PLAN FOR LANDSCAPE  
BUFFER TO EXISTING CARPAUN

CLIENT:  
BRISBANE TRANSPORT

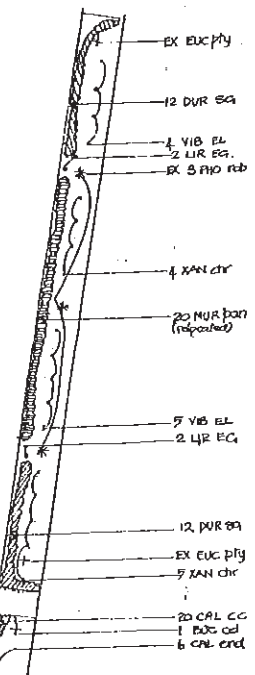
- NOTES:
1. POISON ALL WEEDS WITH ZERO POISON OR EQUIVALENT
  2. ALL NEW GARDEN BED PREPARATION AS FOLLOWS:  
- CULTIVATE EXISTING SUBSOIL 150mm  
- SUPPLY AND SPREAD 200mm IMPORTED TOP SOIL MIXED WITH 10% CHALK  
- BROADCAST OSMOCOTE 12-18MONTHS
  3. PROVIDE GYPSUM TO MANUFACTURER'S DIRECTIONS TO ANY AREAS OF CLAY UNCOVERED IN CULTIVATION.
  4. ALL GARDEN AREAS TO BE PROVIDED WITH TUB GROUND MULCH OR HOOP PINE MULCH TO 100mm DEEP.
  5. LOCATION OF EXISTING TREES AND HOSE COCK TO BE VERIFIED ON SITE.
  6. WATERING SHALL BE BY HAND DURING ESTABLISHMENT PERIOD.
  7. NO SUBSTITUTES ON PLANTS SPECIFIED. IF ANY PLANT IS UNAVAILABLE AT TIME OF PLANTING, RING 3856 2855 FOR ADVICE ON SUBSTITUTE.

| PLANT SCHEDULE |                                          |       |     |        |
|----------------|------------------------------------------|-------|-----|--------|
| CODE           | TREE DESCRIPTION                         | SIZE  | QTY | STAKES |
| BUC cel        | BUCKINHAMIA celestina                    | 300mm | 3   | x2     |
| FIC pla        | FICUS platypholia                        | 300mm | 2   | x2     |
| TOTAL          |                                          |       | 5   |        |
| CODE           | SHRUB DESCRIPTION                        | SIZE  | QTY |        |
| CAL und        | CALLISTEMON "Indesavour"                 | 200mm | 12  |        |
| CAL pp         | CALLISTEMON "prolific Pink"              | 200mm | 8   |        |
| GRE wh         | GREVILLEA "Ray Williams"                 | 200mm | 24  |        |
| GRE ven        | GREVILLEA venusta                        | 200mm | 13  |        |
| MUR pan        | MURRAYA paniculata RELOCATE EXISTING     | 200mm | 3   |        |
| RON am         | RONDELETIA amona                         | 200mm | 21  |        |
| SYZ aus        | SYZYGIUM australe                        | 200mm | 9   |        |
| VIB el         | VIBURNUM "Emerald Lustre"                | 200mm | 9   |        |
| XAN chr        | XANTHOSEMON chrysanthus "Fathallii Gold" | 200mm | 9   |        |
| TOTAL          |                                          |       | 164 |        |
| CODE           | SMALL SHRUBS                             | SIZE  | QTY |        |
| AGA afr        | AGAPANTHUS africanus                     | 140mm | 40  |        |
| CAL cc         | CALLISTEMON "Captain Cook"               | 140mm | 24  |        |
| DUR us         | DURANTA "Shirley's Gold"                 | 140mm | 9   |        |
| LIR eg         | LIRIODENDRON "Evergreen Giant"           | 140mm | 9   |        |
| GRE gaud       | GREVILLEA gaudichaudii                   | 200mm | 3   |        |
| GRE sup        | GREVILLEA superba                        | 200mm | 16  |        |
| TOTAL          |                                          |       | 192 |        |

LANDSCAPED BUFFER SCALE 1:100



- LEGEND
- TREES: Refer notes and plant schedule
  - SHRUBS: Refer notes and plant schedule
  - GROUNDCOVERS: Plant evenly in area indicated. Refer notes and plant schedule
  - MOWING EDGE: Continuous concrete mowing edge. Refer drawing
  - EXISTING Eucalyptus ptychocarpa
  - EXISTING Eucalyptus species
  - EXISTING Phoenix robetentii





| Iss. | Description | Date | Dwn | Auth |
|------|-------------|------|-----|------|
|      |             |      |     |      |



**City Design**  
Brisbane City Council

Level 3  
TC Beirne Centre  
316 Brunswick St Mall,  
Fortitude Valley, Q 4006

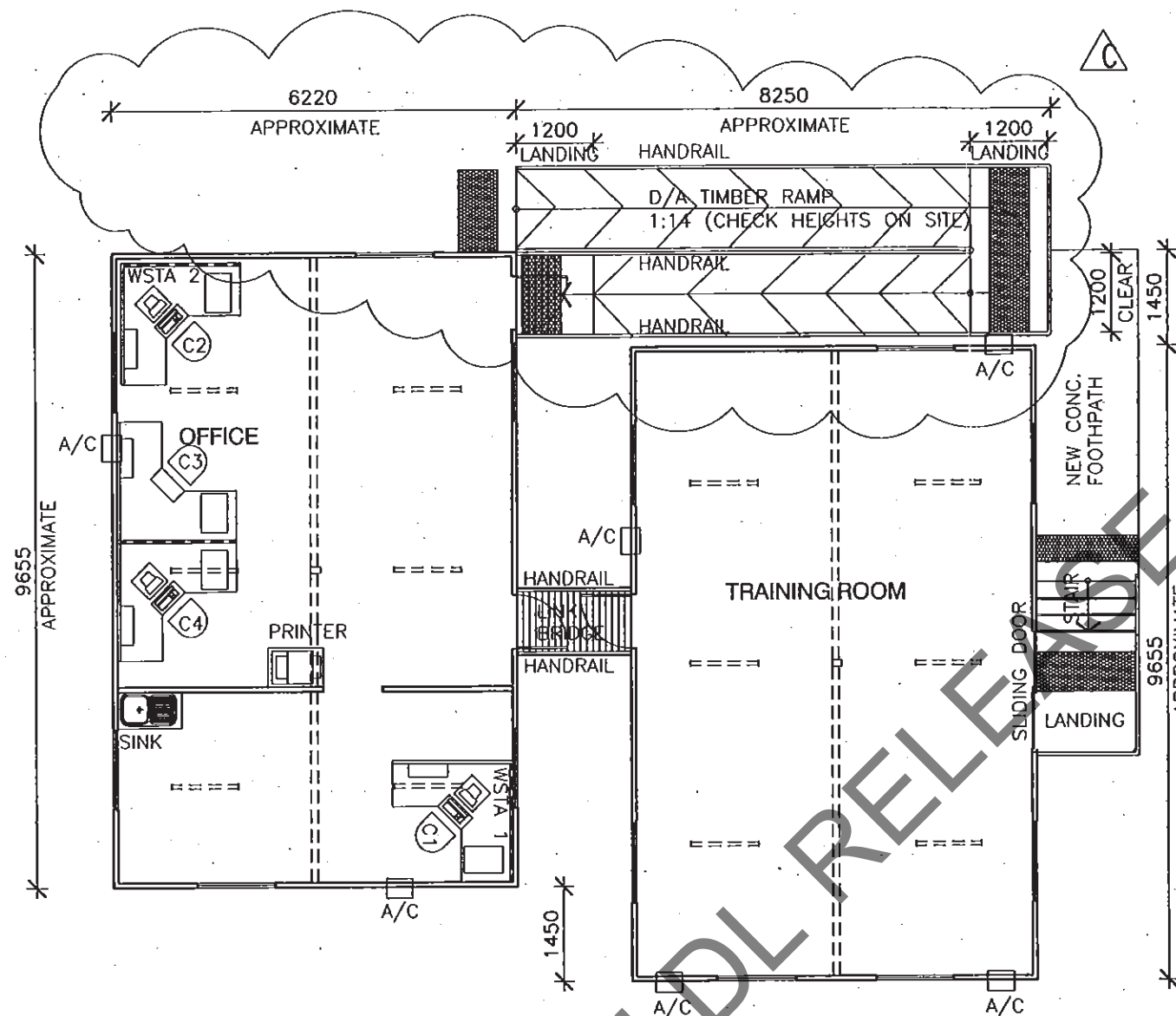
Locked Mail  
Bag 6996  
Albion Qld 4010

Telephone : (07) 3403 3849  
Facsimile : (07) 3403 0551  
Email : citydesign@brisbane.qld.gov.au



|                                                                |       |                  |                      |  |
|----------------------------------------------------------------|-------|------------------|----------------------|--|
| Drawing Title                                                  |       |                  |                      |  |
| SES CO-LOCATION AT<br>RICHLANDS BUS DEPOT<br>OVERALL SITE PLAN |       |                  |                      |  |
| Design                                                         | Drawn | Checked          | Authorised for Issue |  |
| CY                                                             | DR    | CY               |                      |  |
| Reference no.<br>CD040083                                      |       |                  | Scale<br>1:2000      |  |
| Drawing no.<br>074-001-105                                     |       | Sheet<br>1 of 83 | Issue<br>P1          |  |





02 DEMOUNTABLE OFFICE (RELOCATED) 1:100  
- RICHLAND BUS DEPOT

#### LEGEND

- ===== EXISTING DOUBLE 40W FLUORO
- A/C EXISTING WINDOW TYPE AIRCONDITIONING UNIT
- EXISTING WORKSTATION
- EXISTING PRINTER

| Iss. | Description       | Date     | Dwn | Auth. |
|------|-------------------|----------|-----|-------|
| P    | PRELIMINARY       | 12.21.04 | DR  | DR    |
| A    | ISSUED FOR TENDER | 30.01.04 | DR  | KM    |
| B    | B.A. APPLICATION  | 09.02.04 | DR  | CY    |
| C    | AMEND PWD RAMP    | 02.03.04 | DR  | CY    |

#### REMOVAL AT VIRGINIA DEPOT

- EXISTING 2 DEMOUNTABLES AND ASSOCIATED ITEMS TO BE REMOVED AND POSITION ON A DESIGNATED AREA SPECIFIED BY PERSON IN CHARGE.

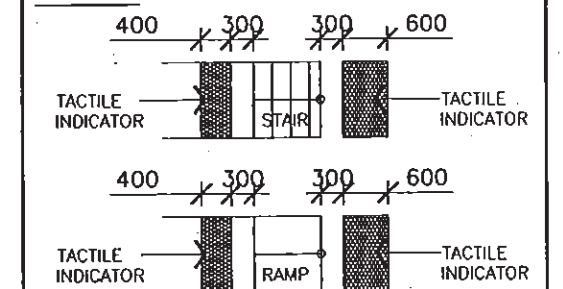
#### RELOCATION FROM VIRGINIA DEPOT TO RICHLANDS DEPOT

- EXISTING 2 NO. OFF DEMOUNTABLE TO BE REMOVED FROM VIRGINIA DEPOT, VIRGINIA, RELOCATE AND POSITION TO NEW SITE AT RICHLAND DEPOT, RICHLAND SPECIFIED BY PERSON IN CHARGE.

#### NOTE

- CHECK DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK.

#### LEGEND



**City Design**  
Brisbane City Council

Level 3  
TC Beirne Centre  
315 Brunswick St Mall,  
Fortitude Valley, Q 4006  
Telephone 07-3403 3849  
Facsimile 07-3403 0447  
e-mail citydesign@brisbane.qld.gov.au



Drawing Title

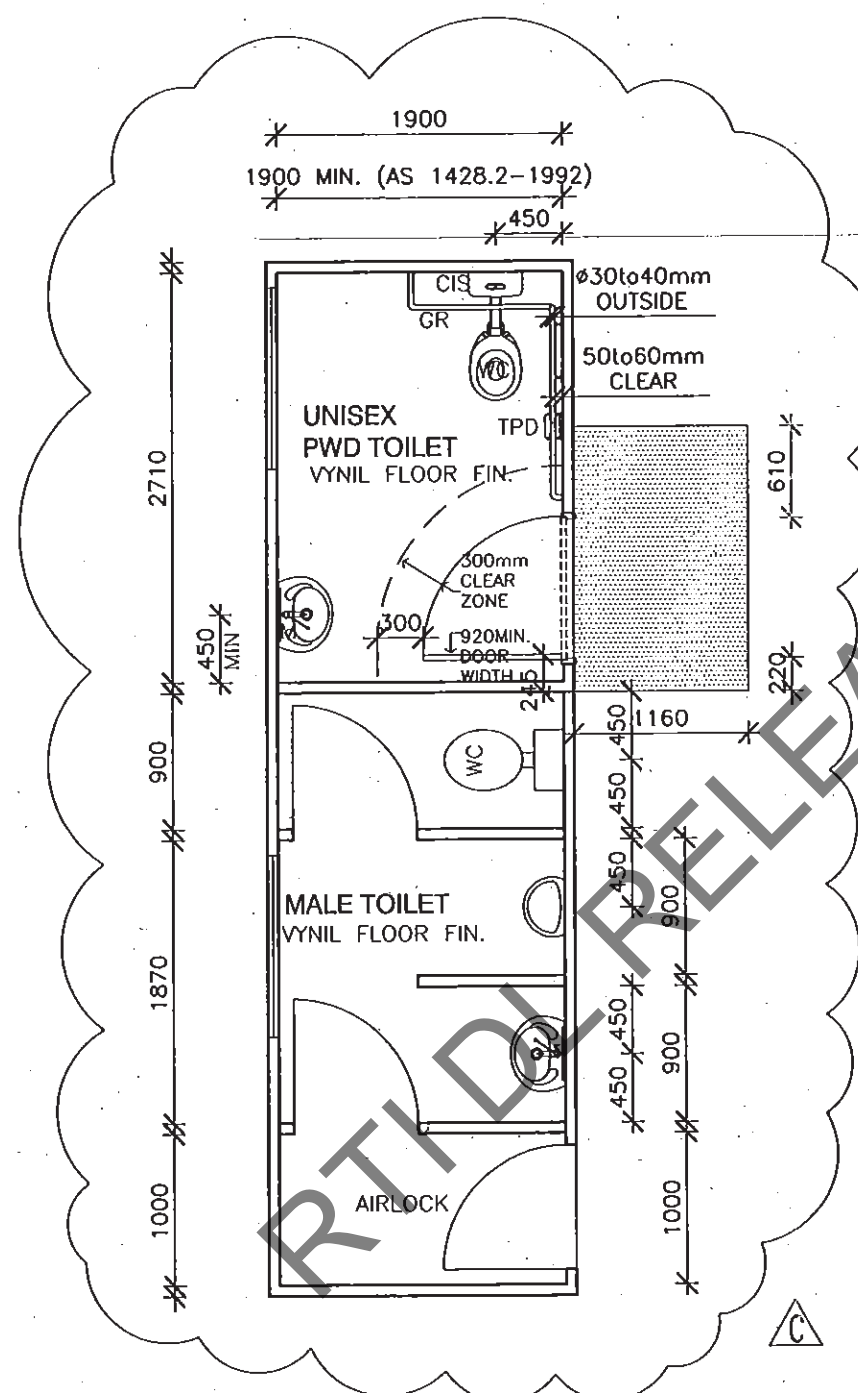
SES - CO LOCATION AT  
RICHLANDS BUS DEPOT

DEMOUNTABLE RELOCATED  
FURNITURE PLAN

| Design | Drawn | Checked | Scale | Authorised |
|--------|-------|---------|-------|------------|
| CY     | DR    |         | 1:100 |            |

Reference no.  
CD040083

| Drawing no. | Sheet         | Issue |
|-------------|---------------|-------|
| 074-001-102 | 29 of 83<br>2 | C     |



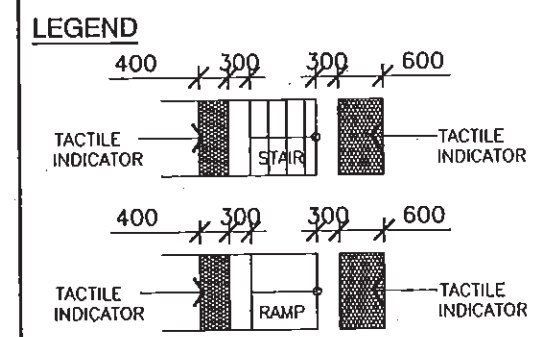
01 PLAN DEMOUNTABLE TOILET 1:50  
- RICHLANDS BUS DEPOT

| Iss. | Description           | Date     | Dwn | Auth. |
|------|-----------------------|----------|-----|-------|
| P    | PRELIMINARY           | 12.21.04 | DR  | DR    |
| A    | ISSUED FOR TENDER     | 30.01.04 | DR  | KM    |
| B    | B.A. APPLICATION      | 09.02.04 | DR  | CY    |
| C    | RE-DESIGN DEMOUNTABLE | 08.05.04 | DR  | CY    |

**REMOVAL AT VIRGINIA DEPOT**  
1. EXISTING 2 DEMOUNTABLES AND ASSOCIATED ITEMS TO BE REMOVED AND POSITION ON A DESIGNATED AREA SPECIFIED BY PERSON IN CHARGE.

**RELOCATION FROM VIRGINIA DEPOT TO RICHLANDS DEPOT**  
1. EXISTING 2 NO. OFF DEMOUNTABLE TO BE REMOVED FROM VIRGINIA DEPOT, VIRGINIA, RELOCATE AND POSITION TO NEW SITE AT RICHLAND DEPOT, RICHLAND SPECIFIED BY PERSON IN CHARGE.

**NOTE**  
1. CHECK DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK.



**City Design**  
Brisbane City Council

Level 3  
TC Belme Centre  
315 Brunswick St Mall,  
Fortitude Valley, Q 4006

Telephone 07-3403 3849  
Facsimile 07-3403 0447  
e-mail citydesign@brisbane.qld.gov.au

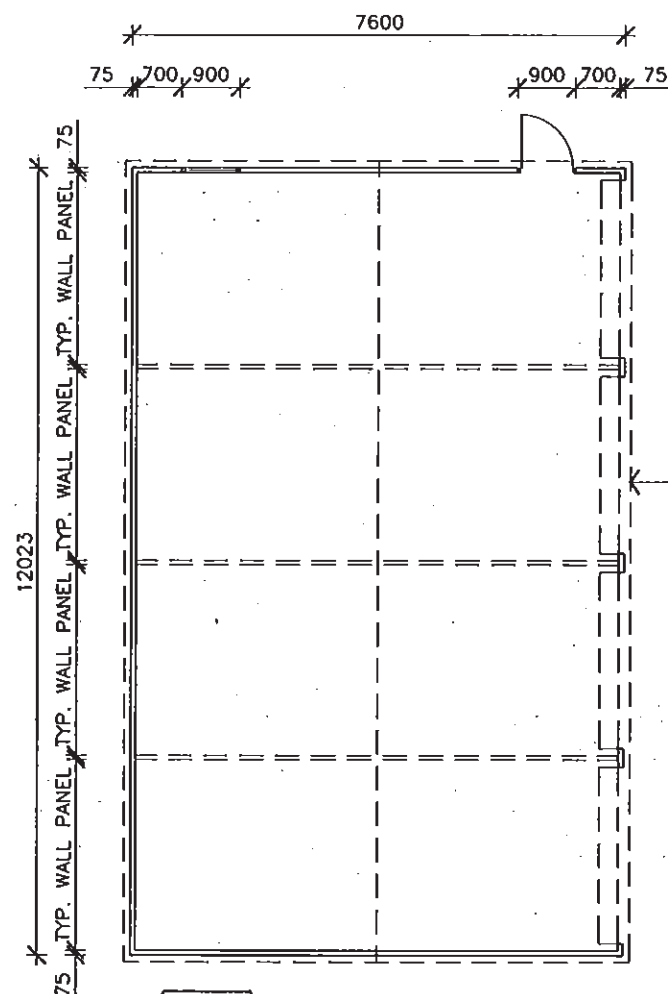
**BRISBANE CITY**

Drawing Title  
**SES - CO LOCATION AT RICHLANDS BUS DEPOT**  
**NEW TOILET DEMOUNTABLE FLOOR PLAN**

| Design | Drawn | Checked | Scale | Authorised |
|--------|-------|---------|-------|------------|
| CY     | DR    |         | 1:50  |            |

Reference no.  
CD040083

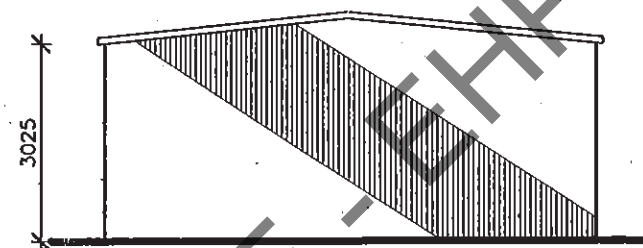
| Drawing no. | Sheet         | Issue |
|-------------|---------------|-------|
| 074-001-103 | 30 of 83<br>3 | C     |



ROOF LINE  
REFER TO MANUFACTURER'S DETAILS

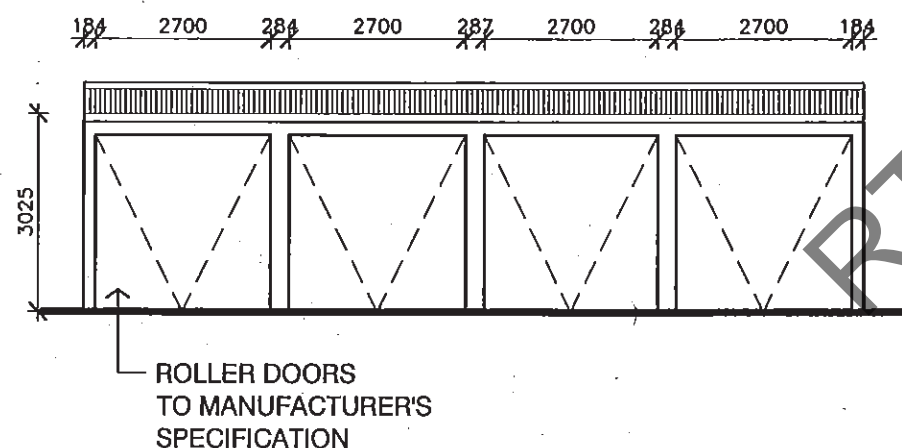
NOTE:  
CHECK DIMENSIONS ON SIDE BEFORE  
COMMENCING CONSTRUCTION.

REFER TO NOMINATED MANUFACTURER'S  
DETAILS AND SPECIFICATION

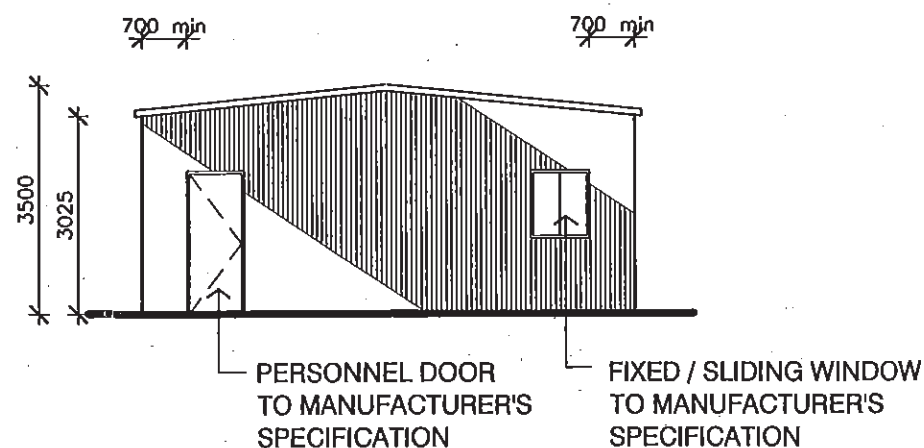


01 PLAN 1:100

03 SIDE ELEVATION 1:100  
UNFENESTRATED



02 FRONT ELEVATION 1:100



04 SIDE ELEVATION 1:100  
OPPOSITE EXISTING STORAGE

| Iss. | Description | Date     | Dwn | Auth. |
|------|-------------|----------|-----|-------|
| A    | DA ISSUE    | 15.04.04 | DR  | CY    |
|      |             |          |     |       |
|      |             |          |     |       |
|      |             |          |     |       |
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|      |             |          |     |       |
|      |             |          |     |       |

**City Design**  
Brisbane City Council

Level 3  
TC Beirne Centre  
315 Brunswick St Mall,  
Fortitude Valley, Q 4006

Telephone 07-3403 3849  
Facsimile 07-3403 0447  
e-mail citydesign@brisbane.qld.gov.au

**BRISBANE CITY**

Drawing Title

**SES - CO LOCATION AT  
RICHLANDS BUS DEPOT**

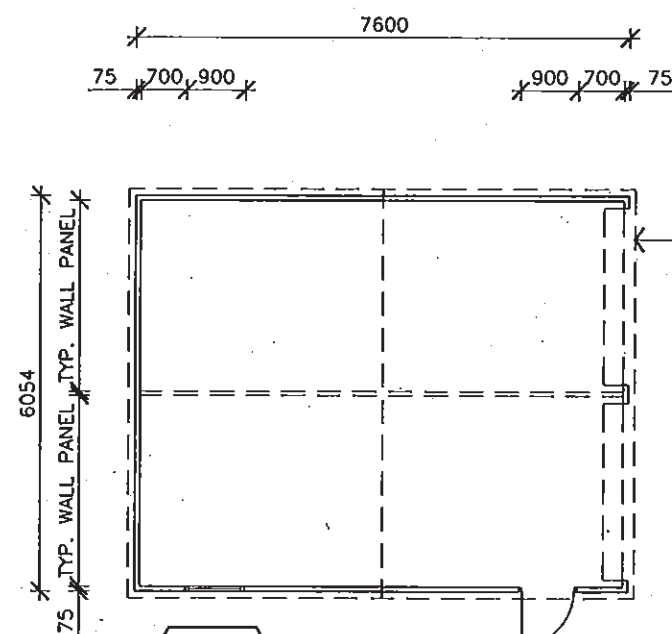
**FOUR BAY SHED**

| Design | Drawn | Checked | Scale | Authorised |
|--------|-------|---------|-------|------------|
| CY     | DR    |         | 1:100 |            |

Reference no.  
CD040083

| Drawing no. | Sheet              | Issue |
|-------------|--------------------|-------|
| 074-001-106 | 31 of 83<br>6 OF 7 | A     |

| Iss. | Description | Date     | Dwn | Auth. |
|------|-------------|----------|-----|-------|
| A    | DA ISSUE    | 15.04.04 | DR  | CY    |
|      |             |          |     |       |
|      |             |          |     |       |
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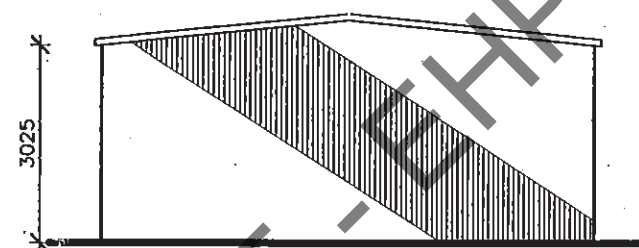


01 PLAN 1:100

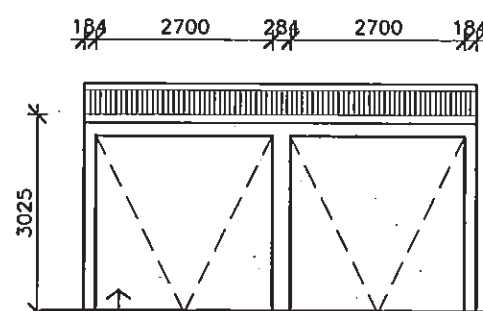
ROOF LINE  
REFER TO MANUFACTURER'S DETAILS

NOTE:  
CHECK DIMENSIONS ON SIDE BEFORE  
COMMENCING CONSTRUCTION.

REFER TO NOMINATED MANUFACTURER'S  
DETAILS AND SPECIFICATION

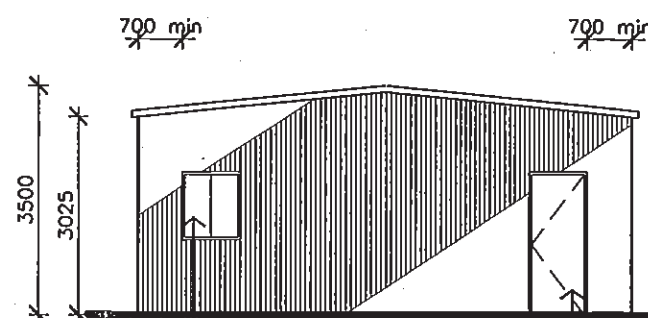


03 SIDE ELEVATION 1:100  
OPPOSITE EXISTING AWNING



ROLLER DOORS  
TO MANUFACTURER'S  
SPECIFICATION

02 FRONT ELEVATION 1:100



FIXED / SLIDING WINDOW  
TO MANUFACTURER'S  
SPECIFICATION

PERSONNEL DOOR  
TO MANUFACTURER'S  
SPECIFICATION

04 SIDE ELEVATION 1:100  
EAST



**City Design**  
Brisbane City Council

Level 3  
TC Belme Centre  
315 Brunswick St Mall,  
Fortitude Valley, Q 4006

Telephone 07-3403 3849  
Facsimile 07-3403 0447  
e-mail citydesign@brisbane.qld.gov.au



Drawing Title

**SES - CO LOCATION AT  
RICHLANDS BUS DEPOT**

**TWO BAY SHED**

| Design | Drawn | Checked | Scale | Authorised |
|--------|-------|---------|-------|------------|
| CY     | DR    |         | 1:100 |            |

Reference no.  
CD040083

| Drawing no. | Sheet              | Issue |
|-------------|--------------------|-------|
| 074-001-107 | 32 of 83<br>7 OF 7 | A     |

FACSIMILE



|                                                                                     |  |                        |                                                                                                                                                                                                          |
|-------------------------------------------------------------------------------------|--|------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>TO</b> EPA                                                                       |  | <b>DATE</b> 07/02/02   | <b>Brisbane City Council</b><br>Pollution Prevention<br>Health & Safety Branch<br>Level 4 69 Ann Street<br>BRISBANE Q 4000<br><br>GPO Box 1434<br>BRISBANE Q 4001<br><br>Ph: 3403 4721<br>Fax: 3403 9560 |
| <b>ATTENTION</b> Tess Dobinson                                                      |  | <b>FAX</b> 3247 3278   |                                                                                                                                                                                                          |
| <b>FROM</b> ALETHEA CARDWELL<br>TPOBP@brisbane.qld.gov.au                           |  | <b>PHONE</b> 3403 6176 |                                                                                                                                                                                                          |
| <b>SUBJECT</b> Notification of several lots for<br>Petroleum Product or Oil Storage |  | <b>PAGES</b> 1 (1)     |                                                                                                                                                                                                          |

Dear Tess,

Council is informing your department that the following sites are licensed as having **Petroleum Product or Oil Storage** in notifiable quantities.

According to information provided to me from Council's Development and Regulatory Services division, these sites all hold Flammable & Combustible Liquids licences, and are notifiable because they either:

1. are for underground fuel storage of any quantity, or
2. are for aboveground fuel storage of any petroleum product or oil, in quantities 25,000 litres or above.

According to this review, Council has not previously contacted you regarding any of these sites.

For your information, the attached spreadsheet contains information for each site regarding Lot & Plan, Site Owner & Address, F&C Licensee, and the notifiable activity.

Should you require further information, or have any other queries regarding this matter, please do not hesitate to contact me on the above number.

Regards,

sch4-Signature

Alethea Cardwell  
Project Officer, Environmental Protection

Enter all sites listed as per  
attached spreadsheet.

sch4-Signature

8/2/02

*Alethea Cardwell*  
*In relation to attached*  
*table, register sites as*  
*appropriate ie storage or*  
*fuel storage*

sch4-Signature

11/12/02

Our Business - A Better Brisbane

Sites entered 14/12/02

F&C Licensees not previously reviewed or notified to EPA, which hold licences for notifiable Petroleum Product or Oil Storage

| F&C Ref                     | Lots Affected   | F&C Licence File   | Site Owner Name                                             | Site Owner Address                                         | Street Number | Street Name   | Suburb         | Licence Holder     | Notifiable Activity                   |
|-----------------------------|-----------------|--------------------|-------------------------------------------------------------|------------------------------------------------------------|---------------|---------------|----------------|--------------------|---------------------------------------|
| s.73 irrelevant information |                 |                    |                                                             |                                                            |               |               |                |                    |                                       |
| 86204042                    | Lot 5 of 122791 | 314/36/86-KB490149 | Urban Management Division - BCC Water & Sewerage Reservoirs | Newstead Depot, Floor 2, 29 Waterloo St. Newstead QLD 4006 | 48            | GOVERNMENT RD | RICHLANDS 4077 | BRISBANE TRANSPORT | 25,000 litres F&C Storage aboveground |

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s.73 irrelevant information

RP 197668 Titles Scheme  
AD

sch4-Signature

3 irrelevant information

List  
L5 SP 122791  
as (N) RT  
14/12/02  
List for  
fuel  
storage  
items  
1-10 (4)  
S. 373.  
sch4-Signature  
12/12/02

# State Emergency Services Depot at Richlands Bus Depot

## Request to Change Development Approval Report

**April 2004**

**Issue B**



Prepared by:  
*Development Planning*  
*Project Management*  
*City Design*  
*City Business*  
*Brisbane City Council*

Prepared for:  
*Portfolio Management Section*  
*City Assets*  
*Urban Governance*  
*Brisbane City Council*



RTI DL RELEASE - EHP

| ISSUE | DATE OF ISSUE | PURPOSE         | PREPARED BY /<br>AMENDED BY | REVIEWED BY |
|-------|---------------|-----------------|-----------------------------|-------------|
|       |               |                 | NAME                        | NAME        |
| A     | 14 April 2004 | Internal Review | G Morris                    | S Beale     |
| B     | 22 April 2004 | DA Lodgement    | G Morris                    | S Beale     |

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| NAME                                 | NUMBER      | ISSUE |
|--------------------------------------|-------------|-------|
| Overall Site Plan                    | 074-001-105 | P1    |
| Site Plan                            | 074-001-101 | E     |
| Demountable Relocated Furniture Plan | 074-001-102 | C     |
| New Toilet Demountable Floor Plan    | 074-001-103 | C     |
| Four Bay Shed                        | 074-001-106 | A     |
| Two Bay Shed                         | 074001-106  | A     |

# Executive Summary

## Site Administration Details

### RPD

Lot 5 on SP122791, Parish of Woogaroo, County of Stanley

### Address

48 Government Road, Inala Queensland 4077

### UBD Location

Map 218 – D9

### Area of Allotment

5.1970ha

### Development Site Area

0.0970ha (Approximately)

### Land Tenure

Freehold

### Land Owner

Brisbane City Council

### Encumbrances on Registered Title

None

### City Plan 2000 Area

Parkland

### Local Plan

Western Gateway (Richlands Precinct)

### Other Property Flags

- Natural Assets Local Law (Council Control Vegetation, Significant Native Vegetation, Vegetation Protection Orders)
- Contaminated Land

## Proposal in Brief

### Existing Approval

#### Site Description

The development site is contained on land within the Richlands Bus Depot. The site is identified on WebBAS as being contaminated and contains protected vegetation under the Natural Assets Local Law. The site is well integrated into the surrounding road network and has most services available at its road frontage.

### Proposed Change to Development Approval

It is proposed to use a portion of the Richlands Bus Depot to establish a small State Emergency Services Depot consisting of three demountable buildings and two galvanised iron sheds. Services on the site will be extended to these buildings and an existing vehicle entry and parking area, accessible off Rudyard Street will be used. One tree will need to be removed on the site to provide adequate space for the siting of the buildings.

### Assessment & Approvals

A modification is sought to an existing development approval for the extension of the bus depot to include a *State Emergency Services Depot* pursuant to Section 3.5.24 of the *Integrated Planning Act 1997*. Melinda Ross (Assessment Manager – Development & Regulatory Services South Team) advised that the approval for the proposed use could be sought through a modification to an existing development approval.

Approval is also sought to carry out works (including interfering with) on protected vegetation under the provisions of the *Natural Assets Local Law 2003*.

### **Statutory Compliance**

Rory Kelly (Senior Town Planner – Development & Regulatory Services South Team) stated that the proposed change must demonstrate compliance with only the primary City Plan 2000 Codes (ie Industrial Design and Industrial Amenity & Performance Codes). Assessed against these policies and codes the proposed development complies with all applicable performance criteria and most applicable acceptable solutions.

### **Format of Report**

This report contains the following components:

#### **Section 1 – Site Description**

Information and illustrations of the existing site characteristics including existing approval land use, structures, services and significant environmental features.

#### **Section 2 – Development Proposal**

Description of the proposal, its environmental impact and site management controls.

#### **Section 3 – Assessment & Approvals**

Identification of the approval, assessment requirements and referral agencies.

#### **Section 4 – Statutory Compliance**

Review of the relevant City Plan 2000 Codes.

RTI DL RELEASE - EHP

# 1.0 Site Description

## 1.1 City Plan 2000 Area

### 1.1.1 Surrounding Locality

In the surrounding locality to the development site, City Plan 2000 Areas include Emerging Community, Low Density Residential, Parkland and Community Use 8 – Utility Installation

### 1.1.2 Development Site

The development site has a *Parkland* City Plan 2000 Area.

(Refer Figure 1.1)



Figure 1.1 – City Plan 2000 Areas (Webmap: 2002).

## 1.2 Land Use

### 1.2.1 Surrounding Locality

Land uses in the surrounding area consists of low density residential, rural residential, market gardens and utility installations (Refer Figure 1.2).

Single detached residential dwellings that form part of the suburbs of Inala and Forest Lake immediately adjoin the development site to the east and south respectively (Refer Figure 1.3 & 1.4).

Rural residential and market gardens are focused to the north and west along Government Road (Refer Figure 1.5). A tavern and a garden supplies outlet are also located nearby on Government Road.

The Richlands Water Reservoir and a mobile telephone communications tower are located to the west on the opposite side of Rudyard Street (Refer Figure 1.6).



Figure 1.2 – Land uses within the surrounding locality (Webmap: 2002).



Figure 1.3 – View to residential dwellings on the opposite side of Archerfield Road from allotment frontage.



Figure 1.4 – View of the fire break and residences from Archerfield Road that back onto the subject site.



Figure 1.5 – View along Government Road towards rural residential and market gardens from allotment frontage.



Figure 1.6 – View of the Richlands Water Reservoir and mobile telephone communications tower from Rudyard Street.

### 1.2.2 Development Site

The development site is located in the south-western corner of the allotment within the Richlands Bus Depot (Refer Figure 1.7). The Richlands Bus Depot occupies approximately 2.4738ha of the land on the western side of the allotment adjoining Rudyard Road. The facility is fenced and includes a vehicle parking area for staff and 40 buses, a two bay maintenance workshop, a staff amenity/administration building and several sheds/storage buildings (Refer Figure 1.8 & 1.9). Located within the development site is an awning and storage building (Refer Figure 1.10 & 1.11).

The Richlands Bus Depot has been developed in accordance with the Development Permit for *Extension of Utility Installation (Bus Depot) & an Environmentally Relevant Activity 28* (Council Delegate Decision on 26 July 1999, DRS/USE-209706 and DRS/PRO-2024) (Refer Appendix B).

The balance of the land on the eastern side of the allotment, adjoining Archerfield Road, functions as public park (Urban Management Park Number 1422). The park contains no facilities except for a dog off leash enclosure. A water reservoir and a single storey concrete block building associated with the reservoir also occupy the park near the Government Road frontage.



Figure 1.7 – Land uses and location of the development site (Webmap: 2002).



Figure 1.8 – View from Rudyard Street to the bus parking area.



Figure 1.9 – View of the amenity/administration building.



Figure 1.10 – View of the awning within the development site area.



Figure 1.11 – View of the storage building within the development site area.

### 1.3 Access & Mobility

Vehicle access to the development site is available from the Rudyard Street. Rudyard Street is a local access street, which is directly linked to higher order roads within the City Plan 2000 Road Hierarchy including Government Road, Archerfield Road, Poinsettia Street and Progress Road (Refer Figure 1.12).

Rudyard Street, although the road reserve is continuous, has been constructed as a no through road with the closure located at the southern end of the allotment. Council records indicate that the road is planned for official closure. This provides the subject site and utility installation across the road with an exclusive vehicle entrance as it prevents traffic from residential areas to the south from accessing Government Road via Rudyard Street.



Figure 1.12 – Access to the site (Webmap: 2002; WebbasX: CP Road Hierarchy).

## 1.4 Infrastructure

### 1.4.1 Services

All services are available to the site (Refer Figure 1.13).

### 1.4.2 Road Frontage

Government Road is maintained to an appropriate urban standard with paved carriageways, graded footpaths and kerbing and channelling provided (Refer Figure 1.5). The Rudyard Street and Archerfield Road frontages do not have kerbing and channelling (Refer Figure 1.4, 1.5, 1.15, 1.6).

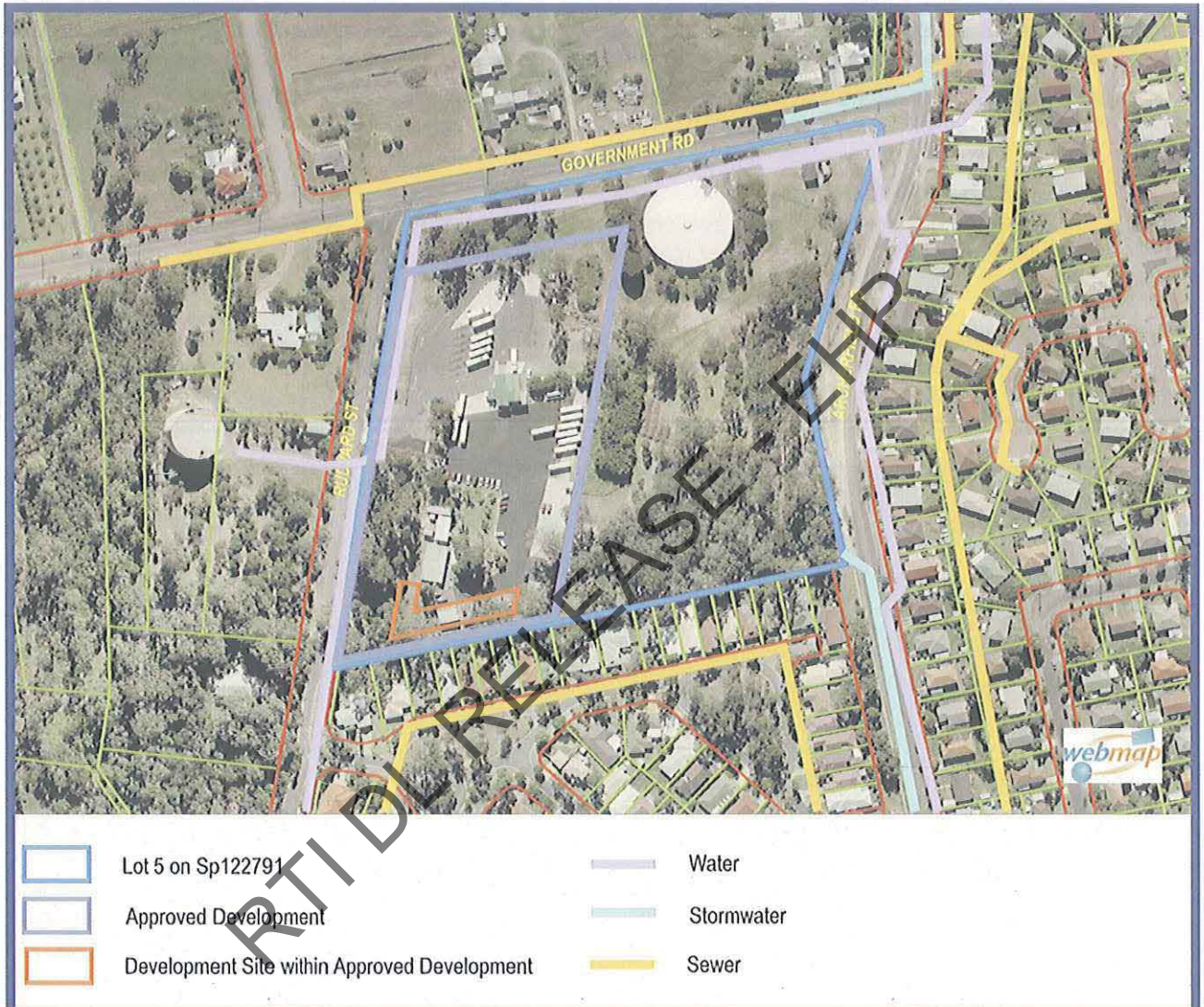


Figure 1.13 – Availability of services (Webmap: 2002; WebbasX: Sewerage BCC, Water Supply BCC, Stormwater BCC).



Figure 1.14 – View of Rudyard Street from the corner of Government Road.



Figure 1.15 – View of Rudyard Street frontage across the road from the development site.

## 1.5 Vegetation

Vegetation on the site is identified on WebBAS as being protected under the Natural Assets Local Law — Council Controlled Vegetation, Significant Native Vegetation, Vegetation Protection Orders (Refer Figure 1.17). An ecological assessment has confirmed that there are eight mature (>50m in height) Eucalyptus trees within the development site (Refer Appendix C).

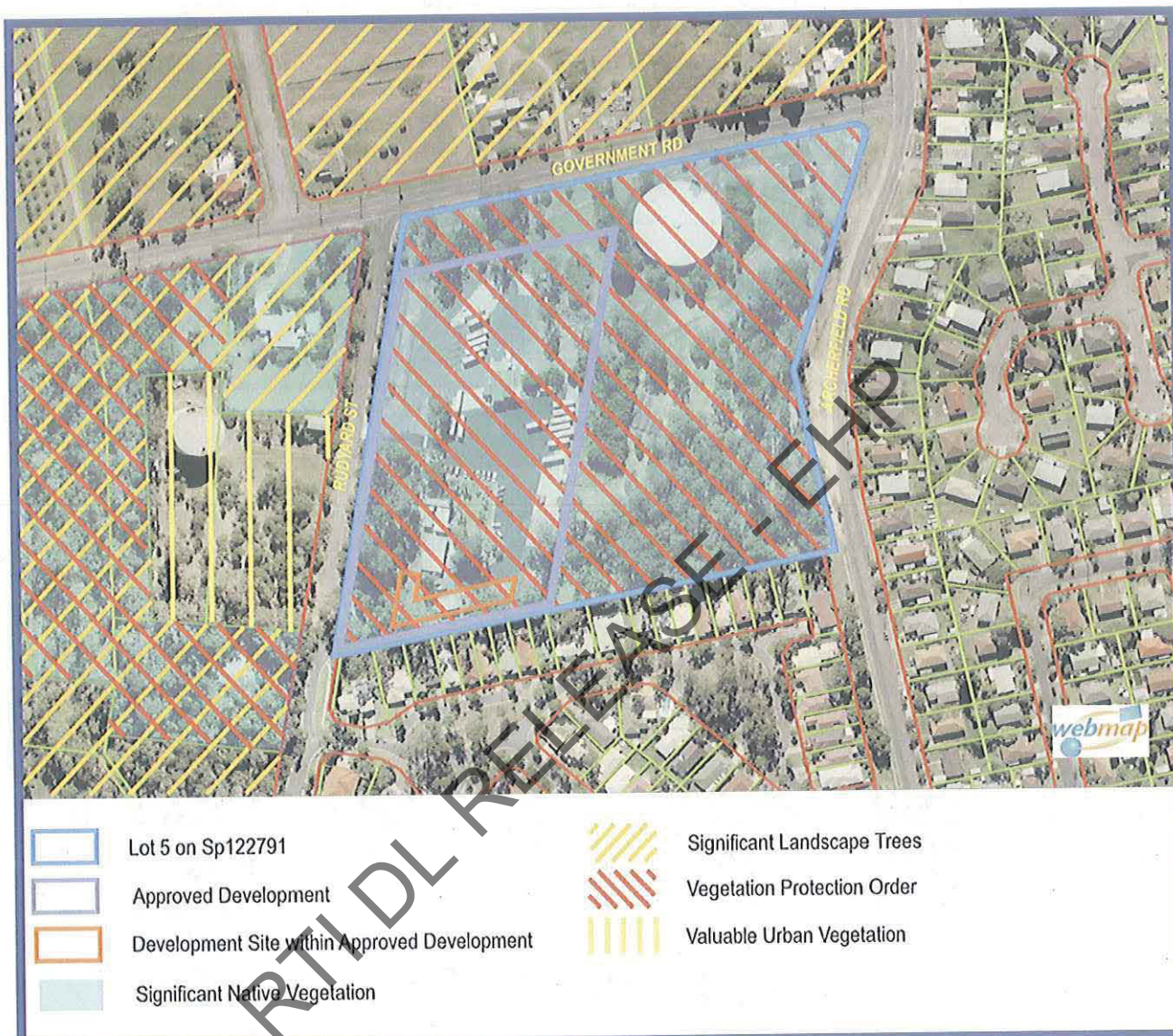


Figure 1.16 – Location of protected vegetation (Webmap: 2002; WebbasX: NALL).

## 1.6 Acid Sulfate Soils

Soil on the site is not identified on WebBAS as containing Potential Acid Sulfate Soils.

## 1.7 Contamination

The site is listed on the Environmental Management Register as being a contaminated site due to the existence of a Noticeable Activity (storage of fuel and petroleum products) (Refer Appendix D).

Geotechnical investigations have indicated only natural soils at the surface and no soil contamination within the development site area because the fuel storage tanks are located some distance away (Refer Appendix D).

## 1.8 Waterways, Wetlands & Flooding

The site does not contain any City Plan 2000 Waterway Corridors or Wetlands. The site is not susceptible to flooding and is not located in an overland flow path.

## 2.0 Development Proposal

### 2.1 Purpose of Development

It is proposed to use a portion of the Richlands Bus Depot to establish a small State Emergency Services Depot as modification of the existing approved bus depot (DRS/USE-209706 and DRS/PRO-2024).

### 2.2 Building Work & Landscaping

#### 2.2.1 Plans

The extent and design of the proposed development are illustrated in the following plans (Refer Appendix E):

| NAME                                 | NUMBER      | ISSUE |
|--------------------------------------|-------------|-------|
| Overall Site Plan                    | 074-001-105 | P1    |
| Site Plan                            | 074-001-101 | E     |
| Demountable Relocated Furniture Plan | 074-001-102 | C     |
| New Toilet Demountable Floor Plan    | 074-001-103 | C     |
| Four Bay Shed                        | 074-001-106 | A     |
| Two Bay Shed                         | 074-001-107 | A     |

#### 2.2.2 Buildings

Proposed buildings to be positioned on the site include three additional demountable buildings (one amenities and two office buildings) set on steel posts and a standard domestic two and four bay galvanised iron shed constructed on concrete slabs (Refer Figure 2.1 – 2.2). The three demountable buildings will be relocated structures from the Virginia Bus Depot.

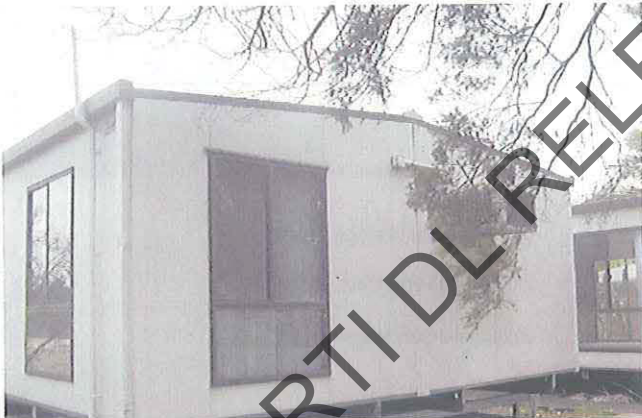


Figure 2.1 – Typical side elevation of the proposed demountable buildings.



Figure 2.2 – View of typical front elevation of the proposed demountable buildings.

The buildings will be less than 8.5m in height and have the following Gross Floor Area:

- 60m<sup>2</sup> – Demountable office building
- 25m<sup>2</sup> – Demountable toilet building
- 100m<sup>2</sup> – Two bay shed
- 200m<sup>2</sup> – Four bay shed

Buildings are setback a minimum of 27.3m from the Rudyard Road frontage and 9.9m from nearest common boundary with a residence.

The office buildings are oriented towards the street and will be directly accessible to the Rudyard Street.

#### 2.2.3 Landscaping

Existing shade trees will be retained which already contribute screening the proposed use from surrounding areas.

Existing grass areas that are disturbed during construction will be reinstated.

## 2.3 Environment

### 2.3.1 Filling & Excavation

No filling and excavation will be required as part of the proposed development.

### 2.3.2 Erosion & Sediment Control

An Environmental Management Plan incorporating erosion and sediment controls will be prepared and implemented by the construction authority.

An Erosion Hazard Assessment Form was completed which indicates a low risk for erosion and environmental harm if the soil is disturbed (Refer Appendix F).

### 2.3.3 Fire Ants

The development site is contained within a Fire Ant Suburb. Site inspections will be undertaken by a Department of Primary Industries Authorised Fire Ant Inspector prior, during and following the construction phases to determine whether infestations are present and if treatment is necessary.

An Environmental Management Plan incorporating fire ant management strategies will be prepared and implemented by the construction authority.

### 2.3.4 Vegetation

One mature Broad Leaved Ironbark (*Eucalyptus fibrosa*) will be removed to make way for the administration and training room buildings. This tree is protected under the Natural Assets Local Law (Council Control Vegetation, Significant Native Vegetation & Vegetation Protection Order). (Refer Figure 2.3 – 2.4)

An ecological assessment has confirmed that the tree can be removed (Refer Appendix C).

The tree is located in the only part of the allotment that is most suited and large enough to accommodate the proposed facilities. This is evident as:

- The proposed development site avoids the majority of the significant trees on the land.
- Lauren Templemann (Principle Project Officer) has advised that Environment & Parks – Urban Management would not support the further expansion of depot activities into the park area of the allotment. It was also advised that Environment & Parks would have no objection to intensifying the use of the existing depot area provided it does not impact on the quality of the park.
- The proposed facilities must have its own separate road access point to allow the easy flow of emergency vehicles and remain detached from the bus depot operations for safety and functionality purposes.
- Alternative configurations for the layout of buildings on the site were investigated in the design of the depot to retain the tree. This was constrained because:
  - The sizes and footprint shapes of the proposed buildings have been predefined and could not be altered as the demountable buildings are existing structures that will be relocated from another site.
  - The building certifier confirmed that the training room building needs to be positioned a distance of at least 5.5m from the existing brick veneer building for fire safety/protection purposes. This effectively reduced the available space and limited the location of the training room and administration buildings to the same position as the subject tree.

All other trees on the site will be retained and not disturbed by construction (Refer Section 1.5).

An Environmental Management Plan which outlines procedures to minimise disturbance to native flora and fauna during construction and the rehabilitation of the site will be prepared and implemented by the construction authority.



Figure 2.3 - Broad Leaved Ironbark (*Eucalyptus fibrosa*) identified for removal.

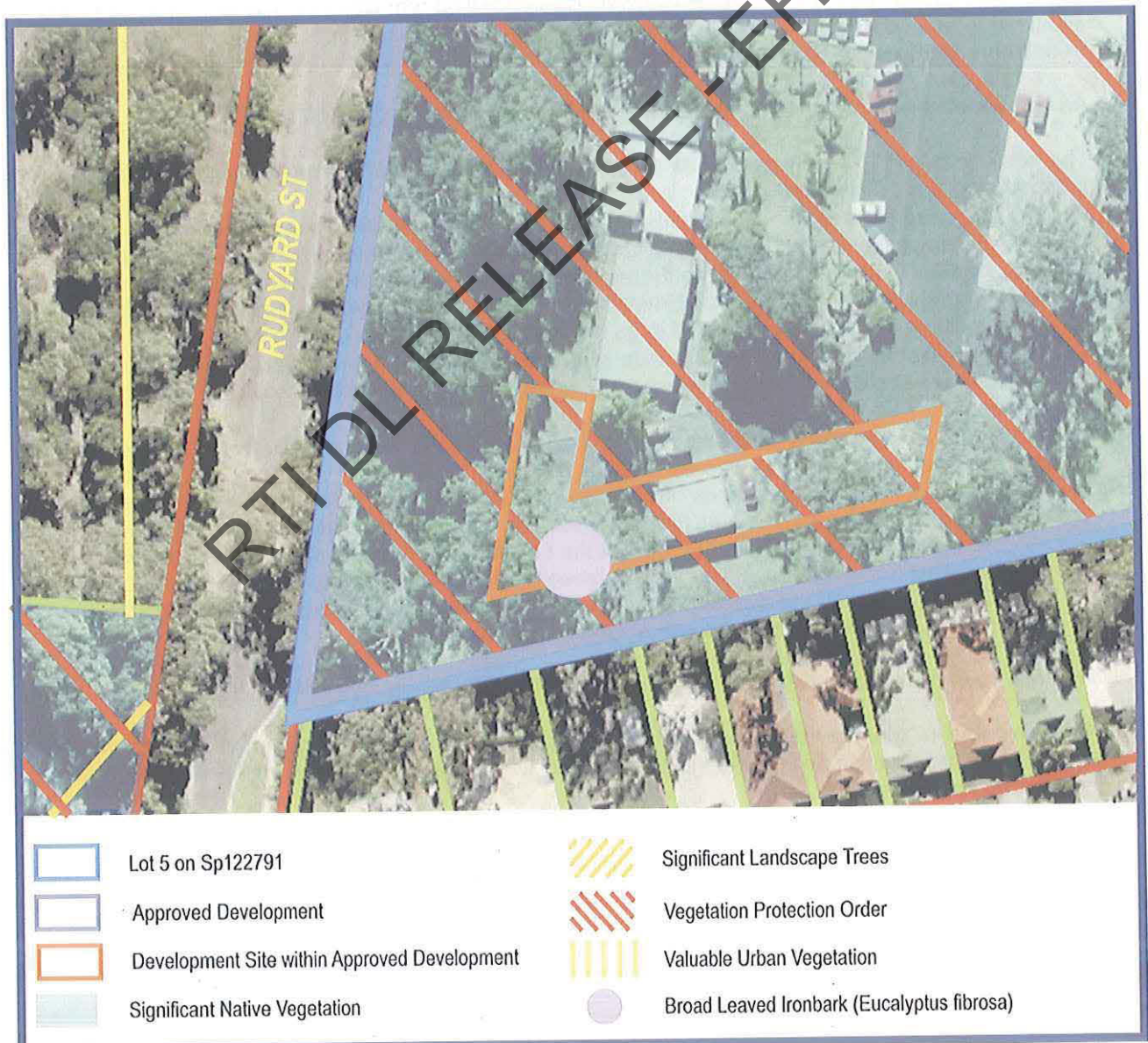


Figure 2.4 – Location of tree for removal (Webmap: 2002; WebbasX: NALL).

### 2.3.5 Contamination

The allotment is listed on the Environmental Management Register as being a contaminated site due to the existence of a Noticeable Activity located on the site (storage of fuel and petroleum products). However geotechnical investigations have indicated that there is no contamination in the development area (Refer Appendix D).

## 2.4 Infrastructure

### 2.4.1 Building Services

Extensions will be made to existing water, sewer, electricity and telecommunications connections on the site.

Stormwater from buildings will be collected and lawfully discharged into the existing stormwater system in accordance with the Subdivision and Development Guidelines. No change is proposed to existing paved or vehicle areas. The existing stormwater infrastructure installed on the site will adequately support the stormwater loads, as only a very small increase of approximately 385m<sup>2</sup> in impervious surfaces will be made on the site from the new buildings.

### 2.4.2 Road Frontage

The existing vehicle site access points and external road markings will remain unchanged.

Non-discriminatory access will be provided to the site from Rudyard Street in accordance with AS1428 – Design for Access and Mobility.

## 2.5 Operation

### 2.5.1 Use & Attendance

The proposed SES Depot will be used for equipment storage and in the event of an emergency as a coordination and management centre.

Weekly training sessions will also occur on weekends or weekday evenings. These will be attended by up to 12-15 staff.

On a weekly basis a volunteer will also access the office and check facilities for routine administrative and maintenance purposes.

### 2.5.2 Deliveries & Waste Removal

The proposed SES Depot does not require loading/unloading facilities.

The facility will only generate domestic volumes and types of waste, which will require the use of standard wheelie bins.

### 2.5.3 Access & Traffic Impacts

All existing pedestrian, cyclist and public transport facilities will be accessible to site users (Refer Section 1.4.1).

The proposed SES Depot will use an existing on-site vehicle area off Rudyard Street and share existing vehicle manoeuvring and staff parking facilities of the Richlands Bus Depot. The existing on-site staff parking hardstand area is surplus to the needs of the bus depot and will adequately cater for the proposed use. No change is proposed to these areas.

Vehicles accessing the proposed SES Depot will not cause any nuisance or adversely impact to the function and safety of the surrounding road network as it will only be used infrequently during emergency situations and training sessions.

Several State Emergency Services response vehicles will be stored within the proposed sheds. These vehicles may include a utility and small ridge truck, which will be smaller in size than a bus.

### 2.5.4 Noise Impacts

The SES Depot allotment shares its southern common boundaries with a number of residences, which back onto the Richlands Bus Depot. The proposed buildings will be located approximately 20m away to the closest dwelling. Domestic wall mounted air conditioning units are located as far away as practical from residences.

Within the 20m buffer area/fire break there are a number of mature (>50m in height) Eucalyptus trees as well as a 1.8m paling fence on the common boundaries which already provides screening between the subject allotment and the residences.

The layout of buildings on the site has ensured that major openings and outdoor activity spaces are located the furthestmost distance to the nearest residence to further separate the uses.

The SES Depot will be primarily used on an infrequent basis. Its noise generating potential will not have any greater impact on nearby sensitive receiving environments than the other existing bus maintenance and storage activities on the site. As such it is considered that the potential noise generated by the proposed development will be within expected levels for the area.

### 2.5.5 Lighting Impacts

Existing outdoor lighting fixtures attached to the maintenance workshop, provide security lighting for buildings surrounds and hardstand areas within the development site.

Additional outdoor safety lighting will be installed to the proposed buildings to light the adjoining vehicle pavement area. All new outdoor safety/security lighting will not have any upward component of light and be installed in accordance with AS4282 – Control of Obtrusive Effects of Outdoor Lighting.

### 2.5.6 Potential Pollution & Contamination

The SES Depot will not contain storage of contaminating substances that may potentially cause environmental harm or release of pollutants into the air or ground water. The use does not include the storage of any dangerous goods above the volumes/quantities identified in Chapter 3, Industrial Areas, Schedule 2.

No change is proposed to hardstands and stormwater treatment in existing vehicle areas.

The proposed use will not emit air pollutants, noise, vibration, heat or light activity that may cause environmental harm or nuisance (Refer Section 2.2.2, 2.5.1, 2.5.4 & 2.5.5)

## 3.0 Assessment & Approvals

### 3.1 Prelodgement Discussions

Melinda Ross (Assessment Manager – Development & Regulatory Services South Team) advised on the 12 March 2004 that the approval for the proposed development could be sought through a modification to an existing development approval (*Extension of Utility Installation (Bus Depot) & an Environmentally Relevant Activity 28 (Council Delegate Decision on 26 July 1999)*).

Rory Kelly (Senior Town Planner – Development & Regulatory Services South Team) advised on the 19 March 2004 that the proposed change must demonstrate compliance with only the primary City Plan 2000 Codes (ie Industrial Design and Industrial Amenity & Performance Codes).

### 3.2 Definition of Use

The proposed development of a State Emergency Services Depot is defined as *Emergency Services* under the City Plan 2000.

*Emergency Services: a use of premises for services responding to community needs in an emergency caused by fire, flood, storms, toxic fumes or similar events, e.g. fire station, ambulance station, first aid station, police station or State Emergency Services depot.*

(City Plan 2000: Chapter 3: Page 68).

### 3.3 Approvals Required

Pursuant to Section 3.5.24 of the *Integrated Planning Act 1997*, a request to change a development approval is sought to include a *State Emergency Services Depot* in the approval for *Extension of Utility Installation (Bus Depot) & an Environmentally Relevant Activity 28 (Council Delegate Decision on 26 July 1999)*. The Development & Regulatory Services file reference for the existing development approval is *DRS/USE-209706* and *DRS/PRO-2024*. The approved Site Plan is included in Appendix B.

Approval is also sought to carry out works (including interfering with) protected vegetation under the provisions of the *Natural Assets Local Law 2003*.

### 3.4 Referral Agencies

Pursuant to Section 3.5.24 (1)(a) of the *Integrated Planning Act 1997*, the request to change a development approval requires forwarding to the Environmental Protection Agency (Licensing Section), as this State Department was a Concurrence Agency for the existing development approval (*Environmentally Relevant Activity 28*). The Environmental Protection Agency file reference for the existing development approval is 991DA84.

Since the bus depot has been established, the site has been listed on the Environmental Management Register as being a contaminated site due to the existence of a Notifiable Activity (storage of fuel and petroleum products). Although this change to the approval is not required to be referred to the Environmental Protection Agency (Contaminated Land Unit) pursuant to Section 3.5.24(1)(a) of the *Integrated Planning Act 1997* as this State Department was not a concurrence agency for the existing development approval, the application is being forwarded for due diligence.

A copy of the advice given to the Environmental Protection Agency is attached (Refer Appendix G).

## 4.2 Industrial Design Code

| PERFORMANCE CRITERIA                                                                                                                                                                                                                                                                                                                                 | ACCEPTABLE SOLUTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | COMPLIANCE                                                                                                                                         |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>General</b>                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                    |
| <b>P1</b> Buildings must be of a scale and design generally compatible with those of nearby buildings and must contribute positively to the visual character of the area, especially as seen from the street<br><br>Buildings must achieve a standard of visual amenity that is acceptable having regard to the desirable character of the locality. | A1.1 Building height is no more than 15m                                                                                                                                                                                                                                                                                                                                                                                                                                                | Complies (A1.1-A1.5): Section 2.2.1 & 2.2.2                                                                                                        |
|                                                                                                                                                                                                                                                                                                                                                      | A1.2 No part of any building or structure is closer than 6m to any road frontage                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                    |
|                                                                                                                                                                                                                                                                                                                                                      | A1.3 The main entry to the building is easily identifiable, and directly accessible, from the street                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                    |
|                                                                                                                                                                                                                                                                                                                                                      | A1.4 Vehicle unloading and outdoor storage areas are designed and located to be unobtrusive from the street                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                    |
|                                                                                                                                                                                                                                                                                                                                                      | A1.5 The ground storey of buildings is designed with office, display windows, entrance foyers and building forecourts orientated or opening to nearby footpaths or roads                                                                                                                                                                                                                                                                                                                |                                                                                                                                                    |
|                                                                                                                                                                                                                                                                                                                                                      | A1.6 Site cover does not exceed: <ul style="list-style-type: none"> <li>75% in the Future Industry, Light Industry and General Industry Areas</li> <li>25% in the Heavy Industry and Extractive Industry Areas</li> </ul>                                                                                                                                                                                                                                                               | Not Applicable – The proposed development is not located on a site with a Industry Area<br><br>Refer Section 1.1<br>Refer Section 1.5, 2.1 & 2.3.4 |
| <b>P2</b> Landscape areas must be located where planting will ameliorate the view of the development from major public vantage points<br><br>Landscaping to road frontages must make a positive contribution to the streetscape and incorporate bold landscape elements that complement the scale and bulk of industrial forms                       | A2.1 At least 3% of the site is landscaped                                                                                                                                                                                                                                                                                                                                                                                                                                              | Refer Section 1.5, 2.1 & 2.3.4                                                                                                                     |
|                                                                                                                                                                                                                                                                                                                                                      | A2.2 Tree planting is provided to landscape frontages that will achieve canopy spread over 50% of the site frontage within 5 years of planting                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                    |
|                                                                                                                                                                                                                                                                                                                                                      | A2.3 Existing trees that already contribute to these requirements are retained                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                    |
|                                                                                                                                                                                                                                                                                                                                                      | A2.4 Shade trees are provided in carparking areas at a ratio of 1 tree for each 6 carparking spaces                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                    |
|                                                                                                                                                                                                                                                                                                                                                      | A2.5 Large trees and spreading ground covers are provided in all landscape areas within the site                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                    |
|                                                                                                                                                                                                                                                                                                                                                      | A2.6 Large screening shrubs of an appropriate density and size to complement the scale and bulk of the subject building are provided in areas where screening is a priority                                                                                                                                                                                                                                                                                                             |                                                                                                                                                    |
|                                                                                                                                                                                                                                                                                                                                                      | A2.7 A landscaped strip with a minimum width of 2m is provided along the frontage of the site.                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                    |
| <b>P3</b> Building design must allow for the infrastructure and service requirements of future users                                                                                                                                                                                                                                                 | <b>A3</b> Design makes allowances for proposed and future infrastructure requirements, including where relevant: <ul style="list-style-type: none"> <li>Access and space allocation for any future trade waste connections to sewer</li> <li>Storage tanks</li> <li>Refuse storage areas</li> <li>Recycling storage areas</li> <li>Waste pre-treatment devices</li> <li>Other ancillary equipment</li> <li>Trade waste connections</li> <li>Carparking and manoeuvring areas</li> </ul> | Complies (A3): Refer Section 2.2.1 & 2.2.2                                                                                                         |
| <b>P4</b> Stormwater must not contaminate surface water or ground water                                                                                                                                                                                                                                                                              | A4.1 Areas where potentially contaminating substances are stored or used are roofed                                                                                                                                                                                                                                                                                                                                                                                                     | Complies (A4.1): Refer Section 2.5.6                                                                                                               |
|                                                                                                                                                                                                                                                                                                                                                      | A4.2 Provision is made for spills to be bunded and retained on site for removal and disposal by an approved means                                                                                                                                                                                                                                                                                                                                                                       | Not Applicable (A4.2): Refer Section 2.5.6                                                                                                         |
|                                                                                                                                                                                                                                                                                                                                                      | A4.3 Surfaces where spillages can occur are sealed with concrete, asphalt or similar impervious substance                                                                                                                                                                                                                                                                                                                                                                               | Complies (A4.3): Refer Section 2.5.3                                                                                                               |
|                                                                                                                                                                                                                                                                                                                                                      | A4.4 Roofwater is piped away from areas of potential contamination                                                                                                                                                                                                                                                                                                                                                                                                                      | Complies (A4.4): Refer Section 2.4.1                                                                                                               |

|                                                                                                                   |      |                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                        |
|-------------------------------------------------------------------------------------------------------------------|------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| P5 The proposal must create a socially, visually and physically amenable work environment                         | A5.1 | On-site recreation areas are provided for staff and: <ul style="list-style-type: none"><li>include seating, tables and rubbish bin</li><li>are adequately protected from the weather</li><li>are safely accessible to all staff</li><li>separate private from public areas</li><li>are located away from noisy or odorous activities</li></ul> | The proposed development is for depot purposes and will have infrequent staff attendance. As such it does not require on-site recreation areas. Provisions is made within the office-training room building<br><br>Refer Section 2.5.1 |
|                                                                                                                   | A5.2 | Non-slip, easily cleaned paving materials are used in pedestrian areas where oil and water are likely to accumulate                                                                                                                                                                                                                            | Complies (A5.2): Refer Section 2.5.3                                                                                                                                                                                                   |
|                                                                                                                   | A5.3 | Site illumination is provided within parking and pedestrian areas during hours of operation                                                                                                                                                                                                                                                    | Complies (A5.3): Refer Section 2.5.5                                                                                                                                                                                                   |
|                                                                                                                   | A5.4 | The development is designed in accordance with Crime Prevention through Environmental Design 1997 principles                                                                                                                                                                                                                                   | Complies (A5.4): Refer Section 2.2.1 & 2.2.3                                                                                                                                                                                           |
|                                                                                                                   | A6   | The building design and layout locates potential noise sources away from sensitive surrounding uses                                                                                                                                                                                                                                            | Complies (A6): Refer Section 2.5.4                                                                                                                                                                                                     |
| P6 The design of the proposal minimises noise impacts on surrounding uses                                         |      |                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                        |
| P7 Proposals must not constitute a safety hazard to aviation operations                                           | A7.1 | Proposals do not emit high electromagnetic or signal transmissions in the vicinity of airports or airport navigational systems                                                                                                                                                                                                                 | The proposed development is for depot purposes and will not emit high electromagnetic or signal transmissions<br><br>Refer Section 2.2.2 & 2.5.6                                                                                       |
|                                                                                                                   | A7.2 | No building, structure, object or activity exceeds 110m in height outside of prescribed airspace for Brisbane or Archerfield Airports<br><br>OR<br><br>No building, structure, object or activity more than 15m above ground level intrudes into private airspace for Brisbane or Archerfield Airports                                         |                                                                                                                                                                                                                                        |
| Applies to sites fronting an arterial road, a suburban access road or a limited access arterial road              |      |                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                        |
| Not Applicable – The proposed development is located on a site fronting a Direct Access Route and a local road    |      |                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                        |
| Refer Section 1.3                                                                                                 |      |                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                        |
| Applies to a Light Industry Area or a General Industry Area within 150m of a sensitive receiving environment      |      |                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                        |
| Not Applicable – The proposed development is located on a site with a Parkland City Plan 2000 Area Classification |      |                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                        |
| Refer Section 1.1.2, 2.2.2 & 2.5.4                                                                                |      |                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                        |

**Appendix A**  
**Titles & Registered Plans**

RTI DL RELEASE - EHP



QUEENSLAND  
GOVERNMENT

## CURRENT TITLE SEARCH

NATURAL RESOURCES & MINES, QUEENSLAND

Request No: 1034715

Search Date: 22/04/2004 2:23 pm

Title Reference: 50333094

Date Created: 30/10/2000

Previous Title: 15895221

### REGISTERED OWNER

Dealing No: 704386594 25/10/2000

BRISBANE CITY COUNCIL

### ESTATE AND LAND

Estate in Fee Simple

LOT 5 SURVEY PLAN 122791

County of STANLEY

Parish of WOOGAROO

Local Government: BRISBANE CITY

### EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 10369135 (POR 47)

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

\*\* End of Current Title Search \*\*

COPYRIGHT THE STATE OF QUEENSLAND (NATURAL RESOURCES & MINES) [2004]  
Requested By: External Supervisor

## COMPUTER FOLIO SEARCH

The Registrar of Titles hereby certifies that at the date and time specified in the statement of the computer folio search on the reverse side hereof -

- 1 The information shown in this statement [other than information shown in the section headed **ADMINISTRATIVE ADVICES** and **UNREGISTERED DEALINGS**] had been duly recorded, pursuant to the provisions of the relevant legislation, on the folio of the Register kept pursuant to the Land Title Act in respect of the land or lot described in that statement.
- 2 At the time of this Search Statement where the statement contains a section headed **REGISTERED OWNER** the person/corporation described in that section is the registered owner of an estate in fee simple [or such other estate or interest as is set forth in that section] in the land or lot so described, subject to such easements, encumbrances and interests as appear in the section headed **EASEMENTS, ENCUMBRANCES AND INTERESTS**.
- 3 In relation to information on a BUP/GTP Search Statement dealings have not been recorded unless the date of such recording appears. The information should never be used in lieu of a computer folio search.

### NOTE

This statement is subject to Crown copyright and should not be photocopied or reproduced



Registrar of Titles

SURVEY PLAN

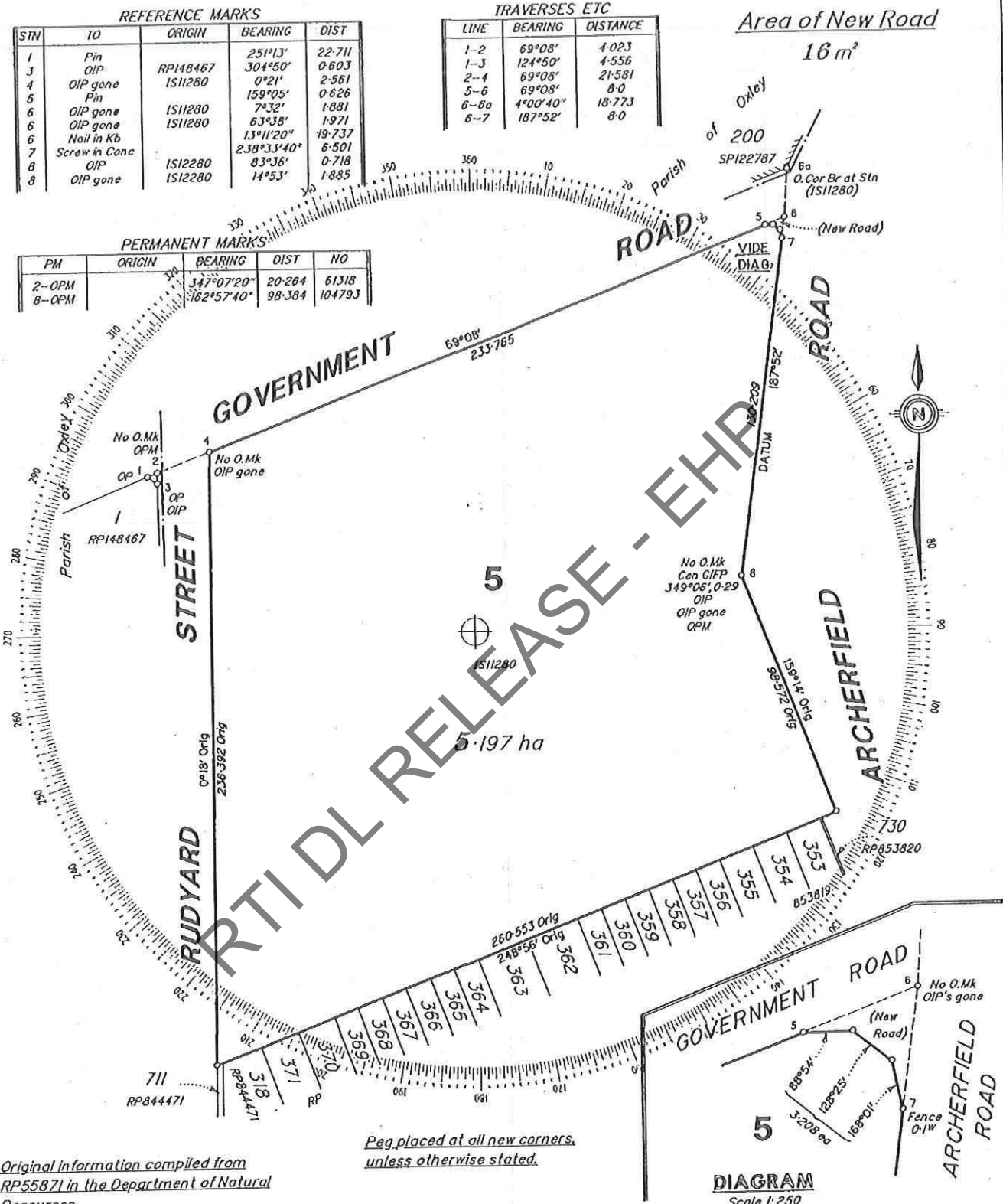
Sheet 1 of 1

Land Title Act 1994 : Land Act 1994  
Form 2i Version 2

| REFERENCE MARKS |               |          |            |        |
|-----------------|---------------|----------|------------|--------|
| STN             | TO            | ORIGIN   | BEARING    | DIST   |
| 1               | Pin           | RP148467 | 251°13'    | 22.711 |
| 3               | OIP           | RP148467 | 304°50'    | 0.603  |
| 4               | OIP gone      | IS11280  | 0°21'      | 2.561  |
| 5               | Pin           | IS11280  | 159°05'    | 0.626  |
| 6               | OIP gone      | IS11280  | 7°32'      | 1.881  |
| 6               | OIP gone      | IS11280  | 63°38'     | 1.971  |
| 6               | OIP gone      | IS11280  | 13°11'20"  | 19.737 |
| 7               | Nail in Kb    | IS11280  | 238°33'40" | 6.501  |
| 8               | Screw in Conc | IS12280  | 83°36'     | 0.718  |
| 8               | OIP           | IS12280  | 14°53'     | 1.885  |

| TRAVERSES ETC |          |          |
|---------------|----------|----------|
| LINE          | BEARING  | DISTANCE |
| 1-2           | 69°08'   | 4.023    |
| 1-3           | 124°50'  | 4.556    |
| 2-4           | 69°08'   | 21.581   |
| 5-6           | 69°08'   | 8.0      |
| 6-6a          | 4°00'40" | 18.773   |
| 6-7           | 187°52'  | 8.0      |

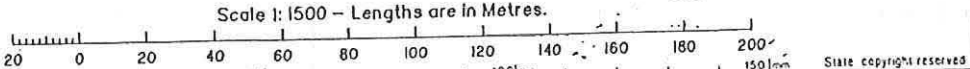
| PERMANENT MARKS |        |            |        |        |
|-----------------|--------|------------|--------|--------|
| PM              | ORIGIN | BEARING    | DIST   | NO     |
| 2--OPM          |        | 147°07'20" | 20.264 | 61318  |
| 8--OPM          |        | 162°57'40" | 98.384 | 104793 |



Original information compiled from  
RP55871 in the Department of Natural  
Resources.

Peg placed at all new corners,  
unless otherwise stated.

DIAGRAM  
Scale 1:250



I, Paul Leonard HEALD, hereby certify that I  
have surveyed the land comprised in this plan  
personally, that the plan is accurate, that the said  
survey was performed in accordance with the Surveyors  
Act 1977 and the Surveyors Regulation 1992 and that  
the said survey was completed on  
3/8/99

3/8/99  
Date  
P. Heald  
Licensed Surveyor

Plan of Lot 5

Cancelling Lot 5 on RP55871

PARISH: WOOGAROO COUNTY: Stanley

Meridian RP55871

File A

F/N's No

|             |          |
|-------------|----------|
| Scale       | 1:1500   |
| Format      | STANDARD |
|             |          |
| SP122791    |          |
| Plan Status |          |

DRAWN - STANFELDS  
BC990671  
9905617

704386594

\$252.00  
25/10/2000 13:40

BE 400 NT

WARNING : Folded or Mutilated Plans will not be accepted.  
Plans may be rolled.  
Information may not be placed in the outer margins.

Registered

6. Lodged by

Brisbane City Council 332

AK 211178  
(house address, phone number, reference, and Lodger Code)

## 1 Certificate of Registered Owners or Lessees.

1/We BRISBANE CITY COUNCIL

(Names in full)

\* as Registered Owners of this land agree to this plan and dedicate the Public Use Land as shown hereon in accordance with Section 50 of the Land Title Act 1994.

\* as Lessees of this land agree to this plan.

Signature of \* Registered Owners \* Lessees

A.T. REID  
Appointed Officer

\* Rule out whichever is inapplicable

## 2 Local Government Approval.

\* BRISBANE CITY COUNCIL

hereby approves this plan in accordance with the

\* INTEGRATED PLANNING ACT 1997

Dated this

24th day of OCTOBER 2000

A.T. REID  
Appointed Officer

\* Insert the name of the Local Government.

# Insert designation of signatory or delegation.

\* Insert Integrated Planning Act 1997 or  
Local Government (Planning & Environment) Act 1990

## 3 Plans with Community Management Statement :

CMS Number :

Name :

## 4 References :

Dept File :

Local Govt :

Surveyor : 9905617

## 6 Existing

| Title Reference | Lot | Plan    | Lots | Emis | Road   |
|-----------------|-----|---------|------|------|--------|
| 15895221        | 5   | RP55871 | 5    |      | New Rd |

## Created

Por.47

5

Orig

Lots

## 7. Portion Allocation :

## 8. Map Reference :

9442-11231

## 9. Locality :

RICHLANDS

## 10. Local Government :

BRISBANE C. C.

## 11. Passed &amp; Endorsed :

By : P L HEALD  
Date : 3/8/99  
Signed : P L Heald  
Designation : LICENSED SURVEYOR

## 12 Building Format Plans only.

I certify that :

\* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road.

\* Part of the building shown on this plan encroaches onto adjoining \* lots and road

Licensed Surveyor/Director \* Date  
/ delete words not required

## 13. Lodgement Fees :

Survey Deposit \$ 116  
Lodgement \$ 96  
New Titles \$ 40  
Photocopy \$  
Postage \$  
TOTAL \$ 25214 Insert  
Plan  
Number

SP122791

**Appendix B**  
**Plan of Existing Approval**

RTI DL RELEASE - EHP

**Appendix C**  
**Preliminary Environment Assessment**

RTI DL RELEASE - EHP



## Brisbane City Council

### City Design

Water & Environment

Level 3, T.C. Beirne Centre  
315 Brunswick Street Mall  
Fortitude Valley Qld 4006  
Locked Mail Bag 6996  
Albion Qld 4010

Phone: 07 3403 1091  
Facsimile: 07 3403 0438  
Email: [Wchy8@brisbane.qld.gov.au](mailto:Wchy8@brisbane.qld.gov.au)  
Internet: [www.brisbane.qld.gov.au](http://www.brisbane.qld.gov.au)

To: Kosta Meltzinitis  
Project Management, City Design  
Date: 4 March 2004

Attn:

CC:

From: Bernie Jefferies  
Environmental Management, Water & Environment

Re: Preliminary Environmental Assessment: Establishment of  
SES, Richlands Bus Depot.

Dear Kosta

This Preliminary Environmental Assessment checklist identifies the key environmental impacts associated with the establishment of the SES at Richlands Bus Depot. The project involves the relocation of two demountable buildings from the Virginia Bus Depot to the Richlands site and the construction of two new sheds the Richlands Depot.

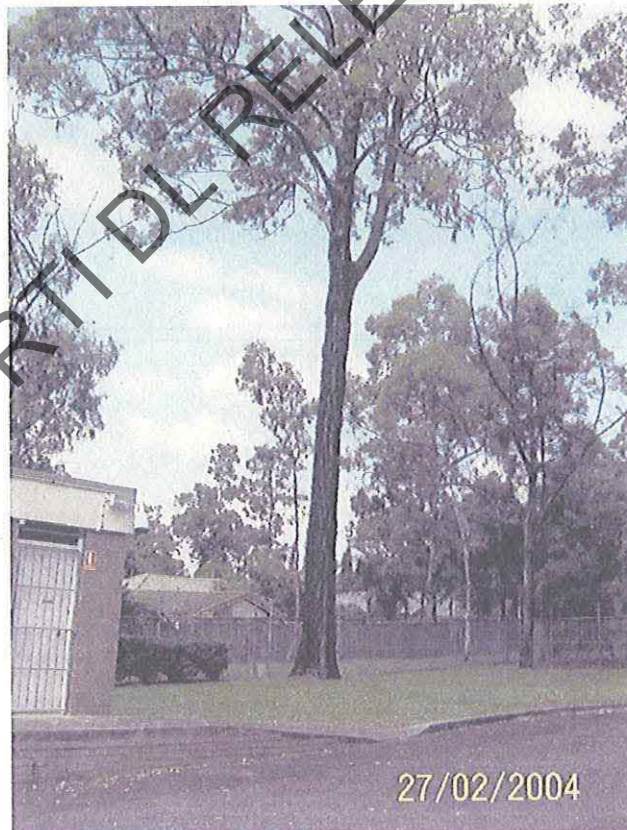


Figure 1. The Ironbark (*Eucalyptus Fibrosa*) protected by the Natural Assets Local Law that is to be removed to make way for the SES training room.

#### KEY ISSUES:

- All vegetation on the site is protected under Natural Asset Local Law (NALL) in the category Significant Native Vegetation.
- The site is listed on the Environmental Management Register for contaminated lands. This is due to the existence of a Notifiable Activity, being the storage of fuel.
- The site is listed as a Red Imported Fire Ant infested site.

#### KEY RECOMMENDATIONS:

- Authorisation to remove the mature Ironbark or disturb or remove any other vegetation on the site as a result of the works will be required in accordance with Council's Natural Asset Local Law (NALL).
- If excavated soil that is contaminated is to be removed from the site, a Disposal Permit in accordance with section 424 of the Environmental Protection Act 1994 will be required. This permit is only valid for 28 days and should be obtained just prior to works.
- Prior to any soil movement or soil disturbing activities commence, The DPI Fire Ant Control Centre must be contacted to arrange for a site inspection to be carried out. If soil is to be moved off site please advise the DPI officer and comply with any soil movement requirements. Call Jason Haffenden from the DPI on 33102862. The works should proceed in accordance with Council's Procedures—EP-001: Fire Ant Management Procedure—for the management of works inside a fire ant restricted area and EP002 Site Inspections for Fire Ant Procedure.
- Erosion and sediment controls will need to be implemented in accordance with BCC Erosion and Sediment Control Standard (V9). Sediment fences are recommended on the lower side of stockpiles and disturbed areas to prevent sediments being mobilised by runoff into the stormwater system.
- Noise sensitive receptors are immediately adjacent to the proposed works, with moderate potential for environmental nuisance to occur from construction activities. Hours of day recommended for construction activities are 7.00am to 6.30pm Monday to Saturday. All reasonable measures are to be taken to minimise potential for dust and noise nuisance complaints to be received.

Yours sincerely

Bernie Jefferies  
Environment Officer  
**Environmental Management**  
**Water and Environment**  
**City Design**

# CITY DESIGN

## Form SF W4 001 Environmental Assessment Checklist

**Project Name:** Establishment of SES, Richlands Bus Depot.

**CD No.:** 040083

**Client Name:** City Assets

| Issue   | Aspect                   | Assessment / Impacts                                                                                                                                                                                                                                                                                                                                                                                                            |           |                | Recommendation                               |
|---------|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|----------------|----------------------------------------------|
| TITLE   | Ownership                | Land Parcel                                                                                                                                                                                                                                                                                                                                                                                                                     | Ownership | City Plan 2000 |                                              |
|         |                          | Lot 5 SP 122791                                                                                                                                                                                                                                                                                                                                                                                                                 | BCC       | Parkland Area  |                                              |
|         | Native Title             | Native Title is extinguished on freehold land                                                                                                                                                                                                                                                                                                                                                                                   |           |                | No Native title notification is required.    |
| COUNCIL | Council Policies         | CED001 – Community Consultation Guidelines<br>EG001 – Environmental Management Guidelines for Minor Works<br>EM001 – Environmental Policy<br>EM003 – Energy Management<br>EM004 – Environment Preservation on Council Property or Job Sites<br>EM009 – Purchasing of Environmentally Friendly Goods<br>EM011 – Waterways Protection<br>EP001 – Fire Ant Management Procedure<br>EP002 – Site Inspections for Fire Ant Procedure |           |                | Ensure works adhere to the relevant policies |
|         | City Plan                | It is understood that advice has been received from Councils Development Assessment Unit that an amendment to the existing Development Approval for the Bus Depot will be required. It is also understood that others are preparing this amendment application.                                                                                                                                                                 |           |                | N/A                                          |
|         | Local Plans              | Western Gateway Local Plan. The works are consistent with the Local Plan                                                                                                                                                                                                                                                                                                                                                        |           |                |                                              |
|         | Other Strategy Documents | Nil                                                                                                                                                                                                                                                                                                                                                                                                                             |           |                |                                              |

| Issue             | Aspect                                                      | Assessment / Impacts                                                                                                                                                                                                                                                                                                                                                                                                                              |     | Recommendation                                                                                                                                                                                                                                                                                                  |
|-------------------|-------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                   | (eg. Catchment Management Plan, Stormwater Management Plan) |                                                                                                                                                                                                                                                                                                                                                                                                                                                   |     |                                                                                                                                                                                                                                                                                                                 |
| COMMUNITY         | Community Groups                                            | Residences are within 20 metres of the site of construction activities.                                                                                                                                                                                                                                                                                                                                                                           |     | Contact all residences that may be affected by the works prior to commencement.                                                                                                                                                                                                                                 |
| CULTURAL HERITAGE | Cultural Heritage (Historic)                                | Site is listed in City Plan 2000 as a Cultural Heritage Site?                                                                                                                                                                                                                                                                                                                                                                                     | Yes | No                                                                                                                                                                                                                                                                                                              |
|                   |                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                   |     | ✓                                                                                                                                                                                                                                                                                                               |
|                   | Cultural Heritage (Indigenous)                              | Site is listed as a Cultural Heritage Place under the Cultural Records (Landscapes Queensland and Queensland Estate) Act 1987?                                                                                                                                                                                                                                                                                                                    | Yes | No                                                                                                                                                                                                                                                                                                              |
|                   |                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                   |     | ✓                                                                                                                                                                                                                                                                                                               |
| BIODIVERSITY      | Flora                                                       | There are eight mature (>50metres in height) Eucalypt trees within the vicinity of the works site. The site plan indicates that one of these (a Broad Leaved Ironbark, <i>Eucalyptus fibrosa</i> ) will be moved to make way for the training room. This vegetation is protected under Natural Asset Local Law (NALL) in the category Significant Native Vegetation. The only other disturbance to vegetation will be to the grass ground covers. |     | Minimise the disturbance to ground covers and the other existing Eucalypt trees adjacent to the works.<br><br>Authorisation to remove the Ironbark or disturb or remove any other vegetation on the site as a result of the works will be required in accordance with Council's Natural Asset Local Law (NALL). |

| Issue                                         | Aspect           | Assessment / Impacts                                                                                                                                                                                                                                                            |  | Recommendation                                                                                                                                                                  |    |                                              |   |  |                                               |   |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-----------------------------------------------|------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|----------------------------------------------|---|--|-----------------------------------------------|---|--|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                               | <b>Fauna</b>     | No fauna was observed within the vegetation in the vicinity of the works.                                                                                                                                                                                                       |  | Prior to the removal or disturbance to any trees check for fauna and nests.<br><br>If any fauna is encountered during the works all measures are to be taken to ensure no harm. |    |                                              |   |  |                                               |   |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|                                               | <b>Weeds</b>     | No weeds were observed within the area of works.                                                                                                                                                                                                                                |  |                                                                                                                                                                                 |    |                                              |   |  |                                               |   |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|                                               | <b>Fire Ants</b> | <table border="1"> <thead> <tr> <th></th><th>Yes</th><th>No</th></tr> </thead> <tbody> <tr> <td>Is the project site within an infested area?</td><td>✓</td><td></td></tr> <tr> <td>Is the project site within a Restricted Area?</td><td>✓</td><td></td></tr> </tbody> </table> |  | Yes                                                                                                                                                                             | No | Is the project site within an infested area? | ✓ |  | Is the project site within a Restricted Area? | ✓ |  |  | <p>Prior to any soil movement or soil disturbing activities commence, The DPI Fire Ant Control Centre must be contacted to arrange for a site inspection to be carried out. If soil is to be moved off site please advise the DPI officer and comply with his soil movement requirements. Call Jason Haffenden from the DPI on 33102862.</p> <p>Works should proceed in accordance with Council's Fire Ant management Procedures EP-001 &amp; EP002 for sites in restricted areas. This includes:</p> <ul style="list-style-type: none"> <li>Ensuring the demountables are inspected for fire ants prior to leaving the Virginia site.</li> <li>The site supervisor is to conduct a survey of the site and a 10 m radius for the presence of fire ants prior to undertaking any high-risk activities;</li> <li>Using Queensland Department of Primary Industries approved suppliers;</li> <li>Visually inspecting restricted items prior to unloading; and</li> <li>Only accepting plant on to the site that is free of all soil deposits.</li> </ul> |
|                                               | Yes              | No                                                                                                                                                                                                                                                                              |  |                                                                                                                                                                                 |    |                                              |   |  |                                               |   |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Is the project site within an infested area?  | ✓                |                                                                                                                                                                                                                                                                                 |  |                                                                                                                                                                                 |    |                                              |   |  |                                               |   |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Is the project site within a Restricted Area? | ✓                |                                                                                                                                                                                                                                                                                 |  |                                                                                                                                                                                 |    |                                              |   |  |                                               |   |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

| Issue | Aspect                       | Assessment / Impacts                                                                                                                    |     |    | Recommendation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-------|------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|-----|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|       |                              | Is the project site within a Surveillance Area?                                                                                         |     | ✓  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| SOILS | Potential Acid Sulfate Soils |                                                                                                                                         | Yes | No |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|       | (PASS)                       | Are PASS indicated as being present on Bimap?                                                                                           |     | ✓  | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|       | Contaminated Land            |                                                                                                                                         | Yes | No |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|       |                              | Does the project area contain, or is adjacent to any sites listed on the EPA's Environmental Management Register for contaminated land? | ✓   |    | <p>The site is on the Environment Management Register for contaminated lands. The site is listed due to having a notifiable activity on it, this being the storage of fuel.</p> <p>Due to the nature of the proposed work contamination should not be an issue during construction.</p> <p>Council's Geotechnical and Environmental Engineering Services have advised that consideration of contamination issues will be incorporated into geotechnical investigations to be undertaken for the project.</p> <p>If excavated soil is to be removed from the site that is contaminated, a Disposal Permit in accordance with section 424 of the Environmental Protection Act 1994 will be required. This permit is only valid for 28 days and should be obtained just prior to works.</p> |

| Issue | Aspect              | Assessment / Impacts                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Recommendation                                                                                                                                                                                                                                                                                                                                                                                                               |
|-------|---------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|       | <b>Erosion Risk</b> | <p>The Park Ridge soil landscape is predominant in the area. This soil type is sandy red-yellow podzolic soils found on low hills and undulating surfaces in the area.</p> <p>The Park Ridge soil landscape has an Emersion Dispersive Class of 5, indicating a medium potential for erosion and environmental harm if disturbed.</p> <p>Any stockpiles of material or disturbed ground will be directly adjacent to the bitumen road within the bus depot.</p> <p>Any loose soil on the demountables will be required to be removed prior to the transportation to the Richlands Depot.</p> | <p>Erosion and sediment controls will need to be implemented in accordance with BCC Erosion and Sediment Control Standard (V9).</p> <p>Erosion and sediment controls (sediment fences) will be required on the lower side of any stockpiles to prevent sediments mobilising into the stormwater system.</p> <p>Any loose soil on the demountables is to be removed prior to their transportation to the Richlands Depot.</p> |

| Issue         | Aspect                | Assessment / Impacts                                                                                                                                                  | Recommendation                                                                                                                                                                            |
|---------------|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| HYDRAULICS    | Waterways             | The works are not within a waterway or CP waterway corridor.                                                                                                          |                                                                                                                                                                                           |
|               | Flooding              | The site is situated not within the flood regulation lines.                                                                                                           |                                                                                                                                                                                           |
|               | Hydraulic Obstruction | N/A                                                                                                                                                                   | N/A                                                                                                                                                                                       |
| WATER QUALITY | Construction          | Construction has a potential to release pollutants (e.g. sediments, pH increases, hydrocarbons and concrete/bitumen products) into the stormwater system during work. | Ensure appropriate filtering, erosion and sediment controls are utilised over all areas of the site.<br><br>Have emergency spill and clean up procedures in place in case of an incident. |
|               | Operational           | N/A                                                                                                                                                                   | Ensure all exposed areas are sealed, vegetated and/or stabilised to prevent future erosion and release of contaminants.                                                                   |
| WASTE         | Construction          | Construction waste, asphalt, soil, limited green waste and general waste are likely to be generated as a result of the project.                                       | Ensure that waste disposal follows the Waste Management Hierarchy order of preference (avoidance, re-use, recycling, energy recovery, waste disposal).                                    |
|               | Operational           | N/A                                                                                                                                                                   | N/A.                                                                                                                                                                                      |

| Issue         | Aspect       | Assessment / Impacts                                                                                                                                                                             | Recommendation                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|---------------|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| AIR QUALITY   | Construction | There is potential to release air pollution in the form of dust, odours and fumes from machinery.<br><br>There is potential to receive complaints as there are residents within close proximity. | To minimise excessive dust emissions, minimise exposed surface areas to those within the current area of activity.                                                                                                                                                                                                                                                                                                                                                                   |
|               | Operational  | N/A                                                                                                                                                                                              | N/A.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| NOISE QUALITY | Construction | The project may generate noise levels higher than background levels. Noise sensitive receptors (residences) are located adjacent to the project site and could be impacted by the works          | Ensure sensitive receptors are consulted regarding the project.<br><br>Ensure hours of operation are between 7:00am – 6:30pm Monday to Saturday and no work on a Sunday or Public Holiday, in accordance with the Environmental Protection Regulation 1998.<br><br>Undertake noise mitigation measures, eg the use of silencers and maintain equipment.<br><br>If Council receives noise complaints, investigate further noise mitigation measures.<br><br>Maintain a complaints log |
|               | Operational  | N/A.                                                                                                                                                                                             | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| VIBRATION     | Construction | There is potential for vibrational impacts (from machinery) to occur during works.                                                                                                               | Undertake vibration mitigation measures.                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|               | Operational  | N/A.                                                                                                                                                                                             | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

| Issue       | Aspect                  | Assessment / Impacts                                                               |     |    | Recommendation                                                                                                                                                       |
|-------------|-------------------------|------------------------------------------------------------------------------------|-----|----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|             |                         |                                                                                    | Yes | No |                                                                                                                                                                      |
| LEGISLATION | Environmental Approvals | Local Laws (Permit to Disturb Protected Vegetation)                                | ✓   |    | Authorisation to disturb or remove any vegetation on the site as a result of the works will be required in accordance with Council's Natural Asset Local Law (NALL). |
|             |                         | City Plan (IDAS)                                                                   |     | ✓  |                                                                                                                                                                      |
|             |                         | Section 89 <i>Environmental Protection Act</i> (Dredging Activities)               |     | ✓  |                                                                                                                                                                      |
|             |                         | Section 89 <i>Environmental Protection Act</i> (other ERA's)                       |     | ✓  | A disposal permit will be required if contaminated material is to be moved off the site.                                                                             |
|             |                         | Section 424 <i>Environmental Protection Act</i> – Removal of contaminated material | ✓   |    |                                                                                                                                                                      |
|             |                         | Section 51 <i>Fisheries Act</i> – Marine Plant Permit                              |     | ✓  |                                                                                                                                                                      |
|             |                         | Section 51 <i>Fisheries Act</i> – Fishway Barrier Licence                          |     | ✓  |                                                                                                                                                                      |
|             |                         | Section 266 <i>Water Act</i> – Riverine Protection Permit                          |     | ✓  |                                                                                                                                                                      |
|             |                         | Section 206 <i>Water Act</i> – Water Licence                                       |     | ✓  |                                                                                                                                                                      |
|             |                         | Coastal Management Act – Works in Tidal Areas                                      |     | ✓  |                                                                                                                                                                      |
|             |                         | Marine Park Permit                                                                 |     | ✓  |                                                                                                                                                                      |

| Issue        | Aspect | Assessment / Impacts                                                                |  |   | Recommendation |
|--------------|--------|-------------------------------------------------------------------------------------|--|---|----------------|
|              |        | Section 47 Beach Protection Act-<br>Works in erosion prone areas                    |  | ✓ |                |
|              |        | Qld Heritage Act approval                                                           |  | ✓ |                |
|              |        | Nature Conservation Act –<br>Protected species permit                               |  | ✓ |                |
|              |        | Environmental Protection and<br>Biodiversity Conservation Act –<br>Federal referral |  | ✓ |                |
| OTHER ISSUES |        | None                                                                                |  |   | N/A            |

Assessment Completed by:  
Verified by:

Bernie Jefferies  
Lisa McKinnon

Date: 27 February 2004.  
Date: 4 March 2004.

**Appendix D**  
**Geotechnical Investigation**

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## Appendix E

### Construction Plans

| NAME                                 | NUMBER      | ISSUE |
|--------------------------------------|-------------|-------|
| Overall Site Plan                    | 074-001-105 | P1    |
| Site Plan                            | 074-001-101 | E     |
| Demountable Relocated Furniture Plan | 074-001-102 | C     |
| New Toilet Demountable Floor Plan    | 074-001-103 | C     |
| Four Bay Shed                        | 074-001-106 | A     |
| Two Bay Shed                         | 074-001-106 | A     |

**Appendix F**  
**Erosion Hazard Assessment Form**

RTI DL RELEASE - EHP



# Erosion Hazard Assessment

To be lodged with any development or operational works/detail design application requiring assessment against any code/s requiring water quality management with respect to minimising soil erosion and the control of sediment.

## What is an Erosion Hazard Assessment?

Generally, the most significant soil erosion and sediment pollution 'risk' applies during the construction stage of a development. In some cases however, the development may present a long term risk after completion.

The Erosion Hazard Assessment determines whether that risk is 'low' or 'high'. The assessment uses a point scoring system based on Council's requirements for stormwater management and Erosion and Sediment Control (ESC).

## Explaining the Erosion Hazard Assessment form

Complete the table on the back of this form before you complete the certification below.

- **Site condition** – lists varying erosion-related factors to be assessed.
- **Points** – a range of values representing the significance of the erosion-related factors for each site condition. Note that the higher the points value, the more significant its potential erosion and/or pollution hazard.
- **Score** – your assessment. Allocate the appropriate point score for each site condition which best matches your development proposal. (Example: for the first site condition, you would write score 2 points if the average slope of disturbance area was 6%.)
- **Trigger score** – some site conditions have been allocated a trigger score. If your score for any of these site conditions is equal to or greater than the trigger score, the development proposal will usually be considered 'high risk'.
- **Certification** – only a person with suitable qualifications and experience in erosion and sediment control can certify that this form has been completed accurately and to Council's requirements. Refer to Council's *Applicants Guide to Managing Erosion and Sediment Control in the Development Application/Assessment Process* for the definition of a 'suitably qualified and experienced professional in erosion and sediment control'.
- **Additional information** – refer to the Erosion Hazard Assessment Technical Notes for more information about completing this assessment. Where you see a number in brackets like this [ ] in the assessment table the number is referenced in the technical notes.

## A 'low' risk score

Generally, if the *Erosion Hazard Assessment* produces a Total Score of **less than 17** and no individual score is equal to or greater than its Trigger Score, the development proposal is considered to be 'low risk'.

## A 'high' risk score

If the *Erosion Hazard Assessment* produces a Total Score of **17 or greater** or any individual score is equal to or greater than its Trigger Score, the development proposal is considered to be 'high risk'. Applicants must lodge sufficient supporting information to demonstrate that the performance criteria of the relevant Code/s in the *City Plan 2000* can be achieved.

## Certification – complete Assessment Table on back of this form first

Is Total Score equal to or greater than 17?

No ☒ Yes ☐ Refer to Council's *Applicants Guide to Managing Erosion and Sediment Control in the Development Application/Assessment Process*

Did you answer 'yes' to any Trigger Score question?

No ☒ Yes ☐ Refer to Council's *Applicants Guide to Managing Erosion and Sediment Control in the Development Application/Assessment Process*

Application number

Site address

48 GOVERNMENT RD INALA  
QLD 4077

Prepared by Print name

GRANT MORRIS

Certified by Print name

SUSAN BEALE

Business name

CITY DESIGN

Certifier's signature and date

sch4-Signature

16 / 4 / 04

Brisbane Assessor's name

City Council

Use Only Officer code

Date

/ /

# Assessment Table

| Site Condition                                                                                                                                                                                                                                                                                                                                                           | Points | Score | Trigger Score                                                                                            | BCC Use Only |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|-------|----------------------------------------------------------------------------------------------------------|--------------|
| <b>[1] AVERAGE SLOPE OF DISTURBANCE AREA</b> <ul style="list-style-type: none"> <li>less than 3% (3% = 33H:1V) ..... 0</li> <li>more than 3% but less than 5% (5% = 20H:1V) ..... 1</li> <li>more than 5% but less than 10% (10% = 10H:1V) ..... 2</li> <li>more than 10% but less than 15% (15% = 6.7H:1V) ..... 4</li> <li>more than 15% ..... 6</li> </ul>            |        | 0     | Score equal to or greater than 4?<br>No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> |              |
| <b>[2] SOIL CLASSIFICATION GROUP (AS1726)</b> <ul style="list-style-type: none"> <li>GW, GP, GM, GC ..... 0</li> <li>SW, SP, SM, SC, Pt ..... 1</li> <li>MH, CH, OH ..... 2</li> <li>ML, CL, OL, if imported fill will be used, or if soils <u>untested</u> ..... 3</li> </ul>                                                                                           |        | 3     |                                                                                                          |              |
| <b>[3] EMERSON (DISPERSION) CLASS NUMBER</b> <ul style="list-style-type: none"> <li>Class 4, 6, 7, or 8 ..... 0</li> <li>Class 5 ..... 2</li> <li>Class 3 ..... 4</li> <li>Class 1 or 2 ..... 6</li> </ul>                                                                                                                                                               |        | 2     | Score equal to or greater than 4?<br>No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> |              |
| <b>[4] DURATION OF SOIL DISTURBANCE</b> <ul style="list-style-type: none"> <li>less than 1 month ..... 0</li> <li>more than 1 month but less than 4 months ..... 2</li> <li>more than 4 months but less than 6 months ..... 4</li> <li>more than 6 months ..... 6</li> </ul>                                                                                             |        | 2     | Score equal to or greater than 4?<br>No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> |              |
| <b>[5] AREA OF DISTURBANCE</b> <ul style="list-style-type: none"> <li>less than 1000 m<sup>2</sup> ..... 0</li> <li>more than 1000 m<sup>2</sup> but less than 5000 m<sup>2</sup> ..... 1</li> <li>more than 5000 m<sup>2</sup> but less than 1 ha ..... 2</li> <li>more than 1 ha but less than 4 ha ..... 4</li> <li>more than 4 ha ..... 6</li> </ul>                 |        | 0     | Score equal to or greater than 4?<br>No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> |              |
| <b>[6] WATERWAY DISTURBANCE</b> <ul style="list-style-type: none"> <li>No disturbance to watercourse, open drain or channel ..... 0</li> <li>Involves disturbance of watercourse, open drain or channel ..... 2</li> </ul>                                                                                                                                               |        | 0     | Score equal to or greater than 2?<br>No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> |              |
| <b>[7] REHABILITATION METHOD</b><br>Percentage of area (relative to total disturbance) revegetated by seeding without mulching (ie. worst case revegetation method) <ul style="list-style-type: none"> <li>less than 1% ..... 0</li> <li>more than 1% but less than 5% ..... 1</li> <li>more than 5% but less than 10% ..... 2</li> <li>more than 10% ..... 4</li> </ul> |        | 0     |                                                                                                          |              |
| <b>[8] RECEIVING WATERS</b> <ul style="list-style-type: none"> <li>Open water body (eg. creek, river, bay) ..... 0</li> <li>Enclosed water body (eg. lake, boat harbour) ..... 2</li> </ul>                                                                                                                                                                              |        | 0     |                                                                                                          |              |
| <b>[9] SUBSOIL EXPOSURE</b> <ul style="list-style-type: none"> <li>No subsoil exposure except for service trenches ..... 0</li> <li>Subsoils are likely to be exposed ..... 2</li> </ul>                                                                                                                                                                                 |        | 0     |                                                                                                          |              |
| <b>[10] EXTERNAL CATCHMENTS</b> <ul style="list-style-type: none"> <li>No external catchment ..... 0</li> <li>External catchment diverted around the soil disturbance ..... 1</li> <li>External catchment not diverted around the soil disturbance ..... 2</li> </ul>                                                                                                    |        | 1     |                                                                                                          |              |
| <b>[11] ROAD CONSTRUCTION</b> <ul style="list-style-type: none"> <li>No road construction ..... 0</li> <li>Involves road construction works ..... 2</li> </ul>                                                                                                                                                                                                           |        | 0     |                                                                                                          |              |
| <b>[12] pH OF SOILS TO BE REVEGETATED</b> <ul style="list-style-type: none"> <li>less than pH 5 ..... 1</li> <li>more than pH5 but less than pH 9 ..... 0</li> <li>more than pH9, or if pH testing <u>not done</u> at this stage ..... 1</li> </ul>                                                                                                                      |        | 1     |                                                                                                          |              |

[13] Total Score = 89



# REPORT

To: **Project Management** Date: **22/04/2004**  
Attn: **Kosta Meltzinitis**  
CC: **Grant Morris**  
From: **James Begg**  
Re: **Contaminated Land Review**  
**Proposed SES Facility, Richlands Bus Depot**  
Ref: **CD/P1-G1/040083-PR002Ajsb**

## Brisbane City Council

### City Design

#### Geotechnical & Environmental Engineering

503 St Paul's Terrace  
Fortitude Valley, Qld 4006  
Locked Mail Bag 6996  
Brisbane, Qld 4006

Phone: 07 3403 0643  
Facsimile: 07 3403 0691  
Email: Ego2@brisbane.qld.gov.au  
Internet: www.brisbane.qld.gov.au

A State Emergency Service (SES) base is planned to be constructed at Council's existing bus depot located at Richlands. The scope of the project comprises the relocation of a number of demountable buildings and the construction of new sheds adjacent to existing offices and sheds within the bus depot.

The bus depot property is listed on the Environmental Management Register (EMR) for Petroleum Product or Oil Storage due to the presence of a 25,000 L above ground diesel storage tank used for bus refuelling. It is understood that the bus depot and refuelling facility are relatively new (1999).

City Design carried out a geotechnical investigation for the new SES structures that comprised drilling five boreholes to depths between 2.95 m and 3.26 m (CD/P10G1/040083-PR001Act, April 2004). The investigation identified a veneer of fill material associated with existing landscaping works overlying natural residual soils and extremely weathered rock.

City Design does not consider that soil contamination would be present in the area of the proposed SES works on the basis that the facility is relatively new and the following conditions indicate that migration of potential contaminants resulting from leakages or spillages is a remote possibility:

- The distance between the fuel tank and SES area is approximately 100 m.
- The fuel tank is located down gradient from the SES area; and
- Leakage or spillage from an above ground tank should be readily identified.

In addition, the geotechnical investigation did not identify any field indicators of potential contamination typically associated with fuel such as the presence of odours, free-phase product or staining. Also, there were no field indicators in the veneer of fill material indicating that contamination may have been imported into the site.

No further investigations or specific management measures are therefore considered necessary to address potential contamination risks associated with the approval and construction of the SES facility at the designated location within the bus depot.

We trust this information meets with your requirements; however, should you have any further questions regarding this matter, please do not hesitate to contact the undersigned on extension 30886.

Yours sincerely

James Begg  
Senior Environmental Engineer  
Geotechnical & Environmental Engineering

RTI DL RELEASE - EHP

# Appendix G

## Advice to Referral Agencies

RTI DL RELEASE - EHP



Brisbane City Council

ABN 72 002 765 795

Phone direct: 3403 0582  
Fax direct: 3403 0498  
Email: adlp@brisbane.qld.gov.au

City Design  
Level 3 TC Beirne Centre  
315 Brunswick Street Mall  
Fortitude Valley 4006  
Locked Mail Bag 6996  
Albion Qld 4010  
Telephone 07 3403 3849  
Facsimile 07 3403 0551

21 April 2004

DJ Brown  
Manager Licensing  
Licensing Section  
Environmental Protection Agency  
Southern Region Office (Brisbane)  
GPO Box 2771  
BRISBANE QLD 4001

Dear Sir

**Advice to Concurrence Agency for Making a Minor Change to Development Approval  
for the Extension of Utility Installation (Bus Depot) & an Environmentally Relevant Activity 28  
located at 48 Government Road Inala 4077 or described as L5/SP122791  
Your reference: 991DA84**

Pursuant to section 3.5.24 of the *Integrated Planning Act 1997*, you are advised that a request is being made to the Assessment Manager to make a minor change to the Development Approval dated 26 July 1999.

The proposed changes include the establishment of three additional demountable buildings and two galvanised iron sheds for use by State Emergency Services. Existing services on the site will be extended to these buildings. Existing vehicle entry and parking areas, accessible off Rudyard Street will be used and remain unchanged.

Please find enclosed a copy of the 'IDAS Form 2 Request to Change an Existing Approval' and 'State Emergency Services Depot at Richlands Bus Depot Request to Change Development Approval Report - Issue B' (including amended plans) which will be sent to the Assessment Manager.

Please be advised that the proposed change to the existing approval will not impact on the existing ERA License (ERA28-Motor Vehicle Workshop) and I direct you to Section 2 of the Request to Change Development Approval Report which outlines the proposed change.

Advice on this matter is also being forwarded to the Environmental Protection Agency Contaminated Land Unit.

If you have any questions regarding the change, please contact me by any of the means listed on the letterhead.

Yours faithfully

sch4-Signature

Susie Beale  
Contract Town Planner as agent for applicant  
Development Planning  
Project Management

Enc 2



Brisbane City Council

ABN 72 002 765 795

Phone direct: 3403 0582  
Fax direct: 3403 0498  
Email: [adtp@brisbane.qld.gov.au](mailto:adtp@brisbane.qld.gov.au)

City Design  
Level 3 TC Beirne Centre  
315 Brunswick Street Mall  
Fortitude Valley 4006  
Locked Mail Bag 6996  
Albion Qld 4010  
Telephone 07 3403 3849  
Facsimile 07 3403 0551

21 April 2004

The Manager  
Contaminated Land Unit  
Environmental Protection Agency  
Southern Region Office (Brisbane)  
GPO Box 2771  
BRISBANE QLD 4001

Dear Sir/Madam

**Advice to Concurrence Agency for Making a Minor Change to Development Approval  
for the Extension of Utility Installation (Bus Depot) & an Environmentally Relevant Activity 28  
located at 48 Government Road Inala 4077 or described as L5/SP122791**

A development approval was granted on 26 July 1999 for the Extension of Utility Installation (Bus Depot) & an Environmentally Relevant Activity 28.

Since this approval, the site has been listed on the Environmental Management Register as being a contaminated site due to the existence of a Noticeable Activity (storage of fuel and petroleum products) in association with the approved Bus Depot.

A request is being made to make a minor change to the above development approval pursuant to Section 3.5.24 of the *Integrated Planning Act 1997*. Although it is not required by Section 3.5.24(1)(a) to advise your department as it was not a concurrence agency for the existing development approval, the application is being forwarded for due diligence.

Advice is also being forwarded to the Environmental Protection Agency Licensing Section regarding the ERA License.

The proposed changes include the establishment of three additional demountable buildings and two galvanised iron sheds for use by State Emergency Services. Existing services on the site will be extended to these buildings. Existing vehicle entry and parking areas, accessible off Rudyard Street will be used and remain unchanged.

Please find enclosed is a copy of the 'IDAS Form 2 Request to Change an Existing Approval' and 'State Emergency Services Depot at Richlands Bus Depot Request to Change Development Approval Report - Issue B' (including amended plans) which will be sent to the Assessment Manager.

Please be advised that geotechnical investigations have been undertaken (Refer to Appendix D of the Request to Change an Existing Approval Report).

If you have any questions regarding the change, please contact me by any of the means listed on the letterhead.

Yours faithfully

sch4-Signature

Susie Beale  
Contract Town Planner as agent for applicant  
Development Planning  
Project Management