065

Queensland Government

Enquiries to: E Mitsiopoulos
Telephone: (07) 3225 1077/ Fax (07) 3247 3278
Your reference:
Our reference: 900551

Environmental Protection Agency
Incorporating the
Queensland Parks and Wildlife Service

Permit to Remove and Dispose of Contaminated Soil

Pursuant to Section 424 of the *Environment Protection Act* 1994 (EP Act) permission is given to the applicant

Herbert Williams
AEG Environmental Consultants
PO Box 211
SUMNER PARK QLD 4074
Telephone: 3715 8611
Fax: 3715 8622

to remove and dispose of soil contaminated with
Petroleum Hydrocarbons
from 1677 Beenleigh Road, UNDERWOOD QLD 4119
on Lot 8 on RP157306 and described in the following correspondence:
Application for Disposal Permit received 11 July 2002.

The permit holder is responsible for ensuring that the specific and standard conditions in Schedules 1 and 2 of this permit are complied with by all personnel involved in the excavation, removal and disposal.

Signed

h4p4(6) Personal informati

Karen Hopper
Principal Scientific Advisor (Contaminated Land Unit)
17/7/02

cc: Jim Murphy
Daryl Stephen

cc. Southern Region, Hugh Wright
cc. Collex Pty Ltd, Richard Taylor, fax (07) 3275 2303

Notice to Applicant
The conditions on this permit have been decided after consideration of the standard criteria (EP Act) and for the purpose of preventing environmental harm. The applicant may apply for a review or appeal against the decision within 14 days of receipt of this notice (s521 and s531).

288 Edward Street Brisbane
Queensland 4000 Australia
GPO Box 2771, Brisbane Qld 4001
Telephone (07) 3225 1827
Facsimile (07) 3247 3278
Website www.env.qld.gov.au
ABN 87 221 158 786

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Schedule 1 of 2 – Specific Conditions

The volume or mass of the contaminated soil shall not exceed 100 cubic metres.

The soil is to be disposed in accordance with the disposal facility approval letter dated 10/07/2002 at Collex Pty Ltd, Wattle Glen Landfill.

The soil must be disposed between 17/07/2002 and 14/10/2002.

Other Conditions:

(a) The contaminated soil from the subject site is to be bioremediated by landfarming at the Wattle Glen Landfill prior to final disposal.

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Schedule 2 of 2 – Standard Conditions

1. Volume / mass of contaminated soil
This permit applies to the specified volume or mass only. Any increases to the specified quantity will require a new disposal permit.

2. Disposal time period
Disposal must occur within the dates specified or a new disposal permit must be sought.

3. Excavation and loading
The holder of this disposal permit must take all reasonable precautions necessary to prevent the spillage of contaminated soil during loading and prevent contaminated soil being transported from the site of origin on vehicle tyres and plant and equipment.

4. Transportation
(a) Transporter to be advised of permit conditions
Prior to the removal of contaminated soil, the permit holder must provide a copy of the permit and conditions to the transporter.

(b) Load to be secured
The contaminated soil must be covered in the transportation vehicle to ensure that the contaminated soil or offensive or noxious gases are not released during transport.

(c) Cleaning of vehicles and plant equipment
An effective system must be employed for cleaning of vehicles and plant and equipment which are used to transport or handle contaminated soil which prevents release of contaminants onto any roadway or to any waters or stormwater drainage system.

(d) Spillage
Any spillage of contaminants must be cleaned up as quickly as practicable. Spillages must not be cleaned up by hosing, sweeping or otherwise releasing such contaminants or material to any stormwater drainage system, roadside gutter or waters.

5. Receival and disposal
(a) Licence conditions
The acceptance and disposal of the contaminated soil must comply with the licence conditions and the specific requirements of the disposal facility.

(b) Disposal receipts
Copies of disposal acceptance receipts are to be submitted to the Administering Authority within 10 working days of the date of disposal. The holder of, or person acting under a disposal permit, must comply with the conditions of the permit (s425 of the *Environmental Protection Act 1994*). Maximum penalty - 100 penalty units.

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6. Interim storage

Contaminated soil which is temporarily stored at the site of origin or approved for storage at a separate property must be stockpiled and securely covered and/or managed to ensure that:

(a) rainwater is drained away from the stockpiles;
(b) contaminated soil is not transported from the stockpile by wind or rainwater;
(c) offensive odours or noxious gases are not release; and
(d) soil underlying the stockpiles is not affected by contamination.

A report is to be provided to the Administering Authority within 28 days of final disposal that verifies that the storage area is fully cleared of contamination.

7. Treatment of soil

(a) Licensed facility

When treatment is to be undertaken at a licensed general waste disposal facility or regulated waste treatment and disposal facility, acceptance receipts must be provided to the Administering Authority within 10 days of contaminated soil delivery. The contamination level in the soil must be reduced to a level agreed by the Administering Authority. When contaminated soil is stored at such facility pending treatment, storage is to be undertaken according to condition 6.

(b) Other treatment sites

(i) Soil remediation and validation report.

The permit holder must provide a report of the soil remediation including chemical test results that validate that the contamination has been lowered to levels agreed with the Administering Authority. The report must provide evidence that the land underlying the treatment activity is not affected by contamination.

(ii) Environmental harm.

Treatment activities must be carried out to ensure that environmental harm is not caused and that contaminants including treatment agents are not released from the site by wind, stormwater or as offensive or noxious gases. The requirements of condition 6 also apply.

(c) Final disposal

When soil contamination has been reduced to levels acceptable to the Administering Authority, the soil may be disposed of as general fill unless otherwise specified in Schedule 1. The location of the final disposal site of the soil is to be identified after treatment by written advice to the Administering Authority.

End of Document

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OTEK AUSTRALIA PTY LTD

12 May 2003

Mr Richard Taylor
Collex Waste Management Pty Ltd
PO Box 933
ARCHERFIELD QLD 4108

COMPLETION OF LANDFARMING HYDROCARBON IMPACTED SOIL AT COLLEX WATTLEGLEN LANDFILL, QUEENSLAND REFERENCE – 065 (AEG – UNDERWOOD)

Dear Mr Taylor

This letter serves to provide a summary of landfarming activities conducted at Collex Waste Management Pty Ltd (Collex) Wattleglen landfill to remediate approximately 100m^3 (180.94 tonnes) of hydrocarbon impacted soil from Lot 8 on RP157306 on Beenleigh Road in Underwood, Queensland.

Australian Environmental Geosciences (AEG) organised the transfer of approximately 100m^3 of hydrocarbon impacted soils from Underwood to Collex Wattleglen landfill for purposes of landfarming. The landfarming process was managed in accordance with the Management Plan dated 31 August 2000 which includes validation (BTEX and TPH) on a 1:50m^3 basis.

The stockpile was rotated by Collex on a regular basis. Validation soil samples (065/V-1 and 065/V-2) were obtained on 19 September 2002 to evaluate hydrocarbon concentrations. Samples were obtained at a depth of approximately 0.5 metres from the surface of the stockpile using clean hand tools whilst wearing gloves. All samples were collected in the field by OTEK Australia Pty Ltd (OTEK) personnel, sealed in laboratory prepared glass jars labelled, placed on ice and transferred to the laboratory using proper sample preservation procedures and chain-of-custody documentation. Both soil samples were analysed by Amdel Laboratories Limited (Amdel) of Asquith, New South Wales. Amdel's analytical methods are certified by the National Association of Testing Authorities (NATA).

The results of analytical testing indicated the absence of detectable concentrations of BTEX and TPH (refer to Table 1). A copy of the laboratory analytical data and internal Quality Assurance/Quality Control (QA/QC) is included as Attachment A.

Therefore, the soil contained in the stockpile is suitable for use as day cover for the landfill.

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OTEK Australia Pty Ltd
ABN 32 054 371 596 | 408 Albert Street East Melbourne VIC 3002 | Suite 2, 29-33 The Corso Manly NSW 2095 | 29 Enterprise Street Richlands QLD 4077 | Suite 1, 23 Belgravia Street Belmont WA 6104

Please contact the undersigned on 3717 5100 if you have any questions.

Yours sincerely

sch4p4(6) Personal information

Shane J Minty
Project Manager

(6) Personal info

Toni M Groves
State Manager, Qld/NT

Enclosures:
Table 1 Analytical Summary – Soil Samples (BTEX and TPH)
Attachment A - Analytical Data

cc: Elisaveth Mitsiopoulos
Contaminated Land Unit
Queensland Environmental Protection Agency
GPO Box 2771
BRISBANE QLD 4001

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TABLE 1
ANALYTICAL SUMMARY - SOIL SAMPLES (BTEX & TPH)
COLLEX
WATTLE GLEN LANDFILL, QUEENSLAND

Sample ID and Depth (m)	Date	BTEX					TPH				
		Benzene (mg/kg)	Toluene (mg/kg)	Ethyl-benzene (mg/kg)	Xylenes (mg/kg)	Total BTEX (mg/kg)	C_6-C_9 (mg/kg)	C_{10}-C_{14} (mg/kg)	C_{15}-C_{28} (mg/kg)	C_{29}-C_{36} (mg/kg)	Total TPH (mg/kg)
065/V-1	19/09/02	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
065/V-2	19/09/02	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
EPA EIL		1	-	-	-	7*	100*	100*	1000*	1000*	1000*
AMDEL PQL		0.2	1	1	3	--	5	10	50	50	--
Amdel Laboratory Methodology		E1010					E1230	E1221			

Notes:

- Sample ID: 065/V-# denotes a discrete soil sample obtained from a stockpile;
- "ND" denotes not detected above the laboratory Practical Quantitation Limit (PQL);
- "-" denotes EPA criteria not available;
- "--" denotes the total is calculated as the sum of the individual results;
- EPA Environmental Investigation Levels (EIL) as stated in Draft Guidelines for the Assessment and Management of Contaminated Land in Queensland (May, 1998); and
- * EPA guidance criteria as stated in Draft Contaminated Land Assessment of Service Station Sites, CHEM Unit (March, 1992).

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This Laboratory is accredited by the National Association of Testing Authorities, Australia. The test(s) reported herein have been performed in accordance with its terms of accreditation. This document shall not be reproduced except in full.

NATA Accredited Laboratory Number: 1464

INDUSTRIAL SERVICES DIVISION

ABN 30 008 127 802

Correspondence to:
PO Box 514
HORNSBY NSW 1630

5 Kelray Place
ASQUITH NSW 2077
Telephone: (02) 9482 1922
Facsimile: (02) 9482 1734

CERTIFICATE OF ANALYSIS

Contents :
1. Cover Pages (2)
2. Analysis Report Pages
3. QA/QC Appendix
4. Additional Reports - External (if applicable)
5. Chain of Custody (if applicable)

Report No.	:	2E3496
Attention	:	Mr Brendan Ebzery
Client	:	OTEK Australia 29 Enterprise Street RICHLANDS QLD 4077
Samples	:	7
Reference/Order	:	B2096/20299
Project	:	COLLEX - WATTLE GLEN
Received Samples	:	24/09/02
Instructions	:	24/09/02
Date Reported	:	01/10/02

PLEASE SEE FOLLOWING PAGE FOR METHOD LISTING

RESULTS

All samples were analysed as received. This report relates specifically to the samples as received. Results relate to the source material only to the extent that the samples as supplied are truly representative of the sample source. This report replaces any preliminary results issued. Note that for methods indicated with "*", NATA accreditation does not cover the performance of this service. Three significant figures (or 2 for <10PQL) are reported for statistical purposes only. Where "Total" concentrations are reported for organic suites of compounds this is the summation of the individual compounds and the PQL is noted for reporting purposes only. This report has been auto-authorized by NATA signatories for PDF format. Refer to the method descriptions for further information.

PLEASE SEE ATTACHED PAGES FOR RESULTS

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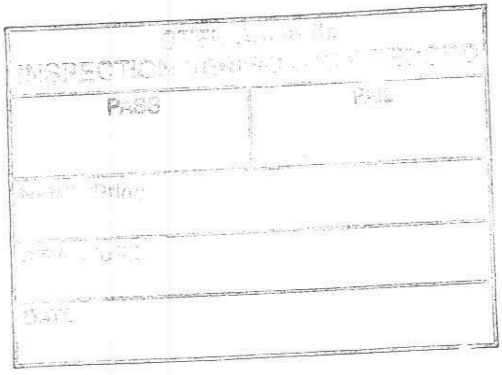

R. Mooney B.Sc.(Hons)Dip. FDA
Technical Services Manager Sydney

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Report No. : 2E3496

Please note: Where samples are collected/submitted over several days, the date on which the last samples were analysed or extracted is reported.
Unless Ferrous Iron is determined on site, the possibility of a ferrous-ferric ratio change may occur.

Method	Description	Extracted	Analysed	Authorised
E7500	Moisture (%w/w)	26/09/02	26/09/02	SYS 096
E1230	TPH C6-C9 by Purge & Trap	25/09/02	26/09/02	DUM 094
E1221	TPH (C10-C36)	25/09/02	26/09/02	DUM 094
E1010	Benzene,Toluene,Ethylbenzene & Xylene	25/09/02	26/09/02	DUM 094

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Job Number : 2E3496
Client : OTEK Australia
Reference : B2096/20299
Project : COLLEX - WATTLE GLEN

Analyte	Lab No	E93497	E93498	E93499	E93500	E93501
	Sample Id	051E/V-1	051E/V-2	065/V-1	065/V-2	053/M-1
	PQL					
Moisture Content	1	8%	7%	11%	17%	13%
E1230 TPH in Soil by Purge & Trap/GC-MS						
C6-C9 Fraction	5	nd	nd	nd	nd	nd
E1221 TPH in Soil						
C10-C14 Fraction	10	nd	nd	nd	nd	380
C15-C28 Fraction	50	nd	nd	nd	nd	2000
C29-C36 Fraction	50	nd	nd	nd	nd	nd
E1010 BTEX (P&T) in Soil						
Benzene	0.2	nd	nd	nd	nd	nd
Toluene	1	nd	nd	nd	nd	nd
Ethylbenzene	1	nd	nd	nd	nd	nd
m&p-Xylene	2	nd	nd	nd	nd	nd
o-Xylene	1	nd	nd	nd	nd	nd
4-Bromofluorobenzene-SURROGATE	1	98%	87%	89%	93%	93%

PQL = Practical Quantitation Limit
LNR = Samples Listed not Received
nd = <PQL
-- = Not Applicable

Soils : mg/kg (ppm) dry weight unless otherwise specified
Waters : mg/L (ppm) unless otherwise specified in Method Header
Leachates : mg/L (ppm) in leachate unless otherwise specified in Method Header

Refer to Amdel standard laboratory qualifier codes for comments.

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Job Number : 2E3496
Client : OTEK Australia
Reference : B2096/20299
Project : COLLEX - WATTLE GLEN

Analyte	Lab No	E93502	E93503			
	Sample Id	053/M-2	066/V-1			
	PQL					
Moisture Content	1	10%	17%			
E1230 TPH in Soil by Purge & Trap/GC-MS						
C6-C9 Fraction	5	nd	nd			
E1221 TPH in Soil						
C10-C14 Fraction	10	100	nd			
C15-C28 Fraction	50	1100	200			
C29-C36 Fraction	50	nd	60			
E1010 BTEX (P&T) in Soil						
Benzene	0.2	nd	nd			
Toluene	1	nd	nd			
Ethylbenzene	1	nd	nd			
m&p-Xylene	2	nd	nd			
o-Xylene	1	nd	nd			
4-Bromofluorobenzene-SURROGATE	1	93%	95%			

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PQL = Practical Quantitation Limit
LNR = Samples Listed not Received
nd = <PQL
-- = Not Applicable
Refer to Amdel standard laboratory qualifier codes for comments.

Soils : mg/kg (ppm) dry weight unless otherwise specified
Waters : mg/L (ppm) unless otherwise specified in Method Header
Leachates : mg/L (ppm) in leachate unless otherwise specified in Method Header

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AMDEL INTERNAL QUALITY ASSURANCE REVIEW.

Job No. 2E3496

General

1. Laboratory QA/QC including Method Blanks, Duplicates, Matrix Spikes, Laboratory Control Samples or CRM's are included in this QA/QC appendix. (Where applicable)
2. Inter-Laboratory proficiency trial results are available upon request.
3. PQLs are matrix dependent and are increased accordingly where sample extracts are diluted due to interferences.
4. Results are uncorrected for matrix spike or surrogate recoveries.
5. Where 3 and 2 significant figures are reported for >10x PQL and <10x PQL respectively, the last figure is uncertain and is provided for statistical purposes only.
6. Samples duplicated or spiked are from this job only and are identified in the following QA/QC report.
7. SVOC analyses on waters are performed on homogenized, unfiltered samples, unless noted otherwise.

Maximum Holding Times for Soils, Sediments and Waters

Parameter	Holding Times
Soils	
Volatile and Semi-Volatile Organic Analysis.	Extracted in 14 days, analysed within 40 days.
Metals	Extracted and analysed within 28 days-6 months.
Inorganics*	Extracted and analysed within 7-28 days.
TCLPs*	Extracted and analysed within 14 days, (Zero Headspace-TCLP 7 days).
Waters	
Volatile Organic Analysis	Analysed within 7 days (USEPA requires 14 days).
Semi-Volatile Organic Analysis	Extracted in 7 days, analysed within 40 days.
Inorganics*	Analysed within 24 hrs-28 days.
Metals (dissolved metals should be supplied field filtered)	Prepared and analysed within 28 days.

* Please refer to 'Preservation Information Chart for Soils, Sediments & Waters' for further information. (ISFORM.098). Holding times may be extended with the use of preservation bottles and/or freezing samples. Holding times can be calculated from dates reported in the body of the report. Tests clearly exceeding holding times will be noted when sufficient information is provided.
Reference: USEPA SW846 and AMDEL SPM-01 (incorporating NEPM Guidelines).

Chain of Custody and Sample Integrity

	Yes/No/NA
Chain of Custody / instructions received with samples	Yes
Custody seals were received intact, if used	Yes
Samples were received chilled and in good condition	Yes
Samples received appropriately preserved for all tests	Yes
VOC/SVOC samples were received in teflon lined containers	Yes
Samples received with Zero Headspace	Yes
Chain of Custody completed and attached (if applicable)	Yes

Chromatography Calibration/Acceptence Criteria (if applicable)

Retention time window meets acceptance criteria (+/-2%)	Yes
Reference standard meets acceptance criteria (+/-10%)	Yes
Recalibration standard meets acceptance criteria (+/-15%)	Yes
Internal standard recovery acceptable.	Yes

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AMDEL INTERNAL QUALITY ASSURANCE REVIEW Cont..

Amdel QA/QC Compliance Assessment

	Compliance
Surrogates performed on all appropriate GC analyses and meet acceptance limits (70% - 130% recovery*).	Please see body of report
Matrix Spikes performed once per process batch and at least 1 in 20 samples (Results meet acceptance limits - 70% - 130% recovery* or 80% - 120% recovery* for inorganics in water.)	Please see body of report
Laboratory Control samples performed once per process batch and at least 1 in 20 samples (Results meet acceptance limits - 70% - 130% recovery* in soil or 70%-130%/90-110% recovery* for waters.)	Yes
Laboratory Duplicate samples performed once per process batch and at least 1 in 10 samples	Yes
Laboratory duplicates meet acceptance criteria <4 PQL - +/- 2 PQL 4-10 PQL - 25-50 or 50% RPD >10 PQL - 10-30 or 30% RPD	Please see body of report
Method Blanks performed once per process batch and at least 1 in 20 samples (Results not detected at the PQL).	Yes

N/A=Not Applicable.

* Phenols 50% - 130% recovery
* SVOCs 60% - 130% recovery
* Phenoxy Acid Herbicides 60% - 140% recovery

QA/QC Appendix

Please refer to the following pages for the QA/QC data.
For further information on samples or non-conformance in QC protocols please see notations in the body of the report plus comments on the following page.

Additional Comments

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R. Mooney B.Sc.(Hons) Dip. FDA
Technical Services Manager Sydney

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AMDEL STANDARD LABORATORY QUALIFIER CODES.

Job NO. 2E3496

General

Qualifier Codes	Description
*	PQLs are raised due to matrix interference.
@	PQLs are raised due to the insufficient sample.
$	The mass imbalance indicates the presence of other ions not measured as part of this procedure.
&	Surrogate recoveries could not be determined due to the dilution required to quantify the analyte.
IS	Insufficient sample was supplied to conduct this analysis.
nd	<PQL
--	Not applicable
LNR	Sample listed on the COC, but not received.
AJ	The analyte was positively identified; the associated numerial value is the approximate concentration of the analyte in the sample.
N	The analysis indicates the presence of an analyte for which there is presumptive evidence to make a 'tentative' identification.
NJ	The analysis indicates the presences of an analyte that has been 'tentatively' identified, and the associated numerical value represents it's approximate concentration.
UJ	The analyte was not detected above the reported sample quantitation limit. However, the reported quantitation limit is approximate and may not represent the actual limit of quantitation necessary to accurately and precisely measure the analyte in the sample.
R	The presence or absence of the analye cannot be verified.
#	The matrix spike concentration is significantly less than the sample analyte concentration, thus spike recovery can not be accurately determined.
**	The surrogate recovery is outside of the recommended acceptance criteria, due to matrix interference.
***	The surrogate recovery is outside of the recommended acceptance criteria. Insufficent sample to perform confirmation.
A	The spike recovery is outside of the recommended acceptance criteria. An acceptable recovery was obtained for the laboratory control sample indicating a sample matrix interference.
B	The duplicate %RPD is outside the recommended acceptance criteria. Further analysis indicates sample heterogeneity.
C	The sample was not received in a suitable timeframe to allow completion within the recommended holding time.
O	The results reported are 'recoverable organics' for this fraction, as the chromatogram and peak shape indicates the presence of a significant concentration of polar compounds.
P	The concentration reported is mainly due to a single peak.
ISM	Insufficient sample was supplied to conduct matrix spike analysis.
ISD	Insufficient sample was supplied to conduct duplicate analysis.
M	The sample was received with the incorrect preservation for this analysis.
S	The sample contained significant amounts of sediment. Sample aliquots have been taken via decanting in an attempt to avoid including sediment in the analysis portion.
K	The raw data indicates the absence of 0.055g of Copper Sulphate in the sample.
L	Theoretically the TKN result should be greater or equal to ammonia concentration. However the difference reported is within the uncertainty of the individual tests.
D	Theoretically the total result should be greater or equal to the dissolved concentration. However the difference reported is within the uncertainty of the individual tests.
I	During Kjeldahl digestion, nitrate (>10mg/L) can oxidise ammonia resulting in a negative TKN interference.
E	The mass imbalance was equal to or less than 0.2 milli-equivalents.
F	Samples results are reported on an 'as received' basis.
H	This sample was received with headspace (see first analyte notation).
T	This test was performed outside the recommended holding time
G	Samples contain volatile halogenated oxygenated or other compounds that are not quantitated as part of C6-9.
J	Results expressed in mg/L (ppm) due to the high concentration of the analyte.

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Job Number : 2E3496

QAQC : Laboratory Control Sample(s)

Analyte	Level	Level Detected			Recovery Details		
		Result1	Result2	Result3	Rec 1 (%)	Rec 2 (%)	Rec 3 (%)
E1230 TPH in Soil by Purge & Trap/GC-MS							
C6-C9 Fraction	100	94			94%		
E1221 TPH in Soil							
C10-C14 Fraction		--					
C15-C28 Fraction	550	480			86%		
C29-C36 Fraction		--					
E1010 BTEX (P&T) in Soil							
Benzene	10	9.4			95%		
Toluene	10	10			98%		
Ethylbenzene	10	10			98%		
m&p-Xylene	20	20			99%		
o-Xylene	10	10			103%		

PQL = Practical Quantitation Limit
-- = Not Applicable
nd = <PQL

(S) Soils : mg/kg (ppm) dry weight
(W) Waters : mg/L (ppm) unless otherwise specified

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Job Number : 2E3496

QAQC : Laboratory Duplicate(s)

Analyte	Dupl A	Dupl B	Average	RPD (%)	Dupl A	Dupl B	Average	RPD (%)
E1230 TPH in Soil by Purge & Trap/GC-MS (E93497)								
C6-C9 Fraction	nd	nd						
E1221 TPH in Soil (E93497)								
C10-C14 Fraction	nd	nd						
C15-C28 Fraction	nd	nd						
C29-C36 Fraction	nd	nd						
E1010 BTEX (P&T) in Soil (E93497)								
Benzene	nd	nd						
Toluene	nd	nd						
Ethylbenzene	nd	nd						
m&p-Xylene	nd	nd						
o-Xylene	nd	nd						

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PQL = Practical Quantitation Limit
nd = <PQL
-- = Not Applicable

(S) Soils : mg/kg (ppm) dry weight
(W) Waters : mg/L (ppm) unless otherwise specified

The number in brackets after the method header identifies the sample tested.

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Job Number : 2E3496

QAQC : Method Blank(s)

ANALYTE	Sample ID PQL	Blank1	Blank2	Blank3	Blank4	Blank5
E1230 TPH in Soil by Purge & Trap/GC-MS						
C6-C9 Fraction	5	nd				
E1221 TPH in Soil						
C10-C14 Fraction	10	nd				
C15-C28 Fraction	50	nd				
C29-C36 Fraction	50	nd				
E1010 BTEX (P&T) in Soil						
Benzene	0.2	nd				
Toluene	1	nd				
Ethylbenzene	1	nd				
m&p-Xylene	2	nd				
o-Xylene	1	nd				

PQL = Practical Quantitation Limit
nd = <PQL
-- = Not Applicable

(S) Soils : mg/kg (ppm) dry weight
(W) Waters : mg/L (ppm) unless otherwise specified

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AMDEL LTD

INDUSTRIAL AND ENVIRONMENTAL SERVICES DIVISION

Amdel Limited
ABN 38 0081 27 802
5 Kelruy Place
ASQUITH NSW 2077
Telephone: (02) 9482 1922
Facsimile: (02) 9482 1734

Correspondence to:
PO BOX 514
HORNSBY NSW 1630

SAMPLE RECEIPT ACKNOWLEDGMENT

TO: OTEK Australia

ATTN: Mr Brendan Ebzery FAX NO: 07 3717 5155

FROM: David Springer

DATE: 24/09/02 PAGES: 1 of 2

We have received the samples referenced below and they are now being processed in our laboratory. If you have any queries or wish to make any adjustments please do not hesitate to contact David Springer.

Reference/Order:	B2096/20299
Project:	COLLEX - WATTLE GLEN
Our Reference Number :	2E3496
Date Received by Amdel :	24/09/02

ANALYSIS REQUESTED	AMDEL METHOD CODE	NUMBER OF SAMPLES	ESTIMATED REPORT DATE (COB)
TPH C6-C9 by Purge & Trap	E1230	7	
TPH (C10-C36)	E1221	7	30/09/02
Benzene, Toluene, Ethylbenzene & Xylene	E1010	7	
Australian GST	GST		

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Sample integrity upon receipt

Samples were received chilled and in good condition	Yes / No / N/A
Samples received appropriately preserved for all tests	Yes / No / N/A
VOC/SVOC samples were received in teflon lined containers	Yes / No / N/A
Volatiles samples received with Zero Headspace	Yes / No / N/A
Samples received within recommended holding times	Yes / No / N/A

* Surcharges for urgent turn-around requests apply to complete or partial results reported within the specified times. Surcharges are calculated and invoiced on discounted price.

OTEK AUSTRALIA PTY LTD

OTEK Australia Pty Ltd
29 Enterprise Street (PO Box 107)
Richlands QLD 4077
ABN 32 054 371 596
Ph (07) 3717 5100
Fx (07) 3717 5155

CHAIN OF CUSTODY & ANALYSIS REQUEST

Page ___ of ___

PROJECT #	PROJECT NAME	PROJECT MANAGER	COLLECTOR	OTEK PO No.
[illegible]	Collex - Wattle Glen	Brendan Ebzery	Brendan Ebzery	[illegible]

LABORATORY: AMDEL

ADDRESS: 5 KELRAY PL. ASQUITH 2077

LABORATORY CONTACT: DAVID SPRINGER

PRELIMINARY RESULTS DUE: 30/9/02

FINAL RESULTS DUE: 30/9/02

SAMPLE ID	LABORATORY NO.	SAMPLE DATE	# CONTAINERS	MATRIX: SOIL	MATRIX: WATER	MATRIX: PRODUCT	ANALYSIS REQUIRED	ANALYSIS REQUIRED	ANALYSIS REQUIRED	ANALYSIS REQUIRED	ANALYSIS REQUIRED	ANALYSIS REQUIRED	ANALYSIS REQUIRED	ANALYSIS REQUIRED	ANALYSIS REQUIRED	ANALYSIS REQUIRED	PRESERVATION METHOD: HOLD	PRESERVATION METHOD: ACID FIELD	PRESERVATION METHOD: OTHER	PRESERVATION METHOD: IQE	REMARKS
[illegible]	E93497	19/9/02	1	✓															✓	
[illegible]	98																			
[illegible]	99																			
[illegible]	500																			
[illegible]	501																			
[illegible]	02																			
[illegible]	03																			

RECEIVED 24 [illegible] 2002 2E3496

Relinquished by:	Date:	Time:	Courtered By:	Date:	Time:	Received By:	Date:	Time:	
h4p4(6) Personal informati	23/9/02		sch4p4(6) Personal information	23/9/02		(6) Personal info	24/9/02	Personal	Custody Seals Intact? Yes / No Samples Received Chilled? Yes / No

Date Issued: 18.9.02

FORM006
ADMIN/TOM/NATIONAL FORMS FOLDER/FIELD/FORM006.XLS

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LOGAN

On-going

LOGAN

[redacted]

9/8/00 - Appln now lapsed due to no response to info request within 1yr.

K Hopper
3227 7983

6) Personal info

900821 Appln No:25699

FILE

11 February, 1999

Philip Gough & Associates Pty Ltd
96 Holman Street
KANGAROO POINT Q 4169

Please make note on EMR; application lapsed because information request not addressed within one year of issue. Thanks, Personal 4/10/00

Dear Sir

THE FOLLOWING CORRESPONDENCE IS A :
(Please **Tick** which standard documents are attached to this cover sheet)

- ☐ IDAS C -1 - ERAs Information Request
- ☑ IDAS C -1 - Contaminated Land Information Request
- ☐ IDAS C - 2 Transmittal - Information Request Notification
- ☐ IDAS C - 3 Transmittal - Receipt of Applicants Response
- ☐ IDAS C - 4 Transmittal - Extension of Information Request/Assessment Period
- ☐ IDAS C - 5 Transmittal - Extension of Information Request/Assessment Period (Applicant's Agreement)
- ☐ IDAS C - 6 - ERAs Concurrence Agency Response
- ☐ IDAS C - 6 - Contaminated Land Concurrence Agency Response
- ☐ IDAS C - 7 Concurrence agency response after assessment period (Applicant's Agreement)

APPLICATION INFORMATION:

Concurrence Agency Office: Hazardous Waste and Contaminated Sites Section (HW&CSS)

Responsible Officer: Karen Hopper

Postal Address: PO Box 155, BRISBANE ALBERT STREET, 4002

Comment on corresp. of 11/2/2000

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Phone: (07) 3227 7983 Fax: (07) 3227 8341

Application # (DEH): 25699 Application # (LG):98119/138871

Subject Land Street Address: 1677 Beenleigh Road

Suburb/Locality: Underwood

Lot and RP Nos: Lot 8 on RP157306

h4p4(6) Personal informati

Mack Dreyer
Chief Scientific Advisor (Contaminated Sites Section)

Published on DES Disclosure Log Act 2009

Release

K Hopper
3227 7983
98119/138871
900821 Appln No:25699

11 February, 1999

Chief Executive Officer
Logan City Council
PO Box 226
WOODRIDGE Q 4114

Dear Sir

THE FOLLOWING CORRESPONDENCE IS A :
(Please **Tick** which standard documents are attached to this cover sheet)

☐ IDAS C -1 - ERAs Information Request
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☐ IDAS C - 2 Transmittal - Information Request Notification
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☐ IDAS C - 7 Concurrence agency response after assessment period (Applicant's Agreement)

APPLICATION INFORMATION:

Concurrence Agency Office: Hazardous Waste and Contaminated Sites Section (HW&CSS)

Responsible Officer: Karen Hopper

Postal Address: PO Box 155, BRISBANE ALBERT STREET, 4002

Published on DES Disclosure Log Act 2009

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Personal i 11/2/99

Mack Dreyer
Chief Scientific Advisor (Contaminated Sites Section)

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IDAS C - 1 Covering Letter
INFORMATION REQUEST
Sections 3.3.6 and 3.3.7 of the Integrated Planning Act 1997

APPLICATION #	25699
DATE	11 February, 1999
JURISDICTION	*ENVIRONMENTAL PROTECTION ACT 1994*
ROLE	CONCURRENCE

DESCRIPTION: Material Change of Use, 1677 Beenleigh Road, Underwood (Lot 8 on RP157306)

Upon review of the above mentioned development application and supporting information, the Hazardous Waste and Contaminated Sites Section (HW&CSS) of the Department, acting as a concurrence agency, requires the following further information to satisfactorily assess this application.

Please provide a scaled plan indicating the location of all fuel storage and other potentially contaminating activities on the site in relation to the proposed extensions. Where the Hazardous Waste and Contaminated Sites Section (HW&CSS) considers that the proposed extensions will impact on the identified areas, sufficient information will be required to be provided to enable the HW&CSS to consider the area suitable for the intended use.

Under s.3.3.8(1) of the *Integrated Planning Act 1997*, the applicant receiving an information request from the assessment manager or a concurrence agency (the "**requesting authority**"), must respond by giving the requesting authority -

1. all of the information requested; or
2. part of the information requested together with a notice asking the assessment manager and each referral agency to proceed with the assessment of the application; or
3. a notice-
   i) stating that the applicant does not intend to supply any of the information requested; and
   ii) asking the assessment manager and each referral agency to proceed with the assessment of the application.

The applicant is advised that failure to provide all of the information as requested may result in the Department being unable to properly assess the application. The Department of Environment and Heritage will forward a copy of the information request to the assessment manager as per *Integrated Planning Act 1997* s.3.3.6 (5).

Response to this Information Request should be forwarded to:

Hazardous Waste and Contaminated Sites Section (HW&CSS)
Attention: Karen Hopper
PO Box 155
BRISBANE ALBERT STREET Q 4002

End of Information Request

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IDAS C - 2
TRANSMITTAL - INFORMATION REQUEST NOTIFICATION
Section 3.3.6(5) of the Integrated Planning Act 1997

APPLICATION #	25699
DATE	11 February, 1999
JURISDICTION	*ENVIRONMENTAL PROTECTION ACT 1994*
ROLE	CONCURRENCE

DESCRIPTION: Material Change of Use, 1677 Beenleigh Road, Underwood (Lot 8 on RP157306)

I wish to advise that the Hazardous Waste and Contaminated Sites Section (HW&CSS) of the Department, acting as a concurrence agency, has requested further information from the applicant. The date that the Department forwarded the information request to the applicant was 11 February, 1999.

The Department's assessment period will recommence upon receipt of a response to our information request from the applicant and subsequent transmittal to the assessment manager under s.3.3.9 of the IP Act.

The Information Request made to the applicant is attached (copy of IDAS C-1).

Signed

[redacted]

Karen Hopper
Senior Environmental Officer (Contaminated Sites Section)

Published on DES Disclosure Log Aug 2009

[redacted]

LOGAN: FOR FAMILIES, LIFESTYLE AND BUSINESS

FAX 3808 0014

Your Ref:
Enquiry Phone: Mr E Eugster (3826 5155)
Please Quote File: 98119/138871
Document Reference: 124619/ECE:ECE:LMB
Property No:

HAZARDOUS WASTES AND CONTAMINATED SITES SECTION
28 JAN 1999

Phillip Gough

22 January 1999

01062

Hazardous Waste and Contaminated Sites Section
Department of Environment & Heritage
PO Box 155
BRISBANE ALBERT STREET QLD 4002

Department of Environment
27 JAN 1999
QUEENSLAND

Attention: Karen Hopper

Dear Madam

CONCURRANCE REFERRAL (SCHEDULE 2, 4A - INTEGRATED PLANNING REGULATION 1998)
DEVELOPMENT APPLICATION - AUSTRALIA POST: 1677 BEENLEIGH ROAD, UNDERWOOD, LOT 8 ON RP 157306

Further to our discussions, dated 19 January 1999, regarding the abovementioned development application, please find enclosed a copy of the aforesaid application, as well as Council's official notification of the land parcel to the Department of Environment & Heritage.

Council apologises for the delay in referral of the application and hopes to receive a concurrence response from the Department of Environment & Heritage at your earliest convenience.

Yours faithfully

G R Kellar
CHIEF EXECUTIVE OFFICER
pro

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rsor

ALL COMMUNICATIONS TO BE ADDRESSED TO:
CHIEF EXECUTIVE OFFICER
LOGAN CITY COUNCIL
PO BOX 226,
WOODRIDGE, QLD 4114.

TEL: (07) 3826 5555
FAX: (07) 3808 0014

LOGAN CITY COUNCIL

LOGAN CITY COUNCIL ADMINISTRATION CENTRE, 150 WEMBLEY ROAD, LOGAN CENTRAL, QLD 4114
20-240 File A Page 26 of 102

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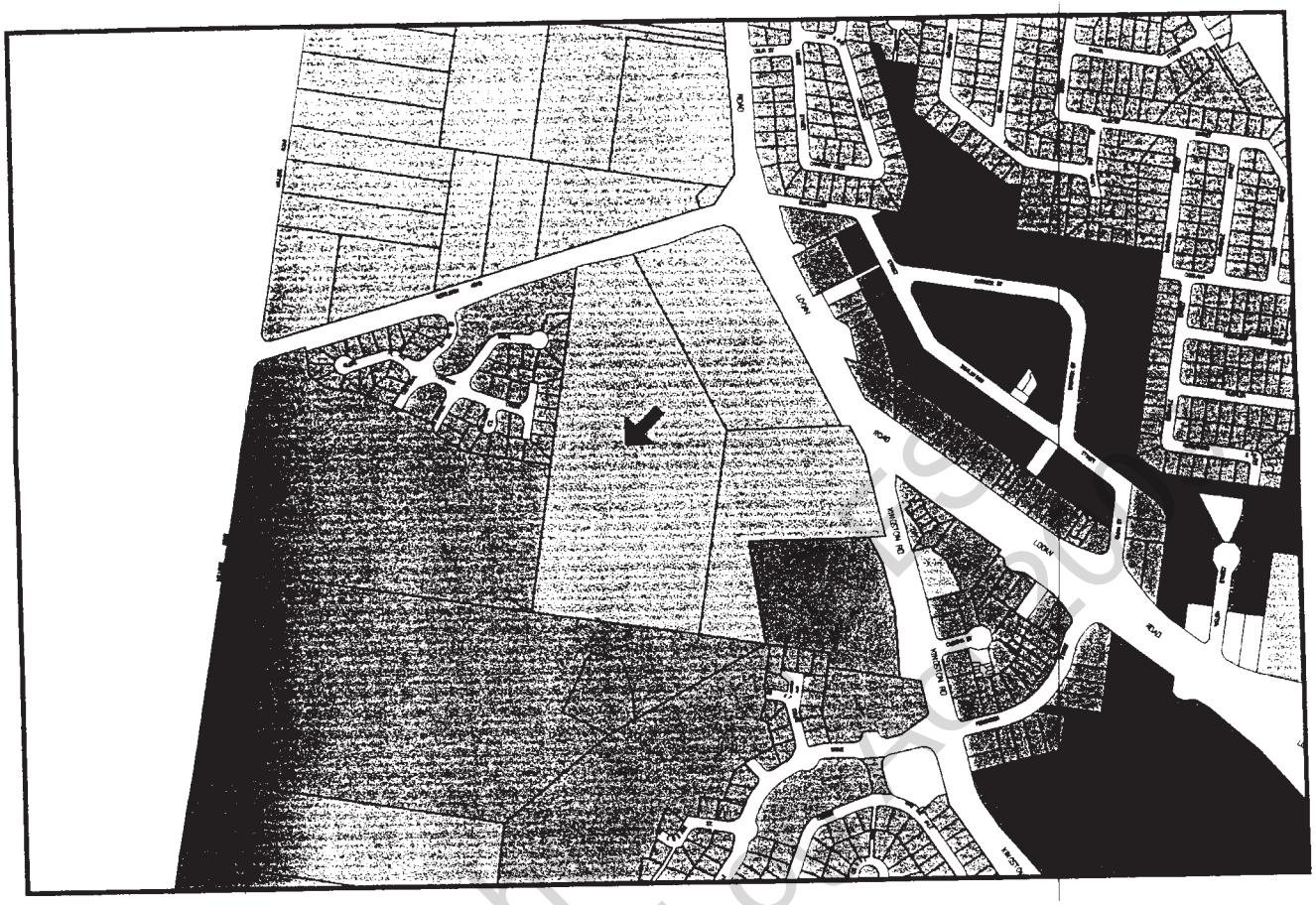
EasiMaps Feature Report



House_add	1677 BEENLEIGH ROAD
Suburb	UNDERWOOD QLD 4119
Owners_name	AUSTRALIAN POSTAL CORPORATION
Owners_addr1	GPO BOX 6000
Owners_addr2	BRISBANE QLD 4001
Owners_addr3	
Owners_addr4	
Division	2
Area	97840
Tp_zone	PARTICULAR PURPOSE
Property_no	561944
Lot_on_plan	RP157306/8
Lot_add	8 BEENLEIGH ROAD
Street_search	BEENLEIGH ROAD 1677
Current_to	30/10/98

HAZARDOUS WASTES AND CONTAMINATED SITES SECTION
28 JAN 1999

Public Disclosure Log

LOGAN CITY COUNCIL ADMINISTRATION CENTRE, 150 WEMBLEY ROAD, LOGAN CENTRAL, QLD 4114

IDAS Development Application

IDAS
File No:
Applic No:
Seq Folio No:
Com No:
Action:

Section 1 - Applicant Details

Name: PHILIP GOUGH & ASSOCIATES PTY LTD

Address: 96 HOLMAN STREET,

KANGAROO POINT Postcode: 4169

Telephone: 3891 1488 Facsimile: 3891 1401

Date: 9/11/98 Signature: sch4p4(6) Personal information

Council use Only
Account No:
Amount:
Date:
Initials:
Receipt:
Date Issued
DCC:

Section 2 - Site Details

Number: Street: Beenleigh Road

Suburb: UNDERWOOD Postcode: 4119

Lot No: 8 RP No: 157306

If Plan not Sealed supply previous RP Description:

Shop/Tenancy No: Level (if Applicable):

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RECEIVED
AT PUBLIC COUNTER
10 / 11 98

Section 3 - Owners Consent

Name: AUSTRALIAN POSTAL CORPORATION
PROPERTY DIVISION
Address: 135 WICKHAM TERRACE

BRISBANE Postcode: 4000

Telephone: 3405 1736 Facsimile: 3405 1243

Date: 9/11/98

Signature/Company Seal or A.C.N.

PROPERTY DIVISION QUEENSLAND
GPO BOX 779 BRISBANE Q 4001

sch4p4(6) Personal informatio

RETURN WITH PAYMENT TO:
DEPARTMENT OF
PLANNING & DEVELOPMENT
LOGAN CITY COUNCIL
PO BOX 226,
WOODRIDGE, QLD 4114

FOR ENQUIRIES
TEL: 07) 3826 5306
TEL: 07) 3826 5467
FAX: 07) 3808 0014

Section 4 - Type of approval being sought (please tick Applicable)

i Development Permit (DP) ☒
ii Preliminary Approval (PA) ☐
iii Combination ☐

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Section 5 - What best describes this application

(Please tick where applicable - development may include more than one category)

	DP	PA	
Carrying out of building works	☑	☑	Complete Form 2 *
Carrying out of plumbing works	☐	☑	Complete Form 2
Carrying out of operational works	☐	☐	Complete Form 3
Material Change of Use	☑	☐	Complete Form 4
Reconfiguring a Lot	☐	☐	Complete Form 5

NOTE: * Authorises Logan Development Services of Logan City Council to carryout code assessment for the building work component of this application under the Standard Terms of Engagement. Terms of Engagement are available at Logan City Council, Administration Centre, 150 Wembley Road, Woodridge.

Section 6 - Description of Development Proposal

A 3 BAY EXTENSION TO THE EXISTING MAIL CENTRE, SMALL TWO-STOREY EXTENSION UNDER THE EXISTING CANOPY, A PEDESTRIAN BRIDGE JOINING CARPARK TO UPPER FLOOR STAFF AMENITIES AND THE ESTABLISHMENT OF A NEW SERVICES BUILDING FOR AC CHILLER SETS, GENERATOR AND SPRINKLER PUMPS.

Section 7 - Referral Trigger

Do you consider this application triggers referral coordination of information requests?

☑ No ☐ Yes

Do you consider this application triggers referral to a referral agency?

☐ No ☑ Yes **If yes, Specify each trigger, e.g. Environmentally Relevant Activity, special fire services, Notifiable Activity.**

Special Fire Services

Specify each referral agency indicating whether a concurrence or advice agency e.g. Dept of Environment and Heritage (concurrence), Qld Fire & Rescue Authority (advice).

If a referral response has already been received from a referral agency, indicate the agency and attach the response.

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Landowner Declarations

I/We* declare that this land:

- is ☐ is not ☑ listed on the Contaminated Land Register or Environmental Management Register (details available from the Dept. of Environment and Heritage) and hereby consent to the lodging of this application.

- is ☐ is not ☐ a registered place under any Heritage legislation.

I/We* :

do ☑ do not ☐ authorise release of the landowner details and the street number of the site.

Note: each of the above declarations must be completed

Landowner/s Signature/s

PROPERTY DIVISION QUEENSLAND
GPO BOX 779 BRISBANE Q 4001

ch4p4(6) Personal informatic

Date: 9 / 11 / 98.

Date: / /

Description Of Building Work

Construct
Intended use

Class 5 Number of storeys 2

New Building/structure	☑	**Swimming Pool**	
Alteration/Additions	☑	Inground	☐
Fitout/refurbishment	☐	Above ground	☐
Minor works	☐		

Other (please specify)

Residential Buildings
(please complete details of the dwelling type for statistical purposes)

Single Detached house	☐	Kit	☐
Transportable/Relocatable house			☐
Apartment building/self contained unit (unit layered one above another)			☐
Attached housing (includes row, terrace, townhouse)			☐
Semi-attached housing (duplexes, dual occupancies)			☐
Apartment, unit or flat attached to an existing house			☐
Number of new/additional self contained dwelling units			—

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Remove

to a site ☐ from a site ☐

Change of classification of a building

from Class ..... to Class .....

Floor area (sq m):

Existing... Ground 6105
First floor 1270

New or additional... Ground 2016
First floor 285

Total .....9676.....

Demolish ☐ **Authorise existing Building work** ☐

Construction details

External Walls		Frame		Roof Covering	
Double Brick	☐	Timber	☐	Tiles	☐
Brick Veneer	☐	Steel	☑	Slate	
				Concrete	☐
Stone, Concrete	☑	Aluminium	☐	Fibre	
Fibre Cement	☐	Other	☐	cement	☐
Timber	☐			Steel	☑
Curtain Glass	☐	**Floor**		Aluminium	☐
Steel	☑			Other	☐
Aluminium	☐	Timber	☐		
		Concrete	☑		
		Other	☐		

TOTAL VALUE OF WORK* **(the subject of this application)**

Approx $4.5 million

- Estimated value including all labour and materials

Office use only

Owner Builders Approval No. sighted	YES ☐ NO ☐	PLSL Receipt sighted	YES ☐ NO ☐
Receipt No		Receipt No	
BSA Fee		Queensland Fire Service Fee	
Date:		Date:	
Receipt No		Receipt No	

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Description of Plumbing and/or Drainage Work

Nature of Work

Domestic	☐	New	☐	New/Additional sewer connection required	☐
Commercial/ Industrial (refer checklist) *	☑	Alteration	☑	Alteration or extension to sewer or water main installations	
		Plumbing	☐	Council to prepare design	☐
		Drainage	☑	Design submitted for approval	☐

Other:

No. of new fixtures to be installed

Sinks .....**Basins** .....**Urinals** .....**Laundry tubs** .....

Showers .....**Baths** .....**WC's** .....**Washing Machine** .....

Dishwasher .....**Bidet** .....**Total of new fixtures** .....

Other .....

(Please indicate if applicable)

Installation of on site sewerage facility - (Conditions Apply) Septic ☐ D.T.P. ☐

Installation of backflow prevention device (Conditions Apply) ☐

Water Meter Connection - Domestic ☐ Commercial/Indust. ☐

Disconnection of Services - Water ☐ Sewer ☐

Sewer Junction - ☐

Private Works - ☐

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PART B	Note: Lodge Part B only if your proposed building contains any of the following. Tick the appropriate box.

FIRE SAFETY INSTALLATIONS

Structural features

- ☐ access panels through fire-rated construction
- ☐ penetrations through fire-rated construction
- ☑ fire dampers
- ☐ fire shutters & doors
- ☐ fire windows
- ☐ fire curtains
- ☐ structural fire protection
- ☐ systems required to have a fire resistance level
- ☐ fire control centres

Fire fighting equipment

- ☑ fire mains
- ☑ fire hydrants (including hydrant boosters)
- ☑ fire extinguishers (portable)
- ☑ fire hose reels

Fire protection systems

- ☑ sprinklers (including wall wetting sprinklers
- ☐ special automatic fire suppression systems (including foam, deluge & gas flooding systems)
- ☑ fire detection and alarm systems
- ☐ stairwell pressurisation systems
- ☑ air handling systems
- ☑ smoke exhaust systems
- ☐ smoke and heat venting systems
- ☐ fire safety smoke proof doors

Occupant safety features

- ☑ emergency warning & intercommunication systems
- ☑ exit door hardware
- ☑ emergency lighting
- ☑ emergency power supply
- ☐ fire doors
- ☑ solid core doors
- ☐ smoke proof doors

SPECIAL FIRE SERVICES

Note: Special fire services must be assessed by Commissioner of Fire Services

- ☑ **fire mains**
- ☑ **fire hydrants**
- ☑ **sprinklers (including wall wetting sprinklers)**
- ☑ **fire detection and alarm systems**
- ☐ **fire control centres**
- ☐ **special automatic fire suppression systems (including foam, deluge and gas flooding systems)**
- ☐ **stairwell pressurisation systems**
- ☐ **air handling systems used for smoke control**
- ☐ **smoke and heat venting systems**
- ☑ **smoke exhaust systems**
- ☑ **emergency warning & intercommunications systems**
- ☐ **emergency lifts**
- ☑ **vehicular access for large isolated buildings**
- ☐ **services provided under conditions imposed under Standard Building Law section 10.3**
- ☐ **services required under clause E1.10 of the Building Code of Australia**

Have any drawing been lodged with the Commissioner of Fire Service prior to this application? YES ☐ NO ☑

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FORM 3

OPERATIONAL WORKS

Development assessment report and/or application checklist

1. Is there an accompanying development assessment report which addresses the information requests below and/or relevant application checklists provided?

Yes ☐ **Attach relevant information and submit**
No ☐

Operational work

2. What operational work will be carried out?

- ☐ Extracting gravel, rock, sand or soil from the place where it occurs naturally
- ☐ Planting trees or managing, felling and removing standing timber for an ongoing forestry business, whether in a native forest or a plantation
- ☐ Excavating or filling that materially affects premises or their use
- ☐ Placing an advertising device on premises
- ☐ Undertaking work other than destroying or removing vegetation in, on, over or under premises that materially affects premises or their use

Proposal

3. What are the relevant details and description of the proposal?

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WORKPLACE DETAILS

Occupier's Name (if not the applicant) AUSTRALIA POST

Type of Business: MAIL HANDLING AND SORTING

Number of employees 60% Varies **Males (maximum)** 40% Varies **Females (Maximum)**

MAX 300 APPROX.

Show on drawing:
1. Type of business in each room/space
2. Number of persons working in each room/space

Mail Sorting Floor 254 Surrounding apron 20 Technicians 6
Admin - 20

INTEGRATED BUILDING WORK (Refer to Standard Building law 2.7)

Is the building work referred to in this application part of integrated building work?

YES ☐ NO ☑

If the building is part of integrated building work, the application must be accompanied by the plans and specifications and other relevant details prescribed by Standard Building Law 2.7 of the first building proposed to be erected and a plan of the layout of the proposed integrated building work, including elevations of the second and subsequent buildings to be erected, where the second and subsequent buildings to be erected are not the subject of this application for approval.

Office use only

APPLICATION No.

Fire Service Assessment

Drawings sent

Reply received

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Signs

5. Description of Actual Sign

Type of Sign:					
	Wall	☐	Double Sided	☐	
	Facia	☐	Single Sided	☐	
	Awning	☐	Vee Sign	☐	
	Roof	☐			
	Freestanding	☐		YES	NO
	Pylon	☐	Illuminated	☐	☐
	Tenant Directory	☐	Flashing	☐	☐
	Hoarding	☐			

Dimensions of Display:

Height of Structure: No of Faces:

Sign Dimensions

Total Sign Area m²

ACTUAL WORDING:

Structural Details:			
Frame Material	Face Material	Method if Fixing	Depth of Footings

Additional/Supporting information

A list of drawings, documents and report which have addressed the provisions of Council's Development Manual. ie: Road work, engineering works, earthworks	YES ☐	NO ☐

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30/06/98 13:47

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FORM 4

MATERIAL CHANGE OF USE

Development assessment report

1. Is there an assessment report which addresses the information requests below and/or relevant application checklists provide?

Yes ☑ **Attach relevant information and submit**
No ☐ The only relevant information which will affect the Approval will be the Sound Attenuation of the A.C. chiller sets and generator enclosure which are being re-positioned in a new Services Building excavated into the embankment between the building and carpark on the west.

Site Details

2. Is the subject land within a zone under the provisions of the planning scheme?

Yes ☑ **What zone?** Particular purpose Mail Exchange
No ☐

3. What is the subject lands Preferred Dominant Land Use Designation?

Business Activity node

4. Is the subject site located within a Development Control Plan or Local Area Plan?

Yes ☐
No ☑ **Go to 6**

5. What is the subject site designated as? Mail Exchange

6. What is the length of road frontage?

7. What is the current use of the subject land? Mail Exchange

8. What was the previous use of the subject land, if known? Mail Exchange

Existing buildings

9. Description of existing buildings or structures erected on subject land

Mainly single storey and part two storey steel and concrete Mail Exchange building containing Mail sorting Machinery, Staff amenities, and Administration. Steel and concrete single storey Traffic Control Building and Staff amenities. Single storey (small part two storey) vehicle services building.

10. How many storeys?

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14

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FORM 5

RECONFIGURING OF A LOT

Department of Environment
27 JAN 1999
QUEENSLAND

Development assessment report

1. Is there an accompanying Development Assessment Report which addresses the information requests below and/or check lists provided by the relevant agency?

Yes ☐ **Attach relevant information and submit**
No ☐

Reconfiguring a lot

2. What is this application for?

- ☐ Creating lots by subdivision of another lot
- ☐ Amalgamating 2 or more lots
- ☐ Rearranging the boundaries of a lot by registering a plan of subdivision
- ☐ Dividing land into parts by agreement (other than a lease for a term, including renewal options, not exceeding ten years) rendering different parts of a lot immediately available for separate disposition or separate occupation
- ☐ Creating an easement giving access to a lot from a constructed road

Site Details

3. Number of existing lots?

4. Number of proposed lots?

5. Does the development proposal include land for contribution to local community purpose?

Yes ☐
No ☐ **Go to 7**

6. What is the intended area of land to be contributed?

7. What existing Structures/Buildings exist on the subject land?

8. Are there any existing easements over the subject land?

Yes ☐ **Attach plan identifying easement location and purpose**
No ☐

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30/06/98 13:47

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11. What is the maximum height above natural ground?

12. Construction material

Floor Concrete

Walls Corrugated steel cladding

Roof Steel

Proposed use

13. What is the proposed use of the subject land?

Mail Exchange

14. Is the proposed use to be carried out in a building?

Yes ☑

No ☐ Go to 19

15. What is the proposed number of storeys? 2

16. What is the maximum height above natural ground? 12 metres

17. What is the proposed gross floor area? 2301

18. What proposed materials will be used for construction? Concrete and Steel

19. What are the proposed hours of operation? 24 hrs with the exception of 5pm Sat to 6am Sunday

20. How many off-street parking spaces will be provided? 275

21. How many people will be employed at this location? approx 300

22. What type of machinery will be used? Mail sorting machinery

Additional/Supporting Information

23. Is there any additional information or as identified as supporting information by Local Government?

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#69100
30/06/98 13:47

LOGAN CITY COUNCIL

[redacted]

Your Ref:
Enquiry Phone: **Mr E Fugster (3826 5155)**
Please Quote File: 98119/138871
Document Reference: 124684/ECE:ECE:LMB

22 January 1999

Hazardous Waste & Contaminated Sites Section
Department of Environment & Heritage
PO Box 155
BRISBANE ALBERT STREET QLD 4002

Dear Sir/Madam

NOTIFICATIONS UNDER THE ENVIRONMENTAL PROTECTION ACT 1994

In accordance with the provisions of the Environmental Protection Act 1994, the Council hereby gives notification that it has become aware of:

(i) a notifiable activity having been, or is being carried out on land; or

(ii) land that has been or is being contaminated by a hazardous contaminant.

The description of the land and the basis for the notification is set out in the attached approved form.

The notification is made on the following basis:

(a) The notification is made out of caution to ensure compliance with the EPA having regard to the breadth of the definition of the terms "contaminated land" and "hazardous contaminant", the notification obligations under section 118F of the EPA and the list of notifiable activities set out in schedule 3 of the EPA;

(b) The Council has no knowledge that the land is contaminated by a hazardous contaminant;

(c) The decision to include the particulars of the land on the Environmental Management Register rests with the Administering Authority.

Should further information be required, please do not hesitate to contact Council's Department of Development, Health & Environment as referenced above.

Yours faithfully

G R Kellar
CHIEF EXECUTIVE OFFICER
pro

sch4p4(6) Personal information
rson

ALL COMMUNICATIONS TO
BE ADDRESSED TO:
CHIEF EXECUTIVE OFFICER
LOGAN CITY COUNCIL
PO BOX 226,
WOODRIDGE, QLD 4114.

TEL: (07) 3826 5555
FAX: (07) 3808 0014

LOGAN CITY COUNCIL

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Release

HAZARDOUS WASTES AND CONTAMINATED SITES SECTION
28 JAN 1999

QUEENSLAND GOVERNMENT
Department of Environment

Site ID: 2569 entered as CL() 11/2/99 RT

Hazardous Waste and Contaminated Sites Section
Department of Environment
PO Box 155
BRISBANE ALBERT STREET
QLD 4002
Ph: (07) 3225 1827 Fax: (07) 3227 8341

Notification of Land

Sections 118E and 118F *Environmental Protection Act (1994)*

The following information should be supplied by people providing notification to the Department of Environment of contaminated land or land used for a notifiable activity under Schedule 3 of the *Environmental Protection Act 1994*.

Essential information

- *Please complete **all** information* • *Please complete one form per lot* **Date:** 21 January 1999
- ***Please refer to the reverse side for information on how to complete this form***

1. Local government
Logan City Council

2. Information provided by
Name Logan City Council
Telephone 3826 5155
Organisation
Address PO Box 226
Woodridge Qld Postcode 4114

3. Name by which the property is known locally
Australia Post Mail Centre

4. Lot on Plan description of parcel of land
Lot 8 Plan RP157306
Parish (Corrected RT 11/2/99)

5. Location
Street Address 1677 Beenleigh Road
Town/suburb Underwood
Postcode 4119

6. Name and postal address of land owner
Australia Postal Corporation
Property Division 135 Wickham Terrace
Street Address
Town/suburb Brisbane
Postcode 4000

7. Area of parcel in square metres
(this information is used as a cross-check on the land description details)
97840

8. Notification information *(please refer to the reverse side of this form and Schedule 3 of the Environmental Protection Act 1994)*

Description of the notifiable activity/ies for which the land is or has been and the source/s of the suspected contamination *(please list all notifiable activities that the land has been used for and provide details)*.

29 (Petroleum Product or Oil Storage) - Approximate volumes are:
Petrol: 2 x 25,000 litres (underground) Diesel: 1 x 22,000 litres
& 4 x 25,000 litres (underground) Contaminated Water Storage:
1 x 500 litres & 1 x 1000 litres (underground), 1 x 500 litres (aboveground

9. Map or locality plan *(The processing of this information would be greatly assisted by the inclusion of a map or locality plan)*

Signature of person providing notification information

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Southern Regional Office (Brisbane)
GPO Box 2771 BRISBANE QLD 4001
Phone: (07) 3225 1827 Fax: (07) 3247 3278
www.env.qld.gov.au ABN:87221158786

Queensland Government
Environmental Protection Agency
Queensland Parks and Wildlife Service

Logan C.C.

Please update EMR & file
Ja, A (6) Personal info

Notice of concurrence agency response
Sections 3.3.16 and 3.3.18 *Integrated Planning Act 1997*

This notice is issued by the administering authority pursuant to sections 3.3.16 and 3.3.18 of the *Integrated Planning Act 1997*, to advise you of a decision or action.

Personal
6/12/01

Enquiries to: Anne McCartin
Telephone: 3225 8425 E-mail: Anne.McCartin@env.qld.gov.au
Your reference: D013508
Our reference: 25699 Part 2 File No.:900821

CC: Australia Post
c/-Norris Clarke & O'Brien Pty Ltd
456 Upper Roma Street
BRISBANE QLD 4000

Logan City Council
PO Box 3226
LOGAN CITY DC QLD 4114

Attention: Mr David Rowland

Re: Application (No. D013508) for development approval for assessable development to be carried out at 1677 Beenleigh Road, Underwood (Lot 8 on RP157306).

Pursuant to the following items of Schedule 2 of the *Integrated Planning Regulation 1998*, the Environmental Protection Agency is a concurrence agency for the development application:

☐ Item 3 of Schedule 2 of the *Integrated Planning Regulation 1998*
☑ Item 4 of Schedule 2 of the *Integrated Planning Regulation 1998*

The Environmental Protection Agency (EPA), acting as a concurrence agency under the *Integrated Planning Act 1997*, provides its response to the application detailed above as attached.

It would be appreciated if Council could provide a signed hard copy of the final development approval issued by Council (which includes the Agency's concurrence conditions).

The EPA has not provided a notification to native title parties for this application. The State's Native Title Work Procedures indicate that responsibility for assessment of native title issues for an IDAS application rest with the Assessment Manager. It is recommended that you undertake an assessment using your own guidelines to determine if a native title notification is required for this application.

Should you require any further information please do not hesitate to contact the above officer on the telephone number or e-mail address provided .

..... Personal (6) Personal info 6/12/01
Signed Date

Greg O'Brien
Chief Scientific Advisor (Environmental Operations)
Delegate of Administering Authority, *Environmental Protection Act 1994.*

checked Onny at base
31/1/02

Personal i

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Concurrence agency response
Sections 3.3.16 and 3.5.18 *Integrated Planning Act 1997*

Applicant:	Australia Post c/-Norris Clarke & O'Brien Pty Ltd
Council Application Number:	D013508
EPA Application Number:	25699 Part 2
Date application received by EPA:	26/11/2001
Relevant Laws and Policies:	*Environmental Protection Act 1994*
Jurisdiction:	Chapter 7, Part 8 *Environmental Protection Act 1994*

Development Description:

Material Change of Use

where:

☐ the existing use of the land is, or if the land is vacant land with no existing use the most recent use of the land was, for a notifiable activity under the *Environmental Protection Act 1994*.

☐ the proposed use of the land is for child care, educational, recreational, residential or similar purposes and the existing use of the land is, or if the land is vacant land with no existing use the most recent use of the land was, for an industrial activity.

☑ the land is on the Environmental Management Register or Contaminated Land Register under the *Environmental Protection Act 1994*.

☐ the land is wholly or partly within an area for which an Area Management Advice for industrial activity or natural mineralisation has been issued and the proposed use of the land is for child care, educational, recreational, residential or similar purposes.

☐ the land is wholly or partly in an area for which an Area Management Advice for unexploded ordnance has been issued.

at the following place(s):

1677 Beenleigh Road, Underwood
(Lot 8 on RP157306)

Response to Development Application

The Environmental Protection Agency, acting as a concurrence agency under the *Integrated Planning Act 1997*, provides its response to the application detailed above.

The concurrence agency response is that

☐ conditions must attach to any development approval
☐ any approval must be for part only of the development
☐ any approval must be a preliminary approval only
☑ there are no concurrence agency requirements;
☐ the application must be refused

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Conditions of the development approval

The following concurrence agency condition(s) is/are to be attached to any development approval issued for this application:

Not applicable

Reasons for inclusion of development conditions or refusal

Not applicable

Additional comments or advice about the application

The removal of any contaminated soil from this site requires prior approval from the Environmental Protection Agency (EPA) under the *Environmental Protection Act 1994*.

Additional information for applicants

This concurrence response pursuant to Chapter 7, Part 8 of the *Environmental Protection Act 1994* applies only to contaminated land issues and does not remove the need to obtain any further approval for this development which may be required by this or other legislation, State and/or Commonwealth. Applicants are advised to check with all relevant statutory authorities for such approvals as may be required.

~ End Of Concurrence Agency Response ~

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IPA APPLICATION - 1677 Beenleigh Road, Underwood (Lot 8 on RP157306)

Applicant: Australia Post, c/-Norris Clarke & O'Brien Pty Ltd
App'n No: 25699 Part 2
File No: 900821

On EMR for: Petroleum Product or Oil Storage

Any ERA's?: no
Referral Coordination?: no

Proposal: Material Change of Use - extension to mail centre.(includes extension to existing fuel canopy)

Current Use: Australia Post mail centre

Recommendation:

ongoing use of site for a Notifiable Activity.

no requirements, advice re Disposal Permits.

06.12.01

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Temp 2

CONT SITES [redacted]

due 10/2/01

RECEIVED
14.11.

Your Ref: 6773.s.01
Enquiry Phone: David Rowland (3826 5648)
Please Quote File: 273935(P1)
Document Reference: 1818904/RowlanD:RowlanD
Property No: 561944

CONTAMINATED LAND SECTION
20 NOV 2001

ENVIRONMENTAL [illegible] ON
22 NOV 2001
6) Personal info
BNE2001/17808

14 November 2001

Australia Post
C/- Norris Clarke & O'Brien Pty Ltd
456 Upper Roma Street
BRISBANE QLD 4000

Attention: Ken Ramsay

Dear Sir

ACKNOWLEDGMENT NOTICE
PROPERTY ADDRESS: 1677 BEENLEIGH ROAD UNDERWOOD
PROPERTY DESCRIPTION: PART LOT 8 RP157306
DEVELOPMENT APPLICATION NO: D013508
APPLICATION DESCRIPTION:
MAKING A MATERIAL CHANGE OF USE - EXTENSION TO MAIL CENTRE

ACCEPTANCE OF DEVELOPMENT APPLICATION

The development application was accepted on 2 November 2001 by the Assessment Manager as a properly made application pursuant to the Integrated Planning Act 1997. The following details are confirmed.

DETAILS OF THE APPLICATION

The application seeks development approval for -

- Development Permit for material change of use of premises under the planning scheme for an extension to established mail centre.

IDAS REFERRAL AGENCIES

Referral Trigger	Name of Agency	Status	Address
Development impacting on State-controlled roads	Department of Main Roads (DMR)	Concurrence	Main Roads Department District Director Metropolitan QLD Dept Main Roads PO Box 70 SPRING HILL QLD 4004

900821
App'n 25699 Pt 1
Lot 8 RP 157306
Logan

NUMBER: 25699 Pt 2
900821
DATE: 10/11/01

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City Administration Centre
150 Wembley Road
LOGAN CENTRAL
PO Box 3226
LOGAN CITY DC 4114
www.logan.qld.gov.au
Telephone 07 3826 5555
Facsimile 07 3808 0014

LOGAN CITY COUNCIL

Release

Contaminated land matters	EPA	Concurrence	Environmental Protection Agency Contaminated Land Unit Hazardous Wastes & Contaminated Sites Section PO Box 155 BRISBANE Albert Street 4002

It is the responsibility of the applicant to give each referral agency a copy of:-

- The application (including application form and supporting material);
- This acknowledgment notice; and
- Any applicable concurrence agency application fee (refer to the *Integrated Planning Regulation 1998* to confirm the applicable referral agencies).

***Please Note:** That the applicant has 3 months from the date of this notice to comply with this requirement and supply a written notice of the date of compliance, to the Chief Executive. Failure to comply with this requirement of the Integrated Planning Act 1997 may invalidate the application.*

REFERRAL COORDINATION

This application:-

Does not trigger referral coordination.

STATUS OF INFORMATION REQUEST

The applicant is requested to provide the following information:

1. As indicated within the submission (page 19 - 7.11.3.1 - dot point 3 & 9.2 page 26) a noise report was to be submitted after the application was lodged. This report currently remains outstanding.

Please Note: Under the provisions of the Integrated Planning Act 1997 you have 12 months to respond to this request.

You may respond to the Information Request in the following ways:

- providing all the information requested;
- providing part of the information requested together with a notice asking the Council to proceed with the assessment of the application; or
- providing a notice stating that the applicant does not intend to supply any of the information requested and asking that the Council proceed with the assessment of the application.

Your response should be mailed or delivered to the Development Assessment Branch, Floor 1, Administration Centre. Please note that if you are submitting plans you are required to provide the same number of copies as originally submitted with the application. Your prompt attention in this matter will enable the Council to more quickly decide your application.

A further information request will not be made by the assessment manager. Regardless of this advice, any concurrence agency for the application or the Chief Executive (in the case of referral coordination) may make an information request. Public notification can not commence until the applicant responds to the information request from the concurrence agency or the Chief Executive.

LEVEL OF ASSESSMENT

An aspect of the development applied for requires:-

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Impact assessment - Consequently, the whole of the application must be publicly notified under the provision of s 3.4.4 of IPA with respect to:-

- Publishing a notice at least once in a newspaper circulating generally in the locality of the land;
- Placing a notice on the land in the way prescribed under the *Integrated Planning Regulation 1998* (IP Reg); and
- Giving a notice to the owners of all land adjoining the land.:

  Please Note: That Public Notification, in accordance with the integrated Planning Act, Section 3.4.4(1), ***must be commenced within 20 business days*** of the receipt of:

  - an acknowledgment notice stating, that further information will not be required; or
  - where there is a Concurrence Agency, notification that further information will not be required; or
  - lodgement of information with Council in response to an Information Request

  The notice must be in the approved form and maintained on the land for a minimum of:-

  - **15 business days** (not including any business days between 20 December and 5 January in the following year)

  The applicant is required to undertake public notification, unless the assessment manager agrees to undertake notification on their behalf.

You are also advised that **a written notice of compliance** is to be lodged with Council demonstrating compliance with the Act in regard to the Notification requirements. The applicant has **3 months** from the conclusion of the **Public Notification Stage** to comply with this requirement and supply a written notice of compliance. **Failure to comply with this requirement of the Integrated Planning Act 1997 may invalidate the application.** An attachment is provided to assist in performing the requirements of public notification.

ASSESSMENT MANAGER CONTACT

The Council Officer responsible for this application is David Rowland (3826 5648).

Yours faithfully

s4(6) Personal inform

for G R Kellar
CHIEF EXECUTIVE OFFICER

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Form 1 Development Application

idas INTEGRATED DEVELOPMENT ASSESSMENT SYSTEM

PART A

Common details for all applications

The completion of all questions on Part A is mandatory for all applications. For further information refer to the guide for completing the application form available from the assessment manager or on the IPA website at www.ipa.qld.gov.au

1. Description of land

The description must identify all land subject of the application including land/easements over which access is to be obtained.

The lot & plan details (eg. SP / RP) are shown on title documents or a rates notice.

If the plan is not registered by title, provide previous lot and plan details.

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

1677 BEENLEIGH RD

UNDERWOOD Postcode

Lot & plan details *(Attach list if necessary)*

PART OF LOT 8 ON RP 157306

PARISH OF YEERONGPILLY

Shop / tenancy no. *(If applicable)*: N/A

Storey / level *(If applicable)*: 2 LEVELS MAX

Total area of land *(m² / ha)*: 9.784 HA

In which local government area is the land situated?

LOGAN CITY COUNCIL

2. Proposal

Provide details of the proposal *(eg. new house / apartment building etc, demolition / removal of a house, extension to existing shop, new carport etc)*

Details of the existing use of the land *(Attach proposal report if necessary)*

AUSTRALIA POST - SOUTHERN SUBURBS MAIL CENTRE

Details of the proposal *(Attach proposal report if necessary)*

EXTENSIONS TO EXISTING AUSTRALIA POST FACILITIES

3. Other parts of the form completed

Complete all other parts of the form applicable to your application.

What other parts of the form are attached *(E.g. Part B: if the application involves assessment against the Building Act, Part D — if the application involves assessment against the planning scheme for material change of use, Part F — if the application involves reconfiguring a lot)*

PART D

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

AUSTRALIA POST - C/- NORRIS CLARKE & O'BRIEN PTY LTD

Signature: h4p4(6) Personal informati

Date: 01/11/01

Contact person: KEN RAMSAY

Phone no.: 3221 9649

Mobile no.: 4p4(6) Personal informa

Fax no.: 3221 3391

Email address: ncosurv@powerup.com.au

Postal address

456 UPPER ROMA STREET

BRISBANE QLD Postcode 4000

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)*

ANTHONY MICHAEL GRAY

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

STATE MANAGER PROPERTY DIVISION (QLD)

POWER OF ATTORNEY N° 7008858 54 p4(6) Personal inform

Date: 30/10/01

Contact details *(Optional)*

Ph (07) 34-05 1246

OFFICE USE ONLY *(applicable to assessment manager, alternative assessment manager and private certifier)*

FEE ($)	DATE RECEIVED	RECEIVING OFFICER'S NAME/S	REFERENCE NUMBER/S

Notification of Engagement of Private Certifier *(Optional format for private certifiers)*

To _____ Council. I have been engaged as a private certifier for the building work referred to in this application.

Date of engagement: / / Accreditation Number _____

Name: _____ Signature: _____

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Form 1 Development Application

idas INTEGRATED DEVELOPMENT ASSESSMENT SYSTEM

PART D

Complete if this application involves *assessment against the*

Planning Scheme

For material change of use of premises

Completion of all questions on Part D of this form is *mandatory* for all applications for a material change of use of premises including conceptual design for any associated works that require approval under the planning scheme.

Nature of the application

A development permit authorises development to occur, while a preliminary approval is a step in the approval process and does not authorise development to occur.

1. This application is for: *(Tick one or more if applicable)*
   - ☐ **Preliminary approval** for a material change of use of premises including conceptual design for any associated works that require approval under the planning scheme *(ie consideration of the proposal concept)*

   AND / OR

   - ☑ **Development permit** for a material change of use of premises including conceptual design for any associated works that require approval under the planning scheme.

Referral triggers

This application may trigger referral to an IDAS referral agency. These questions help identify whether referral is required.
Referral coordination occurs - when an application involves 3 or more concurrence agencies; or under transitional arrangements.
Referral coordination is further explained in the Referrals Checklist.

2. Does the application trigger referral to an IDAS referral agency? *(Tick applicable box) (Use the Referrals Checklist to determine any possible referrals for this application).*
   ☑ NO ☐ YES ***If yes, attach Referrals Checklist***
3. Does the application trigger referral coordination? *(Tick applicable box) (Use the Referrals Checklist to determine if this application triggers referral coordination).*
   ☑ NO ☐ YES ***If yes, attach Referrals Checklist***

Details of the land

For the definition of "gross floor area" refer to the planning scheme against which the application will be assessed.

4. How is the subject land identified in the planning scheme? *(Name the zone, precinct etc.)*
   PARTICULAR PURPOSE (AUSTRALIA POST)
5. Existing gross floor area *(If applicable)* SEE REPORT
6. Are there any existing easements on the land? *(Tick applicable box)*
   ☐ NO ☐ YES Attach plans of the location & purpose

Proposal details

For the definition of "site cover" refer to the planning scheme against which the application will be assessed.

7. If the application is for preliminary approval for the use of the land, provide conceptual plans and other details / reports in support of the proposal.
8. If the application is for development permit for a material change of use of premises, including conceptual design for any associated works that require approval under the planning scheme, provide the following particulars on this application form, or alternatively clearly indicate on plans or in documents accompanying this application.

   Site cover SEE REPORT

   Proposed gross floor area SEE REPORT

   Number of on-site car parking spaces SEE REPORT

   Number of storeys / maximum height above natural ground SEE REPORT

   Number of employees SEE REPORT

   Hours and days the use will operate SEE REPORT

Plans and documents

9. Is the application accompanied by: *(Tick applicable box/es)*
   ☑ Plans ☑ Proposal Report
   ☐ Other *(Specify)* _____

This application cannot be accepted by the assessment manager unless accompanied by Part A of the Development Application

OFFICE USE ONLY *(applicable to assessment manager)*

DATE RECEIVED		REFERENCE NUMBER/S	

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Norris Clarke & O'Brien Pty Ltd
- *Licensed Surveyors*
- *Town Planners*
- *Development Consultants*

Development Application

Material Change of Use - (Impact Assessment)
Extensions to Existing Australia Post Facilities

The subject site is located at:
"Southern Suburbs Mail Centre"
1677 Beenleigh Road, Underwood

Application prepared for:
Australia Post

Date: November, 2001
Our Ref: 6773.s.01

BRISBANE
456 Upper Roma Street,
Brisbane Queensland 4000

Telephone: (07) 3221 9649 Facsimile: (07) 3221 3391
E-Mail Address: ncosurv@powerup.com.au

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elea

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1.0 Summary

This application is for extensions to the existing Australia Post Mail Centre. The key areas for extension, include:

- Mail room extension for parcel sorting machines, and
- Loading dock extensions incorporating covered B-double bays.

The extensions that form part of this application do not significantly intensify the use of the site. Instead, the proposed changes are aimed at technological improvements and on-site operational efficiencies.

2.0 Site Detail

Street Address	"Southern Suburbs Mail Centre" 1677 Beenleigh Road
Suburb	Underwood
Real Property Description	Part of Lot 8 on RP157306 Parish of Yeerongpilly County of Stanley
Site Area	Total Area of Lot 8 = 9.784 Hectares
Zoning	Particular Purpose (Australia Post)
Strategic Plan	Underwood Business Activity Node
Development Control Plan Local Area Plan	Underwood District Local Area Plan Precinct 9 – Commercial / Retail / Industrial
Local Planning Policies	LPP No. 3 - Design Guidelines for Industrial and Commercial Development
State Planning Policies	The State Planning Policies do not apply to the proposed development or the subject site.

3.0 Application Detail

Aspects of Development	Material Change of Use – Development Permit
Purpose	Undefined (Extensions to Existing Australia Post Facilities)
Applicant	Norris Clarke & O'Brien Pty Ltd 456 Upper Roma Street Brisbane
Contact Person	Ken Ramsay Ph: (07) 3221 9649 E-mail: ncosury@powerup.com.au
Prelodgement Meeting	• A prelodgement meeting was held with Ray Shaw and Jennifer Morrissy from Logan City Council on 25 September 2001. The key issues discussed, included: • Level of assessment (code or impact). It was ultimately resolved that the application would be subject to impact assessment. • General access and on-site traffic matters. • The nature of the proposed extensions (ie parcel sorting machinery).

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4.0 Background / History

Background / History of Site	• The site is established and has operated as the Southern Suburbs Mail Centre for Australia Post for many years. • The site was previously included in the Brisbane City Council local authority area. However, it became part of Logan City Council after a boundary realignment in 1993.

5.0 Proposal

Proposed Extensions:

It is proposed to extend the existing Australia Post Mail Centre facilities. In particular, the following extensions form the key part of this application:

(a) Mail Room Extension for Parcels Sorting Machines:

- Enclose part of existing roofed loading dock
- Create additional mail room of 1790m^2
- Construct new mezzanine air conditioning plant room
- Add new generator building
- Relocate battery charging area to larger room

Ancillary works required:

- Install perimeter walls and roller shutter doors to match existing
- Install new air conditioning plant and ducting
- Insulate uninsulated ceiling
- Install new ceiling
- Installing lighting to 400 lux
- Install vinyl floor covering
- Upgrade sprinkler system
- Upgrade fire smoke exhaust system
- Upgrade Emergency Evacuation System
- Relocate Comms MDF

(b) Loading Dock Extensions incorporating Covered B-double Bays

- Extend existing roof by 3750m^2
- Construct new docks, storage and marshalling areas
- Construct new B-double servicing bay of 300m^2

Ancillary works required:

- Install lighting to 200 lux
- Install fire smoke exhaust system
- Install ventilation system
- Extend fire sprinkler system
- Extend Emergency Evacuation System
- Treated hardened dock slab
- Install lighting and power

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- Install truck washdown bay
- Demolish swimming pool structure
- Demolish old sprinkler pump house
- Demolish truck wash tanks
- Carry out site levelling and remove spoil from site
- Construct crib wall for new carparking area
- Concrete hardstand in levelled area and new car park
- Install pole mounted perimeter lighting for vehicular movement
- Reposition LPG tanks and cradle
- Extend fuel pump canopy
- Install light and power
- Install ventilation system
- HV cables (relocate from under loading dock)
- Buffer rails

It should be noted that there are small modifications / extensions to other areas on the site. These extensions are noted on the proposed site plan, and include:

- Construct new car park (south eastern corner)
- Truck wash to be roofed and enclosed on north east side
- New B-double service building
- New extended fuel canopy
- Future building (near transport building – north west corner)
- New driveway access to Transport Building and Vehicle Service Building staff car park (north west corner)

	Existing	**Proposed**
Site area	9.784 Hectares	9.784 Hectares
Site coverage (see detailed breakdown below)	• Existing: 17,962m^2 • Existing to be demolished: 664m^2	• Proposed additions: 5,111m^2 • Net addition to site cover: 4,447m^2 • Resultant total site cover: 22,409m^2
Gross floor area (see detailed breakdown below)	• Existing: 12,611m^2 • Existing to be demolished: 44m^2	• Proposed additions: 2,942m^2 • Net addition to gross floor area: 2,898m^2 • Resultant total gross floor area: 15,509m^2
Total number of on-site car parking bays	285	285
Refuse collection	Industrial bins are used. Refuse collection is between 3am and 4am most mornings.	
Building Details: • Storeys • Maximum height	2 storeys 10.8m	2 storeys 10.8m

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The proposed new car park will replace the existing visitor and administration car park that will be converted to roadway as part of the proposed extensions / additions. There will be no net gain or loss in car parking numbers.

Site Cover:

Existing:		m^2
• Mail Centre		8118
• Loading Docks	6611	
• Generator Building		153
• Chiller Enclosure		255
• Vehicle Service Building		684
• Transport Building		785
• Temporary Transport Office		660
• Fuel Canopy Large		200
Small		32
• B-double canopy		420
• Pump house / change room		44
Sub-Total		17,962

Existing Demolished:		m^2
• Fuel canopy Large		200
• B-double canopy		420
• Pump house / change room		44
Sub-Total		664

Proposed Additions:		m^2
• Loading docks		3608
• B-double service building		165
• Fuel canopy		345
• Truck wash roof		206
• New generator building	127	
• Temporary transport office		660
Sub-Total		5111

Net addition to site cover:

- Proposed addition minus existing demolished

4,447m^2

Resultant Site Cover: 22,409m^2

Gross Floor Area:

Existing:	m^2
• Mail Centre	8118
• First floor office & Amenities	1305
• First floor plant rooms	489
• Generator building	153
• Chiller enclosure	255

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• Vehicle service building	ground floor	684	
	mezzanine		118
• Transport office		660	
• Temporary building			785
• Pump house / change room			44
Sub-Total			12611

Existing Demolished:	m^2
• Pump house / change room	44
Sub-Total	44

Proposed Additions:	m^2
• Mail Centre	1790
• First floor plant room	200
• B-double service building	165
• Generator building	127
• Temporary transport office	660
Sub-Total	2942

Net addition to gross floor area:

- Proposed addition minus existing demolished **2,898m^2**

Resultant Gross Floor Area: 15,509m^2

Staff Details:

The proposed extensions are aimed at technological improvements and on-site operational efficiencies. As such, staffing numbers will not be affected. The following tables outline staffing details.

Full Time Staff	Mon	Tue	Wed	Thur	Fri	Sat	Sun
6am – 1.51pm	6	8	16	16	16	29	28
7am – 2.51pm	---	---	---	---	---	---	28
9am – 4.51pm	---	---	---	---	---	35	---
11am – 6.51pm	43	57	57	59	64	---	---
2.30pm – 10.21pm	---	---	---	---	---	---	3
4.30pm – 12.51pm	35	35	44	39	41	---	18
6pm – 1.51am	51	54	54	55	48	---	24
7.30pm – 3.21am	9	10	10	10	11	---	---
8.30pm – 4.21am	37	34	34	35	13	---	29

Part Time & Trainees	Mon	Tue	Wed	Thur	Fri
8.30am – 4.21pm	13	13	13	13	13
6/7pm – 12mn	36	39	39	38	38
7.30pm – 12.30am	9	9	9	9	9
10pm – 3am	14	14	13	15	15

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Transport Staff	Mon	Tue	Wed	Thur	Fri	Sat	Sun
8.30am –4.51pm	30	30	30	30	30	30	30
1pm – 8.51pm	32	32	32	32	32	32	32
9pm – 4.51am	12	12	12	12	12	12	12
3am – 10.51am	9	9	9	9	9	9	9

Vehicles (Inward & Outward):

28 Unit Load Devices
(8 tonne rigid pantex and semi-trailers, and B-doubles)

	Mon	Tue	Wed	Thur	Fri	Sat	Sun
12mn – 6am	33	33	33	33	33	33	33
6am – 12md	12	12	12	12	12	12	12
12md – 6pm	35	35	35	35	35	35	35
6pm – 12mn	31	31	31	31	31	31	31

Vans	Mon	Tue	Wed	Thur	Fri	Sat	Sun
12mn – 6am	2	2	2	2	2	2	2
6am – 12md	4	4	4	4	4	4	4
12md – 6pm	45	45	45	45	45	45	45
6pm – 12mn	24	24	24	24	24	24	24

Linehaul	Mon	Tue	Wed	Thur	Fri	Sat	Sun
12mn – 3am	3+1BD	4+2BD	4+2BD	4+2BD	4+2BD	4+2BD	4+2BD
3am – 7am	1+1BD	4+1BD	4+1BD	4+1BD	4+1BD	4+1BD	4+1BD
7am – 11am	2	2	2	2	2	2	2
11am – 3pm	1BD	4+3BD	4+3BD	4+3BD	4+3BD	4+3BD	4+3BD
3pm – 7pm	2	2	2	2	2	2	2
7pm – 12mn	3+2BD	3+2BD	3+2BD	3+2BD	3+2BD	3+2BD	3+2BD

6.0 Site Characteristics

Location	Refer Figure 1 (extract from Underwood Local Area Plan)
Road frontages	Approximately 78m to Beenleigh Road
Current use of site	Southern Suburbs Mail Centre for Australia Post
Existing significant vegetation	• Vegetated buffer along western boundary • Fig tree (to be relocated to the front of the site) (Refer to photographs)
Surrounding Land Use	• North: On the opposite side of Beenleigh Road is vacant land and further north, established residential dwellings. • South: Established residential dwellings that are part of the Jacaranda Estate (zoned Residential). • East: The 'Big W' shopping centre (zoned Particular Purpose), the Kuraby Hotel and bottle shop and 'Bunnings'. • West: Established residential dwellings (zoned Residential).

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7.0 Supporting Documentation

A. Proposed Development Plans

Title	Plan No.	Date	Scale
Building & Dock Extensions – Site Plan	1-01-01 SK1 Revision D	May 2001	1 x A1 2 x A3
Building & Dock Extensions Plans – Sections & Elevations	1-01-01 SK02 Revision A	October 2001	1 x A1 2 x A3

B. Support Plans or Documents for Assessment Purposes Only

- Photographs
- Turning Circle Templates for On-site Manoeuvring:
  - 41-10939-SK01 Semi 19m Wash and Park
  - 41-10939-SK02 Semi 19m Wash and Unload
  - 41-10939-SK03 B Double Wash and Unload – Type 1
  - 41-10939-SK04 B Double Wash and Unload – Type 2
  - 41-10939-SK05 B Double Unload, Fuel and Service Through Existing Service Building
  - 41-10939-SK06 B Double Unload, Fuel and Service Through New building
  - 41-10939-SK07 B Double Wash, Fuel and Service
- Permit (No. BD 0253) from Queensland Transport, for b-double rated vehicles to access the Underwood Mail Centre (letter dated 8 August 2001).

8.0 Assessment against the Transitional Planning Scheme

The current planning scheme for Logan City Council is a transitional planning scheme. In accordance with the provisions of the Integrated Planning Act, this application for a material change of use (Undefined Use (Australia Post Facilities)) in the Particular Purpose Zone will be subject to impact assessment.

8.1 Strategic Plan

The preferred dominant land use of the subject site is 'Business Activity Node'. In particular, the site is within the Underwood / Springwood / Slacks Creek District Strategy (Map 3), under Precinct 9 - Business Activity Node.

The Underwood/Springwood/Slacks Creek Business Activity Node is intended to be developed for:

"(i) ***industrial activities such as light industries, warehousing and distribution and transport services;*** *and*

(ii) retailing and commercial activities such as major shopping centres, commercial premises, retail showrooms and a hotel".

In particular, the objective of Precinct 9 is that *"Precinct 9 shall be developed for retail and commercial purposes and an Australian Post Mail Centre".*

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The proposed extensions to the Australia Post Southern Suburbs Mail Centre are consistent with the precinct objective.

The proposed development's compliance with the precinct policies is demonstrated below.

Policy	Response	Compliance
(a) *The Council will encourage the redevelopment of the existing major shopping centre within this precinct involving marginal increases in leasable floor area where the proposed redevelopment would result in a significant community benefit and where the façade of the building is of a high architectural standard.*	This policy does not apply as this application is for extensions to the Australia Post Mail Centre site.	N/A
(b) *The Council will encourage the establishment of specialty shops as part of the redevelopment of the existing major shopping centre within this precinct..*	This policy does not apply as this application is for extensions to the Australia Post Mail Centre site.	N/A
(c) *Development must provide for:* *(i) landscape buffering at the boundary of the precinct, particularly in the vicinity of residential development, and* *(ii) road widenings and other traffic engineering improvements necessitated by the development*	(i) Substantial buffers exist on site at the boundary of the precinct where it adjoins residential development (to the west and south). Not only are the buffers significant in depth (approximately 52m along the western boundary and 32m along the southern boundary) but they also provide physical mounds with substantial height variations. Refer to the photographs for detail. (ii) No physical development has been placed within the area fronting Beenleigh Road to ensure that potential road widening and traffic engineering improvements are not hindered should they be required in the future.	✔

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Policy	Response	Compliance
(d) *Any redevelopment of the golf driving range shall be for commercial purposes which:* *(i) complement existing commercial / retail activities in the surrounding area; and* *(ii) are compatible with residential development to the south.*	This policy does not apply as this application is for extensions to the Australia Post Mail Centre site.	N/A
(e) *Council will encourage the redevelopment of the existing hotel within this precinct particularly where the proposed redevelopment is integrated with the existing major shopping centre and where the façade of any buildings is of a high architectural standard.*	This policy does not apply as this application is for extensions to the Australia Post Mail Centre site.	N/A

8.2 Underwood District Local Area Plan

The existing Mail Centre site is located within Precinct 9 of the Local Area Plan (LAP). This precinct has a predominant commercial / retail function. The LAP recognises that each of the four properties within the precinct are developed with uses which service an area much greater than the LAP area. These uses are the Underwood Mail Centre, the Kuraby Shopping Centre ('Big W' and Woolworths), a "Bunnings Warehouse" hardware outlet and the Kuraby Hotel. Refer to Figure 1 (extract from Underwood Local Area Plan).

The intent of this precinct is "*to facilitate high quality commercial and retail development which is compatible with adjoining residential uses*".

Section 5 of the LAP does not provide specific direction on the Mail Centre site. It only states that the Council supports the refurbishment / redevelopment of the Kuraby Shopping Centre and the integration of the shopping centre and the hotel.

Development of the precinct is to be in accordance with the provisions in parts 7 and 11 of the planning scheme and any relevant local planning policies. These provisions are addressed in the sections below.

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8.3 Business and Commercial Development Controls (Part 7)

8.3.1 General Development Controls

The majority of these provisions specifically refer to development in the Central Business, Local Business or Commercial zones. The subject site is in the Particular Purpose zone. However, based on the provision in the Underwood District Local Area Plan that development in Precinct 9 is to be in accordance with the provisions in part 7, a full assessment of all the provisions will be provided.

It should be noted that there is a discrepancy between the intent of the Strategic Plan and the Underwood District Local Area Plan. This discrepancy affects the assessment of the proposal under Part 7 of the planning scheme which is aimed specifically at business and commercial development controls.

Under the Strategic Plan, the Underwood/Springwood/Slacks Creek Business Activity Node (which includes the Australia Post Mail Centre) is intended to be developed for:

> *"(i)* ***industrial activities such as light industries, warehousing and distribution and transport services;*** *and*
>
> *(ii) retailing and commercial activities such as major shopping centres, commercial premises, retail showrooms and a hotel".*

The intent of (i) recognises the current operations of the Australia Post Mail Centre, while (ii) is aimed at the balance of this node, being Big W, Woolworths, the Kuraby Hotel and bottle shop and Bunnings.

In comparison, the Underwood District Local Area Plan appears to have focused on the existing land uses and their future potential, with the exclusion of the Mail Centre. The shortfall in this approach is that there are activities associated with the mail centre that are not just business and commercially orientated and do fall within, or overlap with, light industrial activities and warehousing / distribution and transport servicing.

It is requested that this anomaly be taken into account in Council's review of the proposals compliance with the general development controls of Part 7.7 below.

Planning Scheme Requirement	Proposal	Compliance
Building Setbacks and Landscaping:		
7.7.1.1 Must be in accordance with BCA and Building Act, except where provided in section 7.9 or other provisions.	All building / structure extensions are located well away from the site boundaries and therefore comply with the required setback distances. Refer to site plan for details.	✔

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7.7.1.2 Provide suitable areas for landscaping in accordance with section 7.9 & 11.6.	• Refer to section 8.3.2 of this report for compliance with section 7.9 of the planning Scheme • The site is an existing development with substantial buffering and established landscaping. • The greatest area of impact is centrally within the site. The minimal impact on existing landscaping, at this location (ie the new docking area) will not be seen from any adjoining properties. This landscaped area that is to be replaced with concrete paving (refer to site plan) is essentially a grassed area where a previous swimming pool (installed for fire fighting purposes prior to connection to reticulated water) was removed.	Refer to section 8.3.2 for compliance details
Parking & Access:		
7.7.2.1 Provide suitable vehicular & pedestrian access to the site.	• The proposed additions / extensions do not impact upon the current vehicular and pedestrian access to the site. • It should be noted however that this is a destination site for employees only and is not accessible to members of the community. As such the normal provisions applicable to pedestrian access do not apply. • Due to the nature of the use, security gates and fencing is required to restrict access to relevant staff / employees only. • Access to the site is off Beenleigh Road. • Ample provision is made on site for private vehicle parking and access.	✔

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	• As a result of the proposed extensions, a new car park (with 37 car parking spaces) will be provided in the south eastern corner. The new car park will replace the existing visitor and administration car park that will be converted to roadway as part of the extensions. There is no net loss or gain in car parking numbers.	
7.7.2.2 Parking & manoeuvring areas provided in accordance with section 11.5.	• The activities of the Mail Centre are diverse and do not fall neatly into one of the planning schemes purpose definitions. • Under table 11.5.1.2 it states that for any purpose that is not specified, required parking is to be determined by Council. • This application includes provision a relocated car parking area in the south east corner of the site to replace the existing visitor and administration car park that will be converted to roadway as part of the extensions. The Mail Centre, due to its high security nature, requires adequate parking provision on site for all staff / employees. The car parking numbers proposed on site are therefore reflective of the operations actual needs, with provision for overflow purposes. • The activities are also characteristic of high turn around delivery / pick up vehicles. As such standard requirements for parking based on gross floor areas would not provide a true reflection of the centre's parking needs.	✔

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7.7.2.3 Access to parking areas must be: • Clearly signposted and visible from the street. • Accessible from the principal road frontage unless the Council permits or requires access to a secondary road for traffic management purposes.	• The Australia Post Mail Centre is not a standard business or commercial development. Security is paramount and the premises are therefore accessed by secured gates. • There will be no changes to the current entry / exit system as a result of the proposed additions that form part of this application. • Access is off Beenleigh Road. • Once inside the secured premises, there are a number of car parks (refer to the site plan). Specific signage to each car park area is not required as the parking areas are used by staff and employees of the centre who are familiar with the car park most suited to their needs. • As this centre is not accessible to members of the public the usual level of visibility and signage is not required.	✔
External & Internal Infrastructure:		
7.7.3 address the provision of relevant services.	• The existing development is fully connected to relevant services and infrastructure. • The proposed extensions / additions will not require any major upgrading of services.	✔
Market Feasibility		
7.7.4 applies to the preparation of an accompanying market feasibility assessment and an environmental assessment report for a local shopping centre or a retial showroom with a gross leasable area of more than 1200m^2.	The Mail Centre is not a retail land use and this section does not apply.	N/A

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Park Contribution & Dedication:		
7.7.5 applies to park contribution or dedication where the proposed development will result in an increase in the need for public recreation areas or facilities.	• Whilst this application represents an increase in gross floor area / roofed area or service facilities, there is no increase in staff numbers. Refer to section 5.0 (Proposal) of this report for details. • There are facilities on site to adequately address the recreational needs of the staff. No demands are placed on any recreational facilities in the neighbourhood as a result of the on-site staffing. • There will therefore be no additional need for public recreational areas or facilities.	N/A
Residential and Mixed Use Development		
7.7.6 applies to residential and mixed use developments.	This section is not applicable to the current application.	N/A

8.3.2 Performance Based Development Controls

Compliance with the acceptable design solutions for the performance based development criteria are detailed below.

Acceptable Design Solutions	Proposal	Compliance
Building Scale & Character Controls – Section 7.8		
7.8.3.2 Building height not to exceed 12m	The highest building is the main mail centre building. The maximum height of this building is 11m. The extensions will not exceed this height and will be slightly lower.	✔
7.8.3.3 Site cover not to exceed 80% of site area.	▪ Site area = 9.878 Ha ▪ Resultant site cover = 22,409m^2 ▪ Site cover = 22.7%	✔
7.8.3.4 Compliance with any relevant Local Planning Policy regarding design guidelines for commercial buildings.	Local Planning Policy 3 (Design Guidelines for Industrial and Commercial Development) has been assessed as part of this application. Refer to section 8.5.1 of this report for details.	Refer to section 8.5.1 for compliance details

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Building Setbacks & Landscape Controls – Section 7.9		
Buildings / structures setbacks (7.9.3.2 to 7.9.3.3): Note: The setbacks listed in this section vary between the Central Business and Commercial zones and the Local Business Zones. The site is not included in either of these zones. However, assessment will be against the strictest controls of the two options.		
Average of 10m from the principal road frontage	The nearest building (the transport building) is setback a distance of approximately 130m from Beenleigh Road.	✔
Average of 6m from any secondary road frontage	The site does not front a secondary road. It only has frontage to Beenleigh Road.	Not applicable
No part of any building / structure encroaches within 3m of any road frontage	The nearest building (the transport building) is setback a distance of approximately 130m from Beenleigh Road.	✔
Landscape areas (7.9.3.4):		
Average width of 3m along road frontage	There is a landscaped (entrance feature) area along the full frontage of Beenleigh Road that has a minimum depth of approx. 35m.	✔
Minimum 2m along road frontage	There is a landscaped (entrance feature) area along the full frontage of Beenleigh Road that has a minimum depth of approx. 35m.	✔
Minimum 50% capable of deep planting	The existing site has established landscaped areas. Refer to photographs.	✔
At the same level as the adjacent footpath	There is no existing footpath along the southern side of Beenleigh Road. However, the existing landscaped area at the front of the Mail Centre site has been graded to provide the potential so that landscaping can be at the same level should a footpath be constructed.	✔
Separates parking within the site from each road frontage irrespective of access restriction strips	There is a substantial landscaped buffer along the frontage of Beenleigh Road that ensures that on-site car parking is screened from the road.	✔
Excludes fences other than protective barriers, unless required by Council to control pedestrian and vehicular traffic	As stated earlier, security is paramount to the operations of the Mail Centre and the premises is therefore secured by perimeter fencing and accessed by secured gates.	✔

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Excludes plant, refuse disposal facilities, storage areas, transformers and any other building services within the landscaped area	The perimeter landscape areas, including the substantial buffers to the north, south and west, are clear of any of the listed structures/activities.	✔
May provide for pedestrian access to the development using materials which integrate with the adjacent footpath	• As stated earlier, the Mail Centre requires a high level of security and is accessed via security gates. • Vehicles therefore predominantly, if not fully, access the site. Pedestrian connections are minimised.	Not applicable
Pedestrian Facilities Controls – Section 7.10		
7.10.3.1 (a) Pedestrian paths link: (i) carparking areas to building entrances; (ii) existing or proposed pedestrian paths on adjacent land to the main activity areas on the site and adjacent land; (iii) the footpath to the building entrances.	• Parking associated with the use of the mail centre is more akin to industrial activities than business or commercial activities. • Parking is for the duration of staff members working hours. There is not the frequent turnarounds associated with commercial / business activities. • The criteria required under this section are therefore considered inappropriate to the activities of the Mail Centre. • It is submitted that the current car parking linkages are satisfactory.	✔
7.10.3.1 (b) Cantilevered awnings are provided over pedestrian paths located adjacent to any proposed building	• The same argument that the Mail Centre is more akin to industrial activities than business or commercial activities applies. • As such, the emphasis on cantilevered awnings, aimed at a higher turnover of pedestrian usage does not apply.	Not applicable
7.10.3.1 (c) Shelter structures are provided over major pedestrian paths	See comment above.	Not applicable

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Residential Interface Controls – Section 7.11		
7.11.3.1 (a) Minimum 10m building setback is provided from a boundary which adjoins any Residential, Park / Rural Residential or Rural zoned land	• The western and southern boundaries adjoin residential development. • Substantial mounded buffers are provided between any built form on the site and the adjoining residences. Refer to photographs and the site plan. • The nearest building is approx. 50m from the southern residential boundary. Whilst the transport building is located approx. 20m from the western boundary, it adjoins an open space/conservation area (refer to figure 1 – extract from Underwood Local Area Plan).	✔
7.11.3.1 (b) Minimum 3m wide landscaped area with 50% of the area established with advanced trees and shrubs of a min height of 2m which have a height at maturity of between 3 an d6 metres is provided and maintained adjacent to the residential land	• The western and southern boundaries adjoin residential land. • The buffer to the west is a minimum of approx. 52 metres. • The buffer to the south is a minimum of approx. 32 metres. • Refer to photographs and site plan for details.	✔
7.11.3.1 (c) The balance setback area is not utilised for any commercial purpose except car parking and driveway areas	Due to the steep embankment of the buffer area, this setback area is only used for landscaping / buffering purposes.	✔
7.11.3.1 (d) A 1.8m high acoustic fence is established on the common boundary	• An acoustic fence was not established along the common boundary with the adjoining residential land based on the nature and acoustic measures created by the embankment / significant buffer area. Refer to the photographs.	

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	• The extensions that form part of this application do not significantly intensify the use of the site. Instead they are aimed more at technological improvements and on-site operation efficiencies. Additional noise impacts are unlikely to arise. In fact the roofing of many of the existing loading operations will improve current attenuation measures. • A noise impact study is being prepared in support of the application and will be submitted shortly after the lodgement of the development application.	Performance Solution proposed
7.11.3.1 (e) Landscaped and building setback areas are not used for service vehicles, loading & unloading of goods, or building services unless such activities are undertaken wholly within the buildings so as not to create a noise nuisance external to the site	As detailed earlier, there are substantial landscaping buffers along the perimeter of the site. These established landscaped areas are clear of any intrusions. The additions / extensions that form part of this application, do not impact upon the perimeter landscaping in any way.	✔
7.11.3.1 (f) The development does not exceed a height of 8.5m	• The site adjoins residential development along the western and southern boundaries. • The maximum height of development on-site is 10.8m, which complies with the building restrictions under section 7.8.3.2 of the planning scheme. • It is submitted that while this height exceeds the requirement of 8.5m, the substantial buffers and setback distances (32 and 52 metres) of buildings from these residential boundaries is more than sufficient to eliminate adverse effects. The buffers actually physically screen the mail centre activities from adjoining residential development.	Performance solution proposed

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Open Space Interface Controls – Section 7.12		
7.12.3.1 (a) Pedestrian and bicycle paths link the site with the adjacent premises	• As per section 7.7.2.3, the Australia Post Mail Centre is not a standard business or commercial development. Security is paramount and the premises are therefore accessed by secured gates. • As this centre is not accessible to members of the public the required level of pedestrian and bicycle linkages to adjoining premises is not considered appropriate.	Not applicable
7.12.3.1 (b) There are no blank walls, rear facades of buildings or service areas facing the adjacent premises unless a 10m wide landscaped buffer is established adjacent to the boundary of the premises	• The north, south and western boundaries have substantial buffers (minimum setback being approx. 32m). • An existing landscaped buffer of 14 metres is provided along the eastern boundary. • However, this area will be reduced to approx. 1.5m for the extent of the new car parking area. A relaxation in this provision is requested on the grounds that: - Along the eastern boundary, the building is setback a minimum of 35 metres. - This boundary overlooks the rear of the Kuraby Shopping Centre / car park and the rear of the Kuraby Hotel. - Due to level changes, the Mail Centre site is elevated above these properties, providing additional visual relief.	Performance solution along the eastern boundary for the car park area only
7.12.3.1 (c) A minimum 3m wide landscaped area with 50% of the area established with mature trees and shrubs of a min height of 2m and which have a height at maturity of between 3 and6 metres is provided and maintained adjacent to the boundary of the premises	• Refer to comments under 7.11.3.1 (b) above.	✔

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Existing Residential Development Controls – Section 7.13		
This section addresses the protection of amenity of existing residential development on Central Business, Local Business and Commercial zoned land.	There are no existing residential developments on the subject land.	Not applicable
Advertising Controls – Section 7.14		
The objective of this section is to ensure that the visual amenity of an area and the streetscape is not blighted by a proliferation of advertising matter, billboards or signage.	No changes are proposed to the existing advertising / signage at the frontage of the Underwood Mail Centre as a result of the proposed extensions.	Not applicable

8.4 General Development Controls (Part 11)

This part of the planning scheme addresses a comprehensive range of development controls, including but not limited to physical infrastructure works, parking and access, noise and lighting nuisance, and requirements in respect of particular developments.

This application is essentially infill development on the site, arising from requirements for technological improvements and operational efficiencies. The key infrastructure and services required as part of these provisions under the planning scheme, have already been provided. As such, this report will not provide a detailed assessment of Part 11 as the majority of this section will not apply to the additions to the Mail Centre. Any relevant issues can be addressed by appropriate conditions of approval.

8.5 Local Planning Policies

8.5.1 Local Planning Policy 3 – Design Guidelines for Industrial and Commercial Development

The following Statement of Compliance illustrates the compliance of the proposed extensions / additions with the acceptable design solutions under this local planning policy.

Acceptable Design Solutions	Proposal	Compliance
Site Layout		
2.1.3.1 Building setbacks to road frontages are in accordance with the acceptable solutions specified in sections 7.9.3 & 8.8.3 of the planning scheme.	Refer to section 8.3.2 of this report for compliance with section 7.9 of the planning Scheme	Refer to section 8.3.2 for compliance details

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2.1.3.2 Setbacks from side or rear boundaries comply with the Building Code of Australia and the Building Act, unless the site adjoins land in the Residential, Park Residential, Rural Residential, or Rural zones.	Refer to section 8.3.2 of this report for compliance with section 7.9 of the planning Scheme	Refer to section 8.3.2 for compliance details
2.1.3.3 Where the development is adjacent to residential land the development meets the acceptable design solutions for sections 7.11.3 and 8.10.3 of the planning scheme. Using section 2.1.3.6, Council may waive these requirements where a suitable landscaped buffer area and screen fence has been established as part of the adjacent residential development.	• The western and southern boundaries adjoin residential development. • Refer to section 8.3.2 of this report for compliance with section 7.11 of the planning scheme.	Refer to section 8.3.2 for compliance details
2.1.3.4 Landscaped and building setback areas are not used for service vehicles, loading and unloading of goods, or building services unless such activities are undertaken wholly within the buildings so as not to create a noise nuisance external to the site.	This requirement is addressed under 7.11.3.1 (e) of the planning scheme. Refer to section 8.3.2 of this report for compliance details.	Refer to section 8.3.2 for compliance details
2.1.3.5 Where the development is located adjacent to any parkland or other public open space, the development must provide a minimum building setback of 15m to the common boundary with that park or public space, or a well landscaped and screened car parking area adjacent to the common boundary.	The Mail Centre is not adjacent to parkland or public open space.	Not applicable
Building Design and Appearance		
2.2.3.2 The main entry to the development is: (a) oriented towards the street, (b) is clearly identifiable from the street, (c) is directly accessible to pedestrians through the front of the development.	• The main (only) entry is orientated towards Beenleigh Road and is clearly identifiable form the street. • Pedestrian accessibility through the front is not desirable, as explained in section 8.3.2 of this report (section 7.10), as security is paramount to the operation of the Mail Centre.	✔

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2.2.3.2 The development exhibits a high standard of finish in architectural detailing, building materials, and use if colours and textures by providing: (a) building facades of brick, glass, selected masonry or rendered construction, or concrete tilt panel but not unrendered block or galvanised iron; or colorbond walls where they are acceptable to Council having regard to the architectural merit of the building design and the character of surrounding development; (b) colour schemes and materials which are non-reflective; and (c) external walls designed to have a high quality appearance from the street and includes architectural treatment of roof lines and fascias to create visual interest, entry/reception area elements such as entry forecourts, patios and verandahs, an weather protection devices such as awnings, hoods and pergolas.	• Refer to plans for details. • As stated earlier, this is essentially infill development on the site. • Extensions / additions will be consistent with the current building materials and colour schemes used on the site. • It should be noted that due to surrounding topographical features, the majority of the Mail Centre and its associated activities are not visible from Beenleigh Road (north), the residential areas to the west (due to the embankment / buffer). Visibility from the south and east is minimal and generally overlooks the rear of the commercial activities.	✔
2.2.3.3 The length of unarticulated walls along the front façade of the development will not exceed 15m unless architectural features are incorporated to provide visual relief.	• There is no obvious front façade. The topography, siting of buildings, and existing landscaping only provide limited views to the Mail Centre activities. • As such, this requirement for the front façade is not applicable. • If Beenleigh Road is taken to be the front façade, then the closest building (the transport building) is setback a distance of approximately 130m from the road frontage, significantly minimising the potential for visual prominence.	✔

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2.2.3.4 The height differences between new and existing development on premises is no more than one storey unless architecturally designed to minimise visual impact.	• The additions / extensions will be consistent with the height of existing buildings on the site.	✔
2.2.3.5 The development has a height and site coverage which complies with the acceptable design solutions specified in sections 8.7.3 & 7.8.3 of the planning scheme.	Refer to section 8.3.2 of this report for compliance with section 7.8 of the planning Scheme	Refer to section 8.3.2 for compliance details
2.2.3.6 The development is designed to permit wheelchair access to all public areas from the car park in accordance with the Building Code of Australia and the Building Act.	• The visitor and administration car park provides wheel chair access. • Due to the number of car parking areas, access to each of the building areas can be provided from at least one of the car park areas.	✔
Landscaping and Fencing		
2.3.3.1 A landscaping plan prepared in accordance with the Development Manual, which satisfies the performance criteria and identifies the location, numbers, and maturity of species and hard elements such as paving, walls and seating is submitted to Council and approved prior to building approval.	• This application is for additions / extensions to the existing Mail Centre, and essentially represents infill development onsite. • There will be minimal impact on the existing vegetation. • The largest extension is to the main Mail Centre building and associated loading bays. The majority of this development will occur on existing sealed surfaces or a grassed landscaped area. • A landscape plan is therefore not considered necessary as part of this application.	Not applicable

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2.3.3.2 Development in the Business & Commercial or Industrial zones or commercial or industrial development in the Particular Purpose Zones provide a landscape area along each road frontage which complies with the acceptable design solutions in sections 8.8.3 & 7.9.3 of the planning scheme.	• An existing landscaped area with a minimum width of 35m is provided along the Beenleigh Road frontage.	✔
2.3.3.3 Landscaping along pedestrian and cycle routes use clear trunked trees, plants to 1 metre and groundcovers to allow for maximum visibility and surveillance.	No changes are proposed to the existing landscaping along pedestrian routes as a result of this application.	Not applicable
2.3.3.4 Within car parking areas shade trees: (a) are provided at the rate of 1 tree per 10 spaces, and (b) have high spreading branches, and (c) have a low attraction to bird species, and (d) do not require pruning at maturity.	• Shade trees will be provided at a rate of 1 tree per 10 spaces for the new (relocated) car parking area along the eastern boundary. • The landscaping will be a continuation of the existing landscaping on the site. • Council may wish to condition compliance with this provision.	✔
2.3.3.5 Landscaping in car parks use clear trunk trees, shrubs to 1 metre and groundcovers for maximum visibility and surveillance.	• The landscaping will be a continuation of the existing landscaping on the site. • Council may wish to condition compliance with this provision.	✔
2.3.3.6 Low maintenance landscaped areas are provided with: (a) automatic watering systems, (b) mowing strips, (c) endemic plant species, (d) heavy, infrequent watering to promote deep root systems, (e) good drainage, (f) 'mulch coverings, and (g) species which are not characterised by vigorous root growth where located near underground utility services.	No changes are proposed to the majority of existing landscaped areas as a result of this application.	Not applicable

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2.3.3.7 The landscaping provided has meaning and purpose, which contributes to the streetscape character.	There are no changes to the landscaped area along the frontage to Beenleigh Road. As such the impact on streetscape character will remain unchanged.	✔
Security and Lighting		
2.4.3.1 Illumination levels parallel to and at a distance of 1.5m outside the boundary of the site do not exceed 8 lux in either the vertical or horizontal plane for a height of 10m above ground level.	• All of the additions / extensions are located centrally within the site, with existing buildings, car parking and landscaping providing substantial buffering. • No changes are proposed to the existing on-site lighting. • Additional lighting required as part of the additions / extensions will be consistent with the current lighting / security system and Council's requirements.	✔
2.4.3.2 Lighting is not directed onto the street or adjoining properties but is downward directed and appropriately shielded at its source.		
2.4.3.3 The illumination of buildings is by wall mounted light fittings and/or ground mounted uplights of hidden source.		
2.4.3.4 Pedestrian lighting is provided for area illumination for entry ways, courtyards and car parking areas. Point to point bollard lighting is provided for pedestrian walkways.		

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9.0 Matters Addressed in Support of the Application

9.1 Traffic (B-double vehicles)

Queensland Transport has granted approval for b-double rated vehicles to access the Underwood Mail Centre. Refer to the attached letter from the Queensland Government, dated 8 August 2001. This permit (No. BD 0253) grants route approval for B-doubles to use the Southern Bypass, right into Logan Road, right into Beenleigh Road, 200m left into Australia Post entrance at 1677 Beenleigh Road and for the reverse route.

9.2 Noise Impact Assessment Report

A noise impact study is currently being undertaken by Ron Rumble Pty Ltd for the propose extensions / additions to the Mail Centre. However, due to timing constraints, it is necessary to submit the development application prior to the supporting noise report. The completed noise study will be submitted as soon as possible.

elea

10.0 Conclusion

This application is for extensions to the existing Australia Post Mail Centre. The key areas for extension, include:

- Mail room extension for parcel sorting machines, and
- Loading dock extensions incorporating covered B-double bays.

The extensions that form part of this application do not significantly intensify the use of the site. Instead the proposed changes are aimed at technological improvements and on-site operational efficiencies.

We seek a timely approval with reasonable and relevant conditions. Please contact the writer if additional information is required.

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Site Location Plan

(Extract from Underwood District Local Area Plan)

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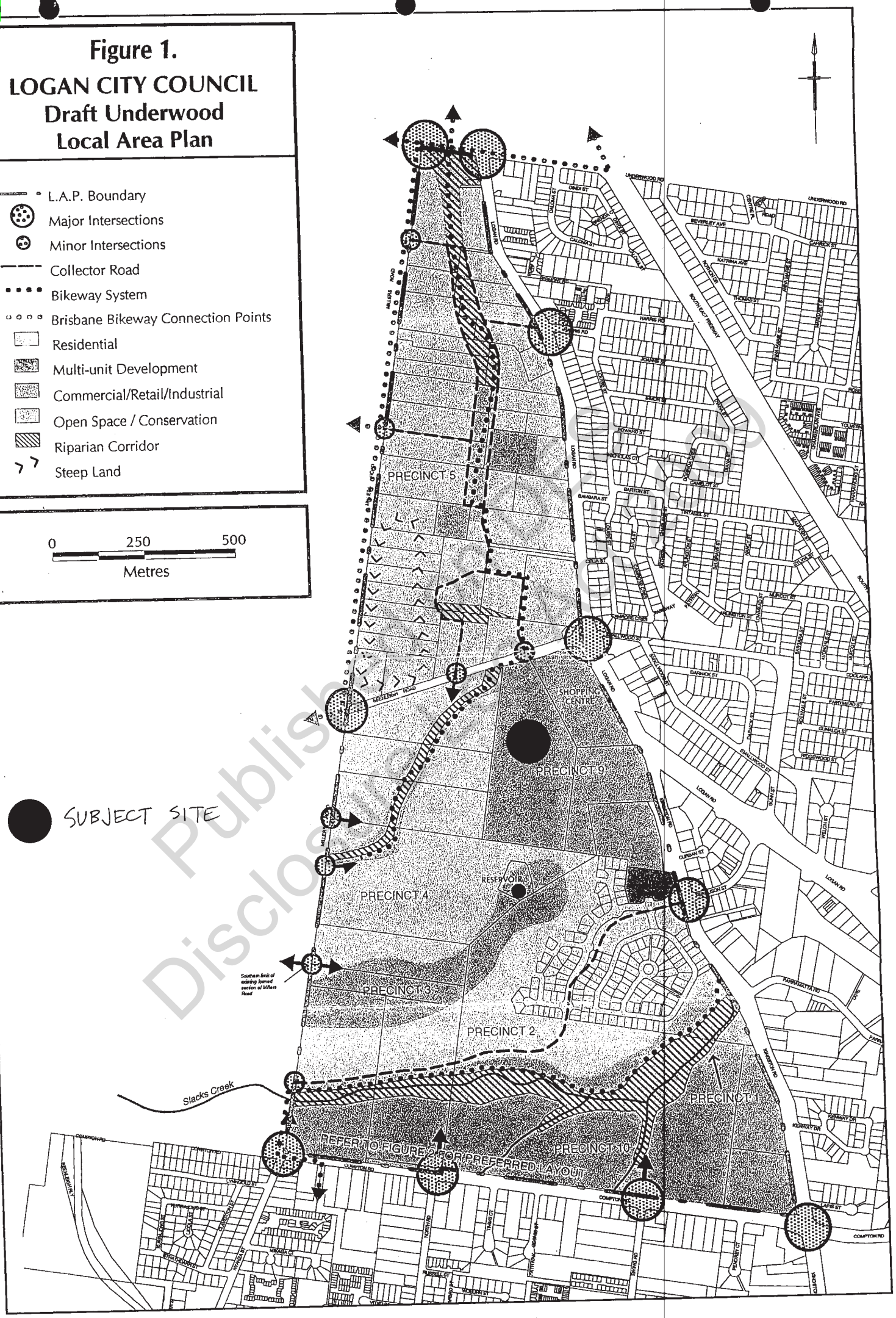
Figure 1.
LOGAN CITY COUNCIL
Draft Underwood Local Area Plan

- L.A.P. Boundary
- Major Intersections
- Minor Intersections
- Collector Road
- Bikeway System
- Brisbane Bikeway Connection Points
- Residential
- Multi-unit Development
- Commercial/Retail/Industrial
- Open Space / Conservation
- Riparian Corridor
- Steep Land

0 250 500
Metres



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Proposal Plans

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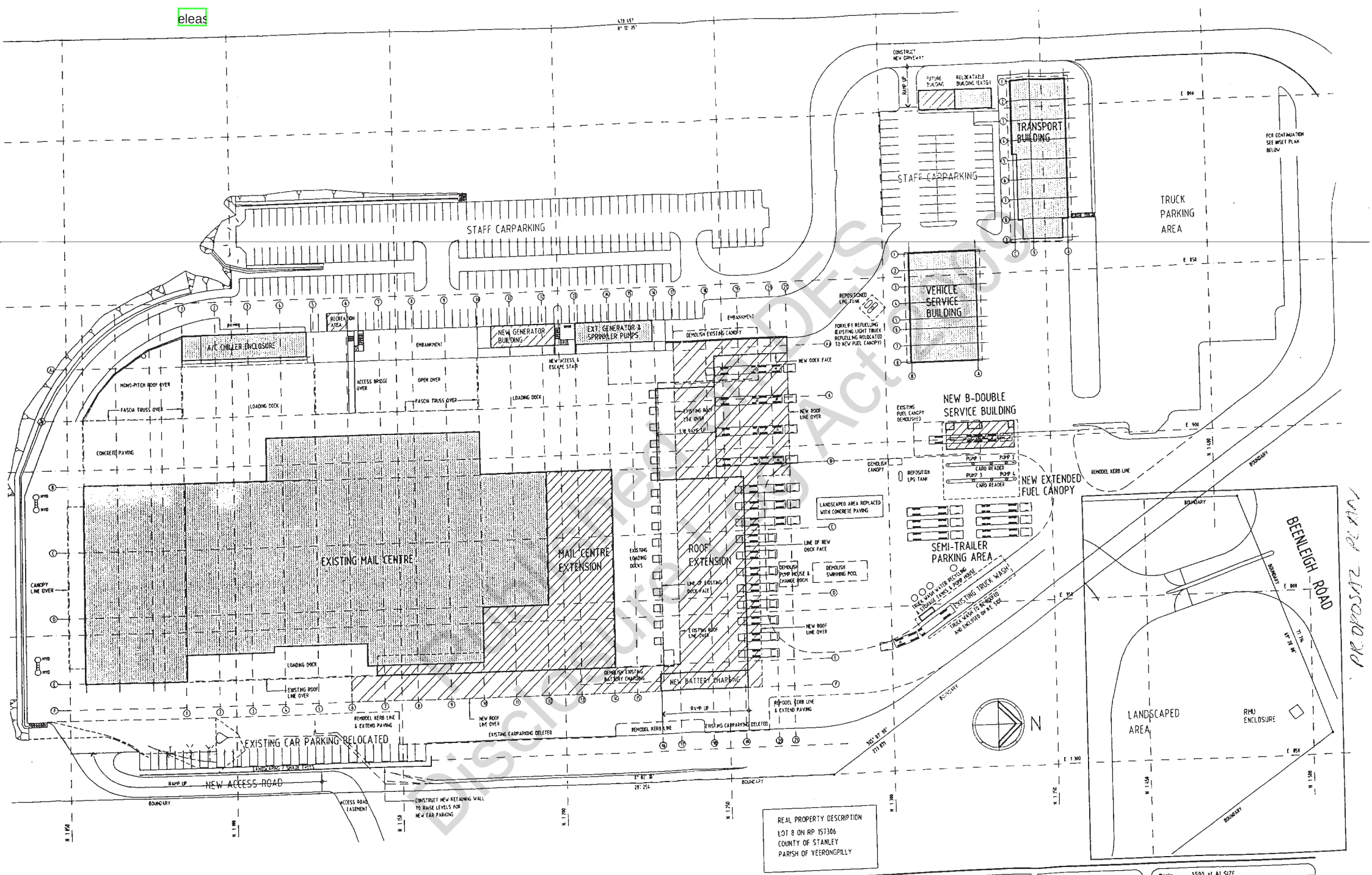

Released under RTI Disclosure Log Act 2009

Revision	Description	Date	Rev. By
C	ACCESS ROAD & GENERATOR BUILDING ADDED FUEL CANOPY/SERVICE BUILDING REMOVED - VARIOUS ALTERATIONS	25/10/01	RAW
D	SEMI-TRAILER PARKING AREA ADDED	16/10/01	RAW

Client: AUSTRALIA POST

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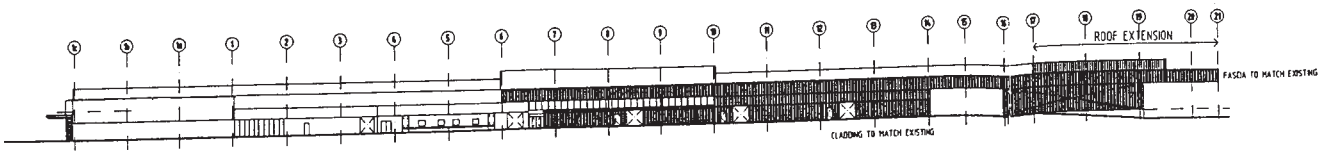
Project: SOUTHERN SUBURBS MAIL CENTRE UNDERWOOD

Description: BUILDING & DOCK EXTENSIONS SITE PLAN

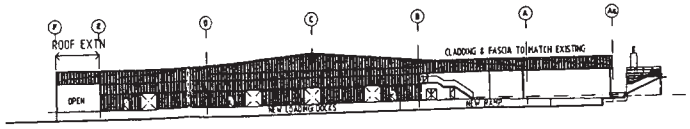
Philip Gough & Associates Pty Ltd
ARCHITECTS
96 Holman St. Kangaroo Point 4169
Telephone (07) 3891 1488
Facsimile (07) 3891 1491
Email psg@asemail.com.au

Scale	1:500 at A1 SIZE		
Date	MAY 2001		
Drawn	PLR	Sheet	Revision
Contract	I-001-01	SK1	D
Issued			
CAD	SITE PLAN		

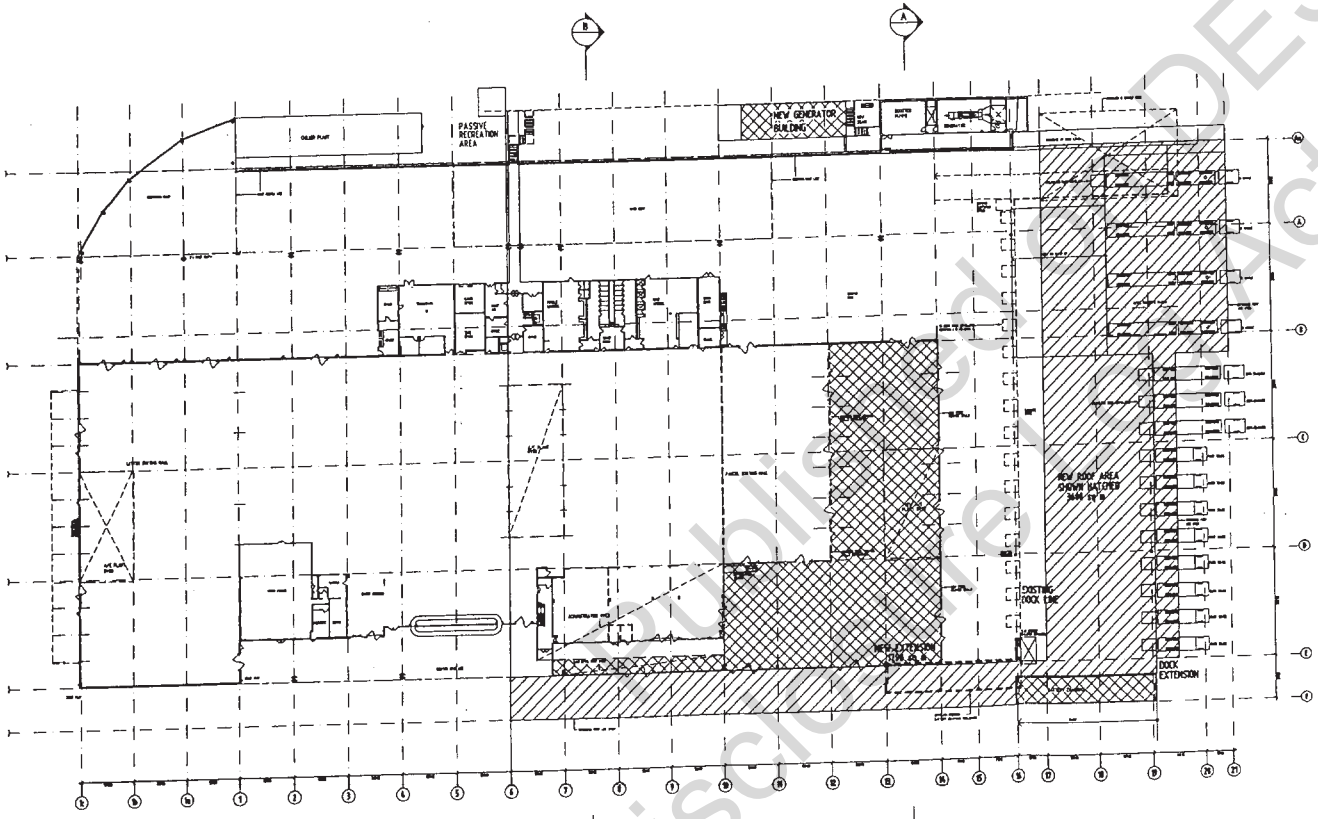
Release



EAST ELEVATION

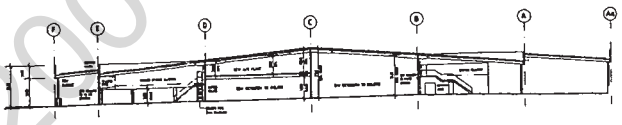


NORTH ELEVATION

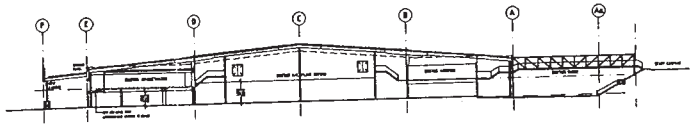


GROUND FLOOR

N



SECTION A-A



SECTION B-B

NOTES

ALL MATERIALS AND FINISHES TO MATCH EXISTING MAIL CENTRE

FLOORS: SHEET VINYL LAYED ON EXISTING CONCRETE FLOOR SLAB TO FALLS

WALLS: INTERNAL - PLYWOOD PANELING ROUTED & PAINTED TO 3.0m HEAD MEMBER COLORBOND "WALL CLAD" ABOVE 3.0m

EXTERNAL - COLORBOND "SPANDEK" CLADDING

ROOF: ZINCALUME "FLIP-LOK" 700 C4 Z200 PURLINS, 50 POLYESTER ISULATION BLANKET BONDED TO DOUBLE SIDED ALUMINIUM FOIL LAYED ON SAFETY MESH STRETCHED TIGHTLY OVER PURLINS

EXISTING ROOF THAT FALLS WITHIN NEW BUILDING EXTENSION TO RECEIVE SPRAYED ON INSULATION TO UNDERSIDE OF ROOF SHEETING INCLUDING PURLINS

Published PLANS Disclosure Act 2009

Revision	Description	Date	Rev. By
A	NEW GENERATOR HOUSE + FARMERS MINOR MODIFICATIONS		

Client: AUSTRALIA POST

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Verify dimensions before commencing any work or making any shop drawings. Figured dimensions take precedence over scaled.

Project: SOUTHERN SUBURBS MAIL CENTRE UNDERWOOD

Description: BUILDING & DOCK EXTENSIONS PLANS - SECTIONS - ELEVATIONS

Philip Gough & Associates Pty Ltd
ARCHITECTS
96 Holman St. Kangaroo Point 4169
Telephone (07) 3891 1488
Facsimile (07) 3891 1491
Email psg@ozemail.com.au
A.C.N. 010 596 062

Scale	1:100 AT A1		
Date	OCTOBER 2001		
Drawn	PLR	Sheet	Revision
Contract	1-01-01	SK02	A
Issued			
CAD	SK02		

Release

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Disclosure Log Act 2009

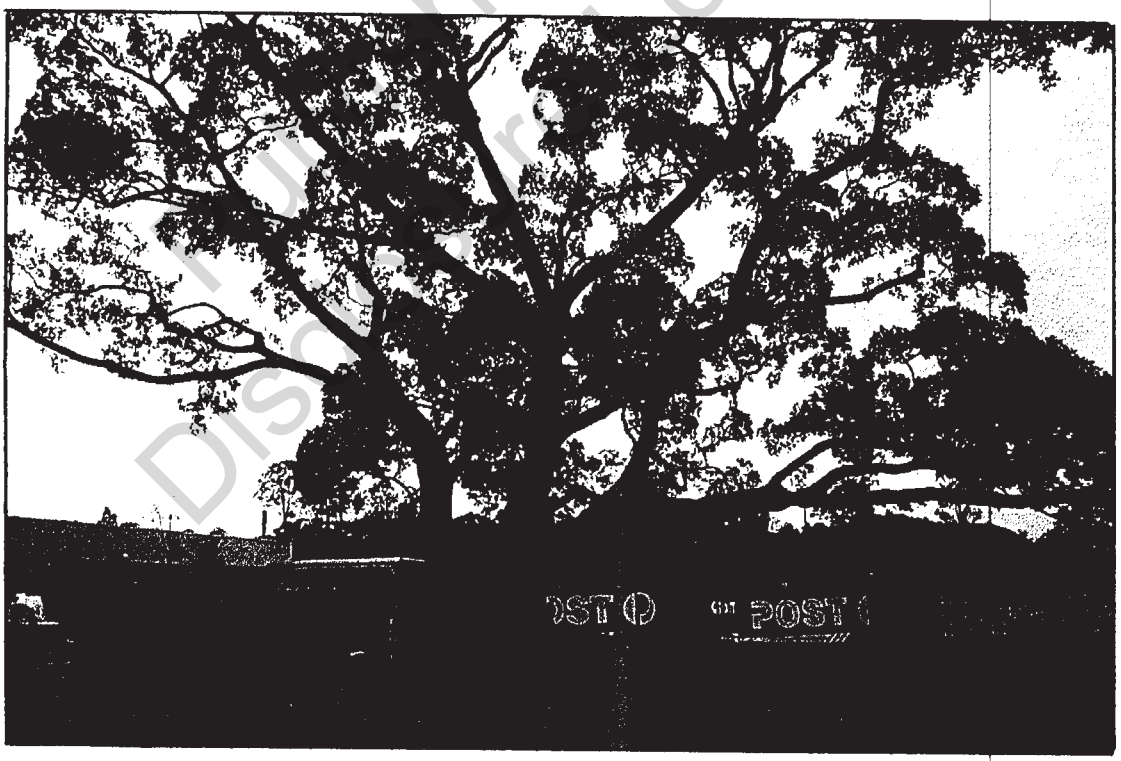
Photographs of Subject Site & Surrounds

Release

"Southern Suburbs Mail Centre"

1677 Beenleigh Road, Underwood

Entrance to Mail Centre (off Beenleigh Road)



Existing Fig Tree (to be relocated to the front of the site)

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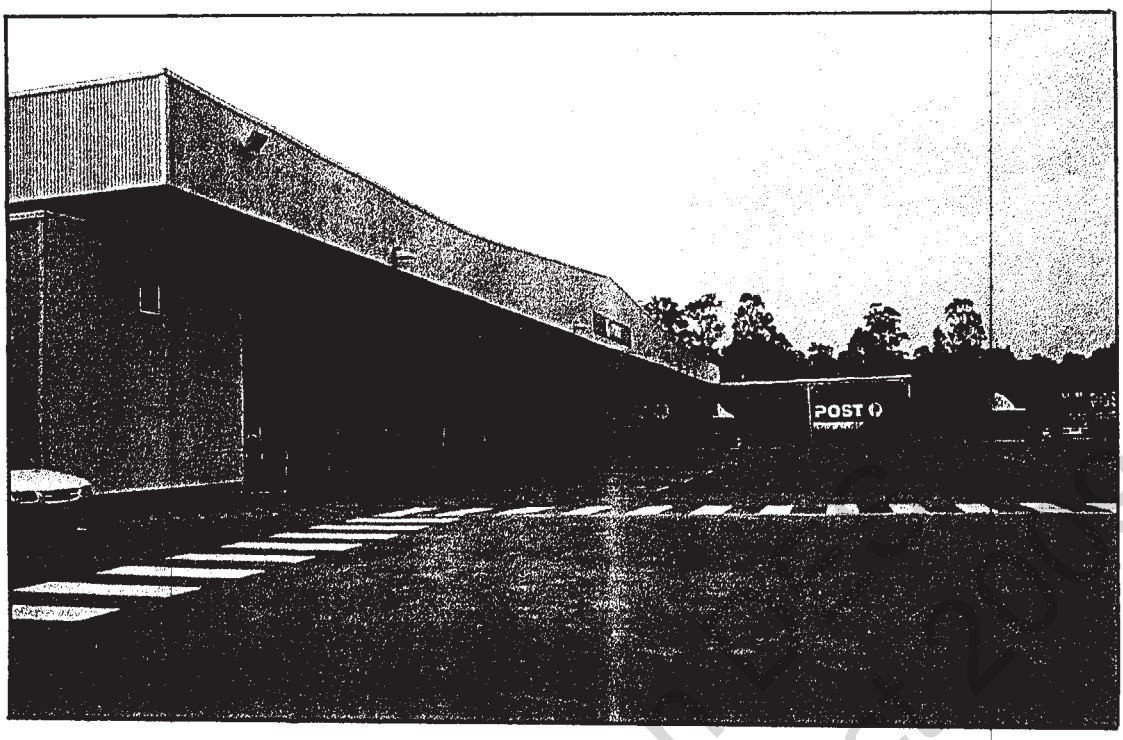
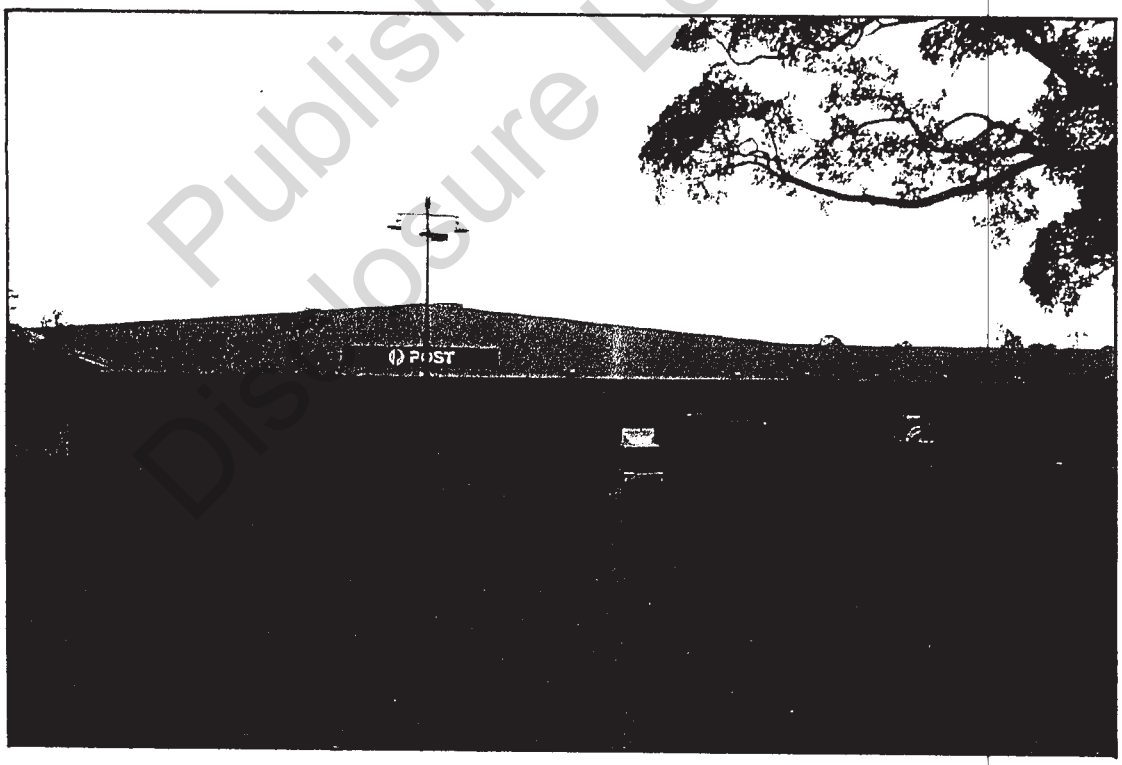


Existing Loading Dock Area
(view to the west)



Existing Loading Dock Area and Mail Centre
(view to the south)

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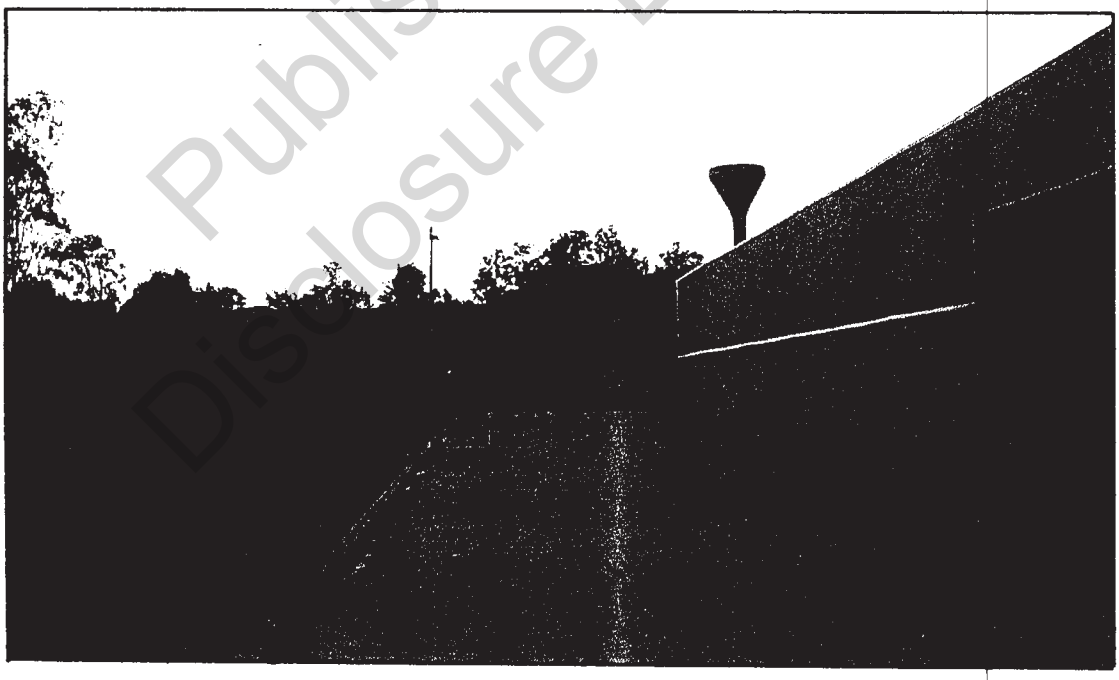
View along the southern end of the Existing Mail Centre Building
(mounded buffer along southern boundary shown on left of photograph)



Eastern elevation of Mail Centre Building
(view to the south showing mounded buffer along southern boundary)

Published on the FOI Disclosure Log August 2009

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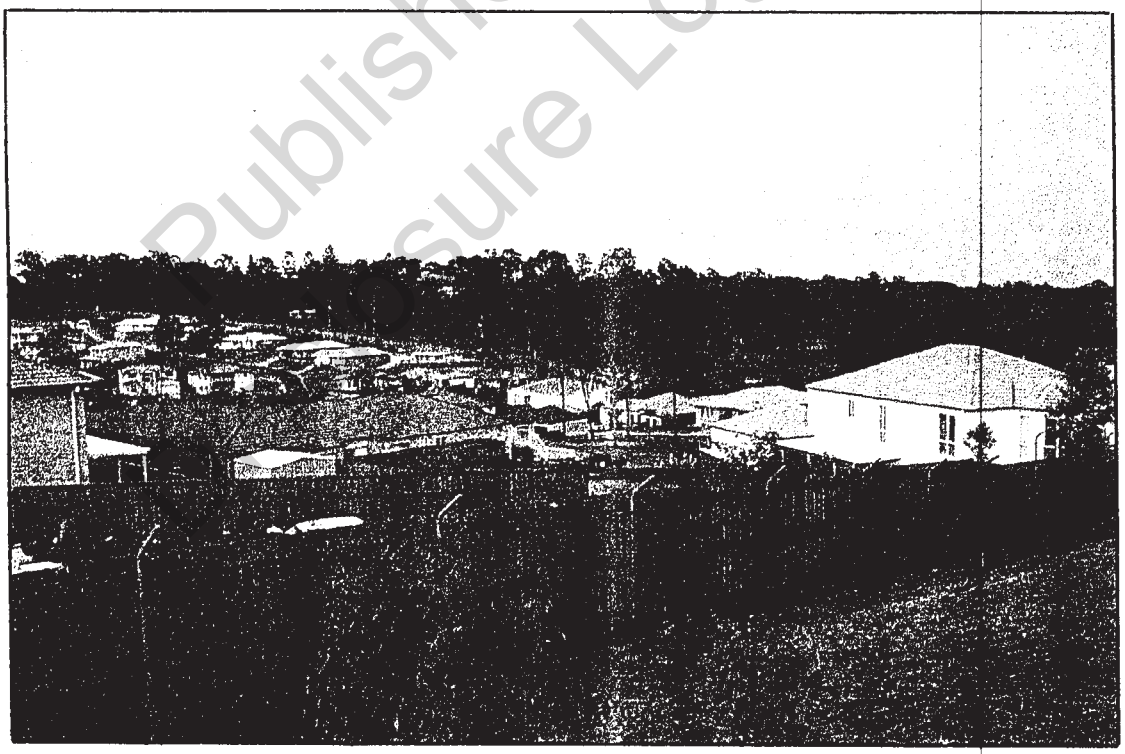
View from western car park showing the start of the 52m wide mounded and landscaped buffer along the western boundary of the site



View from the top of the mounded buffer overlooking the adjoining residential estate (western boundary of the site)

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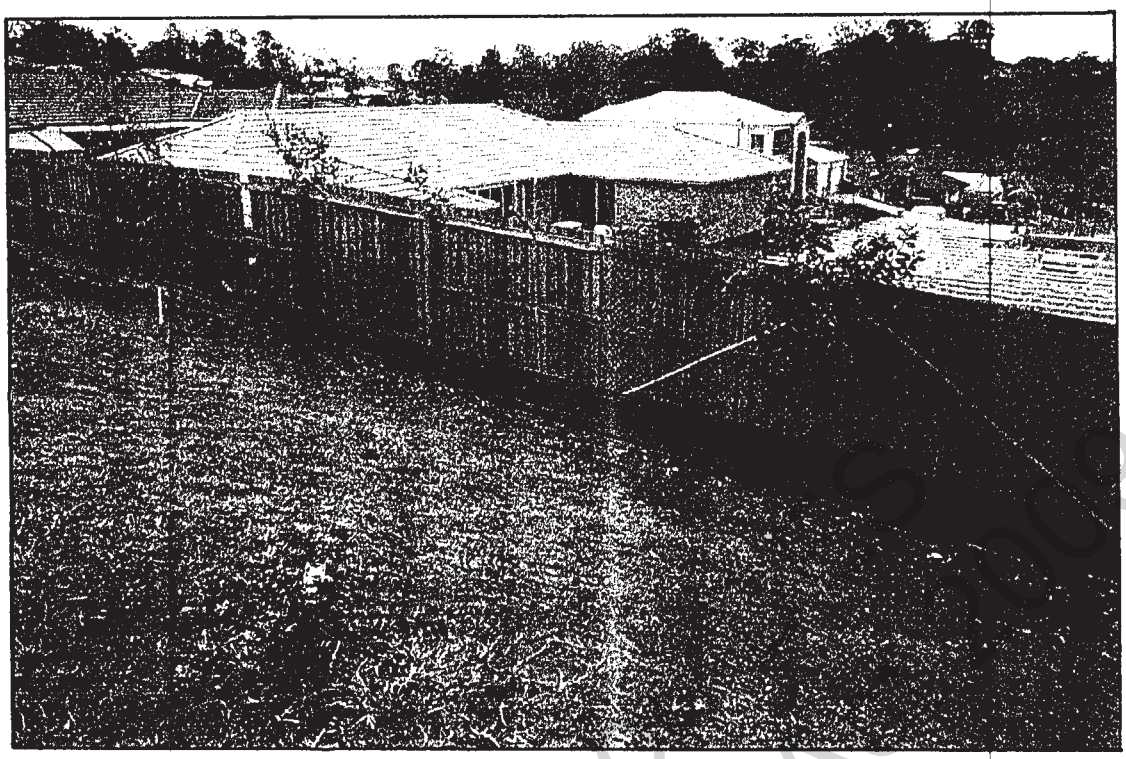
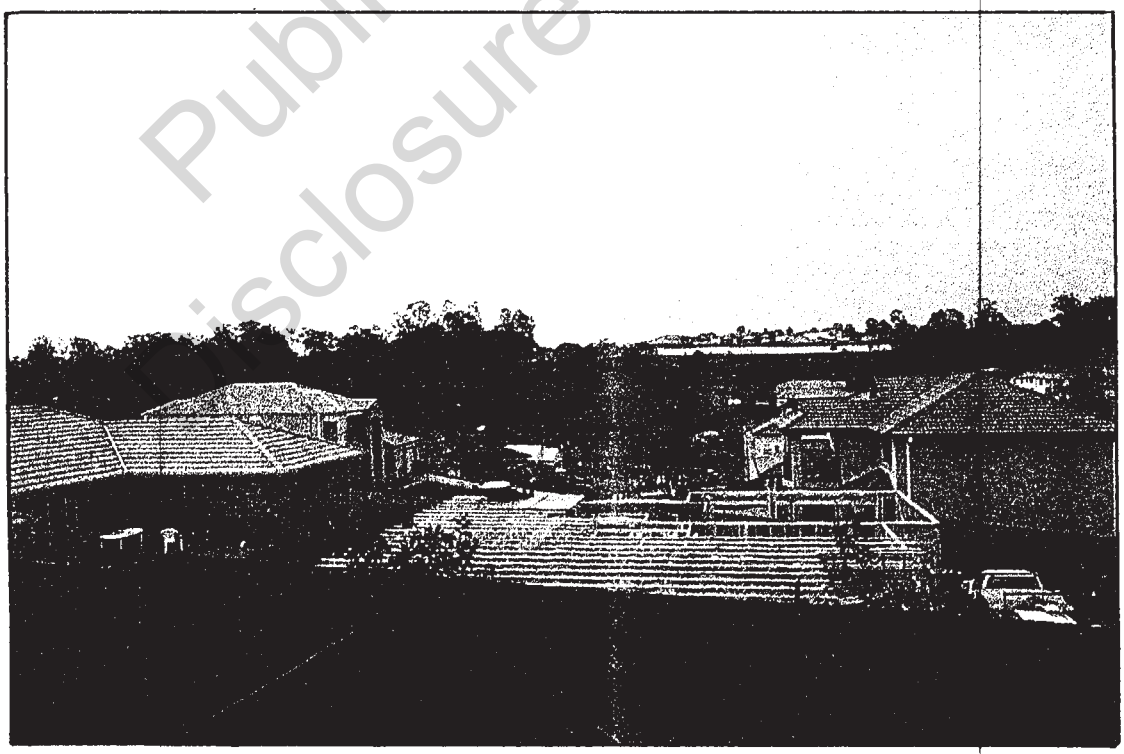


View from the top of the mounded buffer overlooking the adjoining residential estate (western boundary of the site)



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Release

View from the top of the mounded buffer (western boundary) looking down at the Mail Centre

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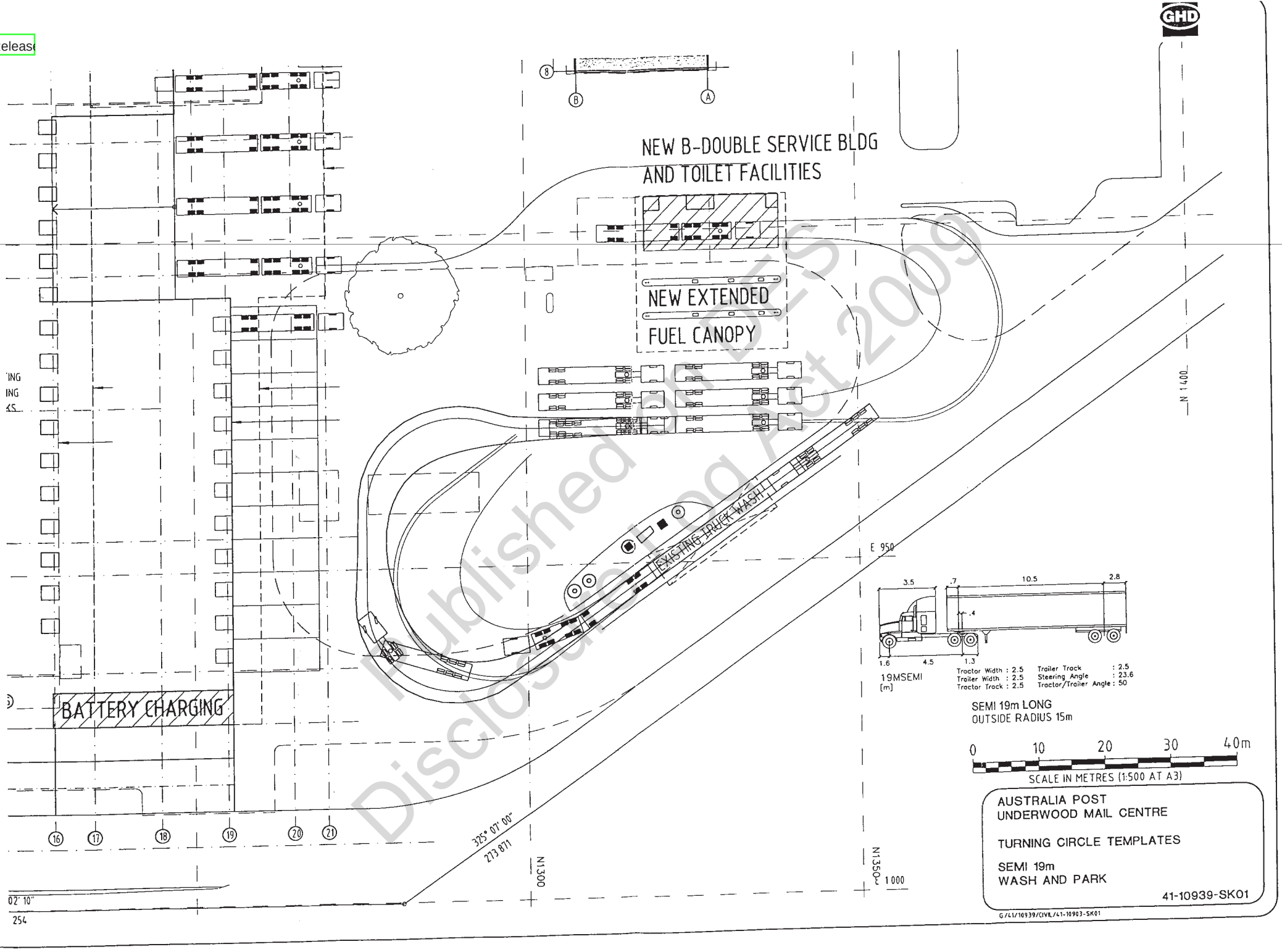
Turning Circle Templates for On-Site Manoeuvring

Release



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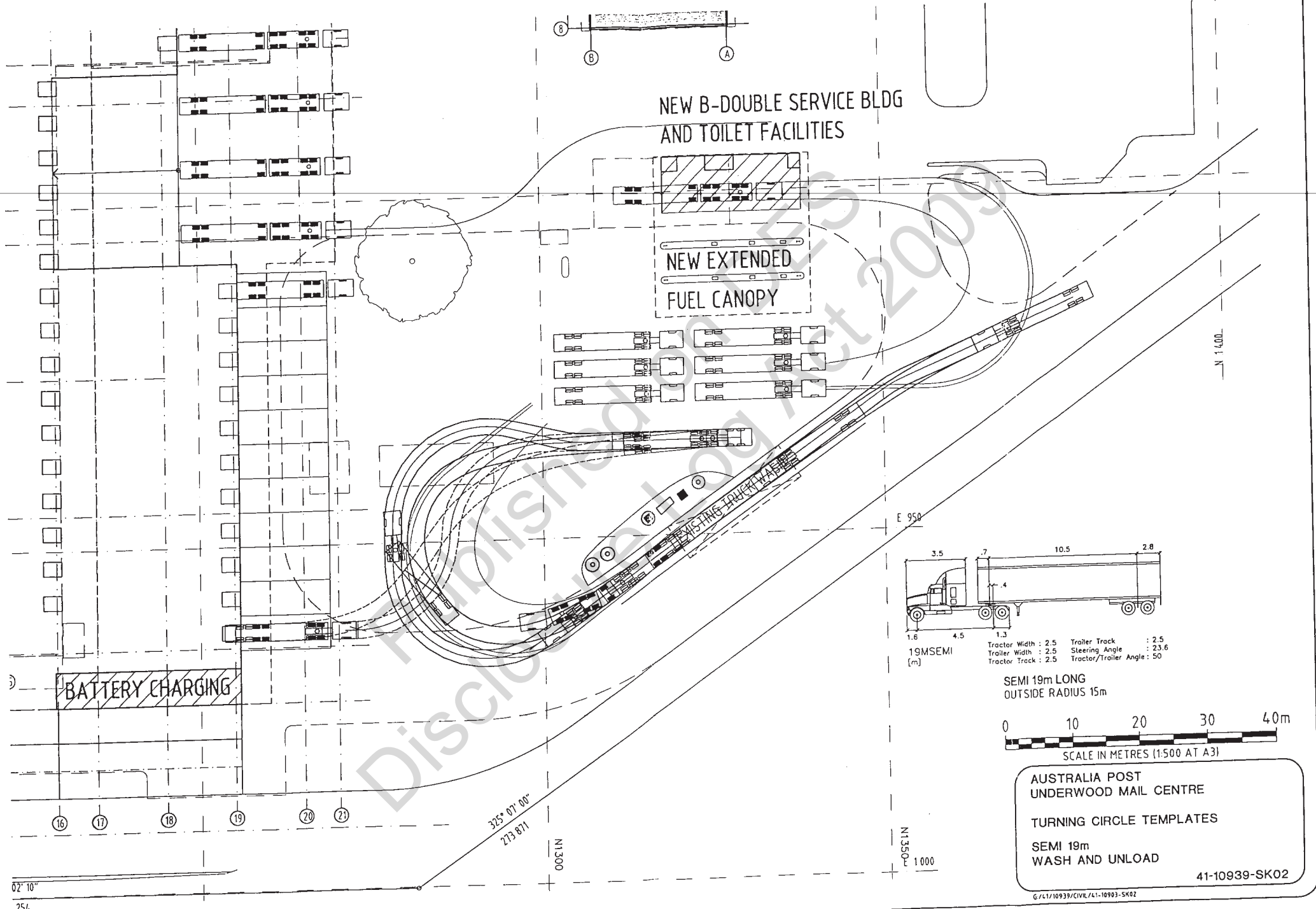

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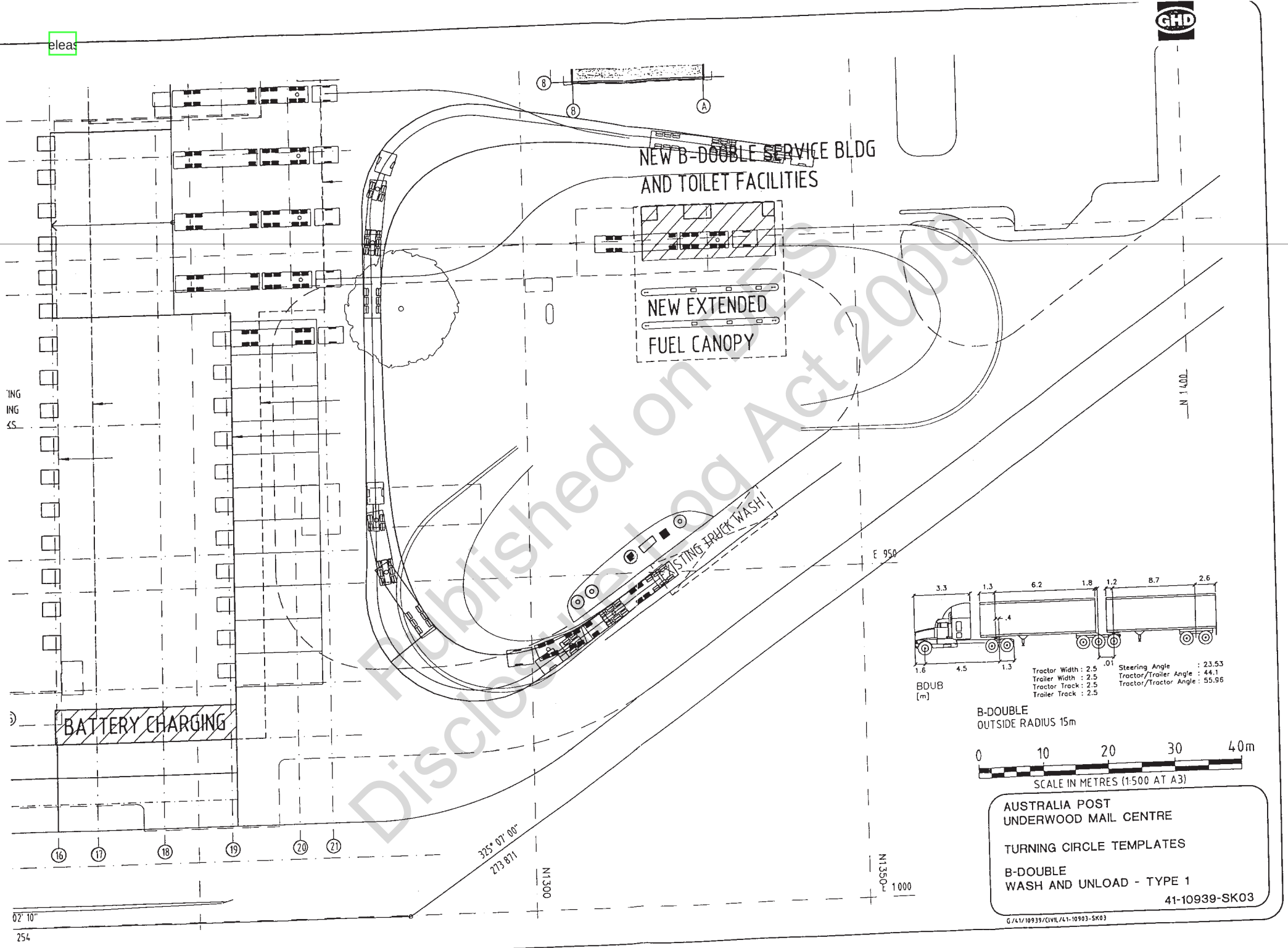

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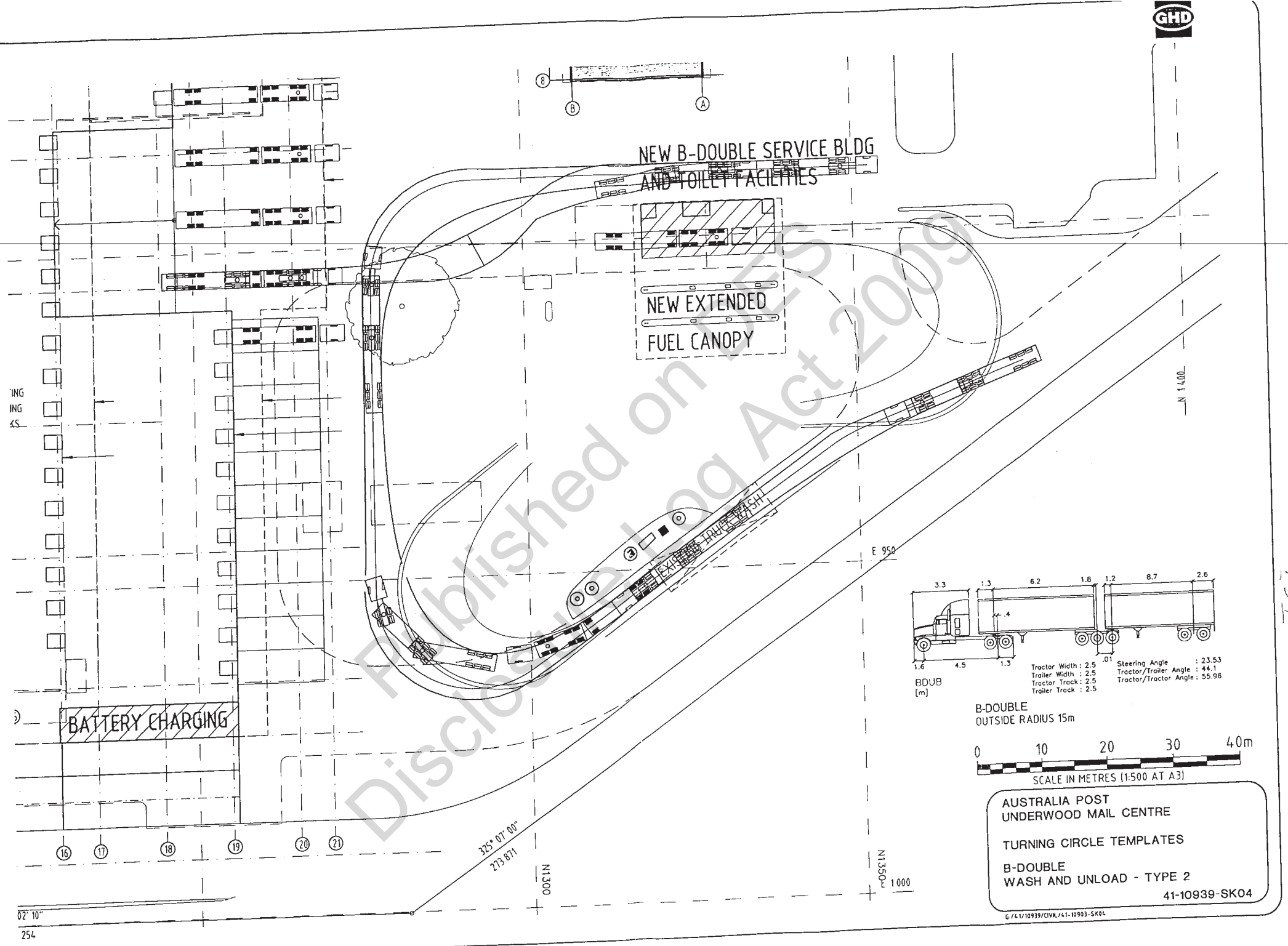

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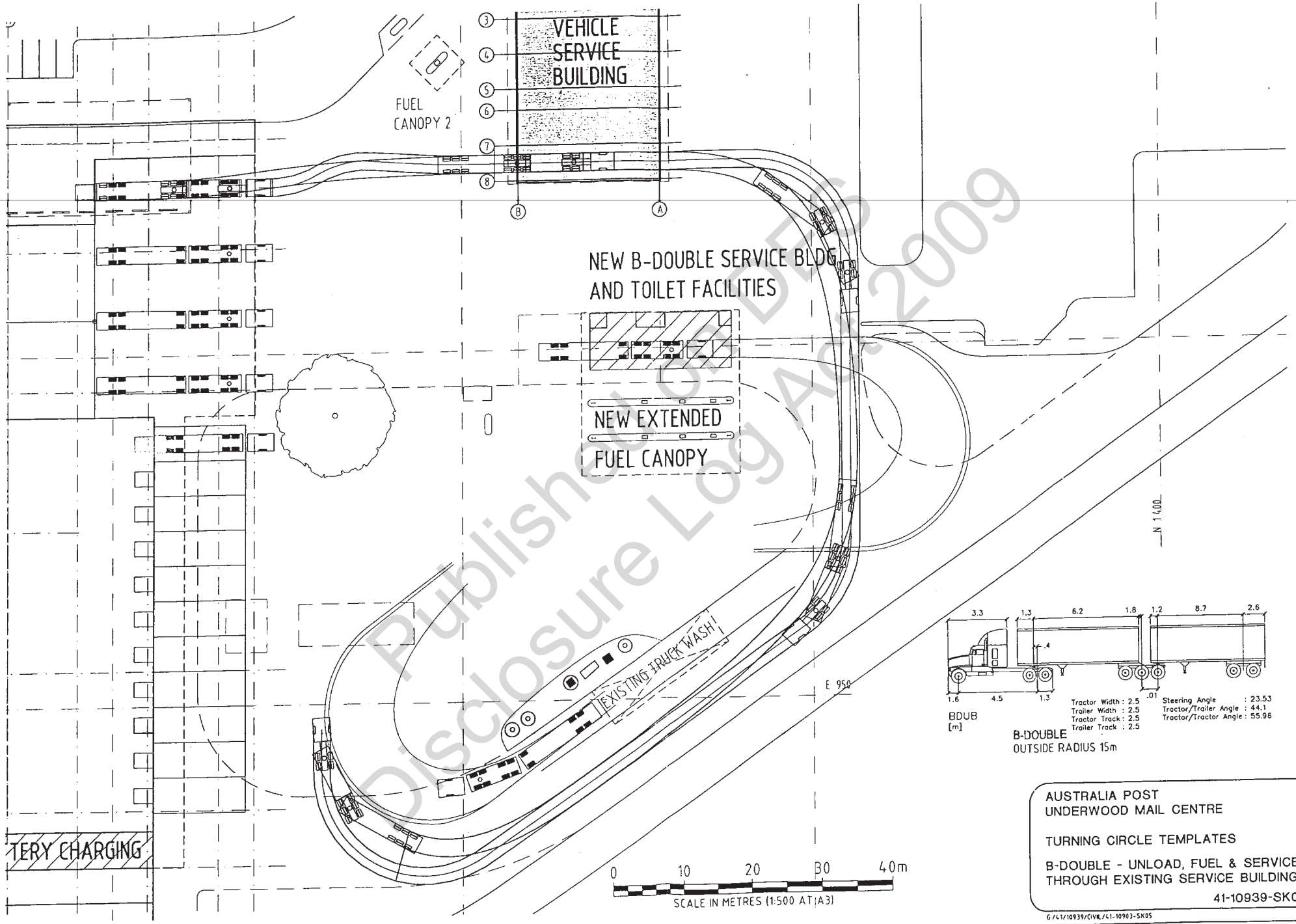

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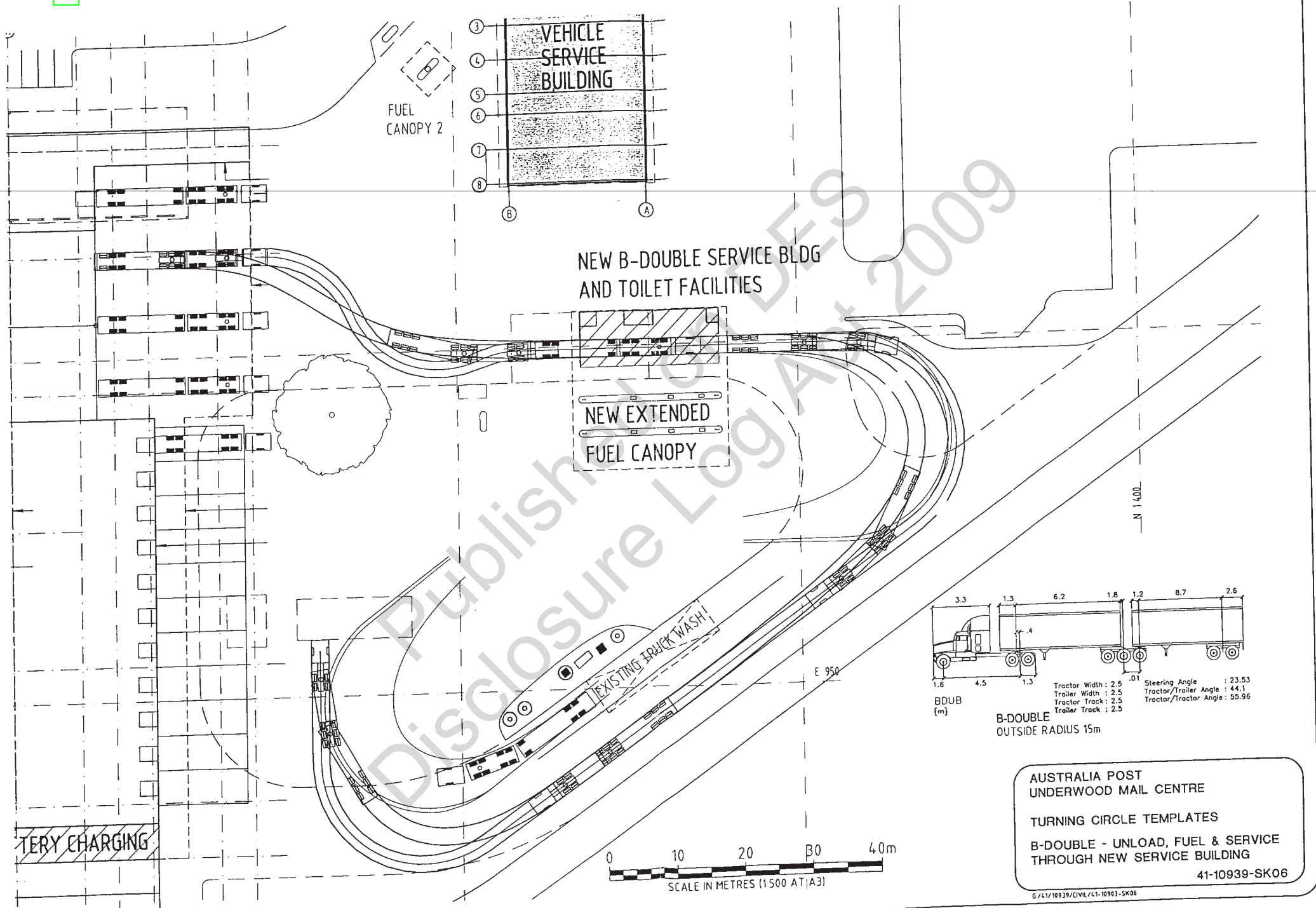

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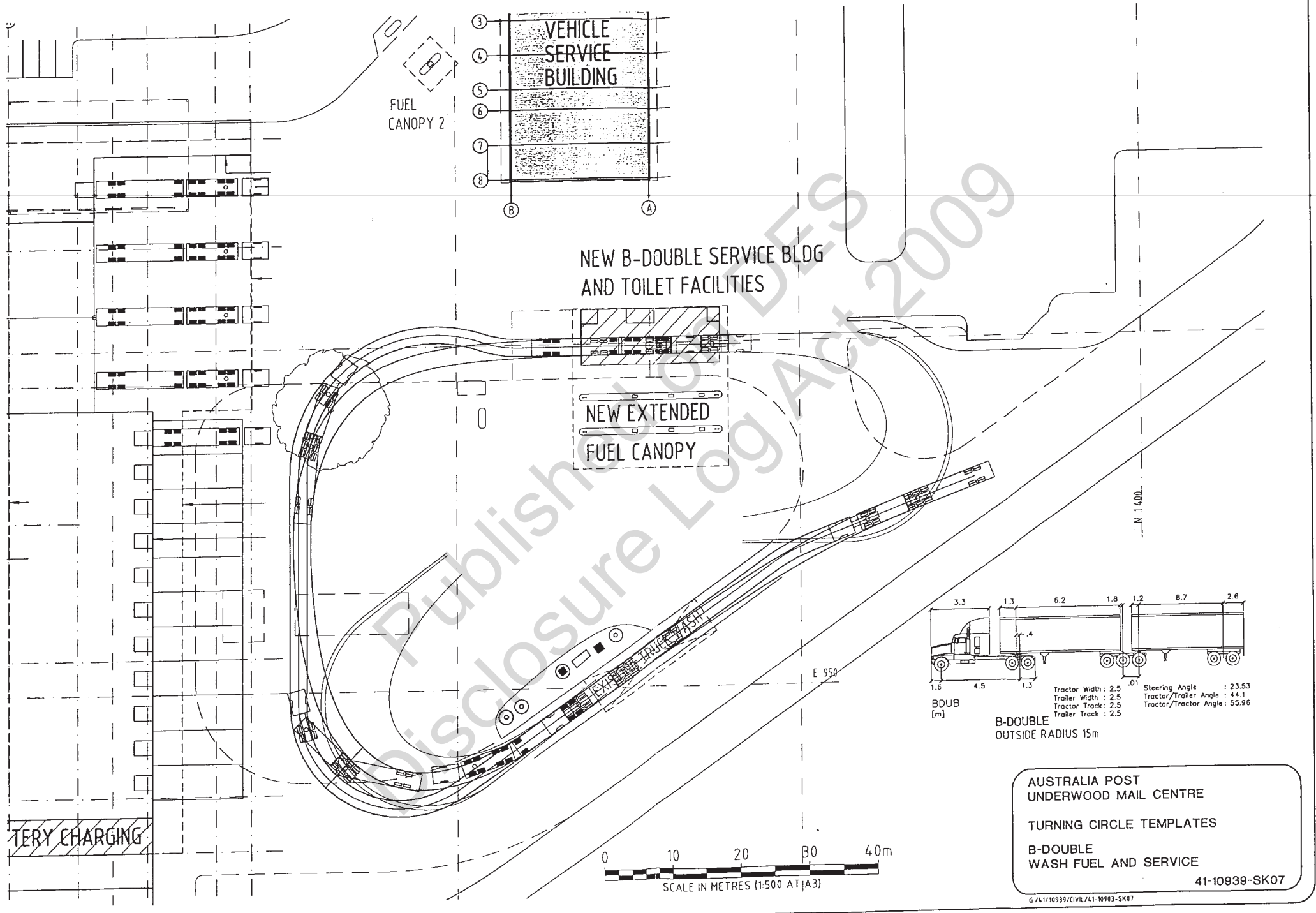

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B-Double Permit (QLD Transport)

Attention John Lewis

1243

Queensland Government

TRANSPORT OPERATIONS (ROAD USE MANAGEMENT) ACT 1995

Queensland Transport

B-DOUBLE ADDITIONAL ROUTE APPROVAL
PERMIT NO. BD 0253

AUSTRALIA POST TRANSPORT
1677 Beenleigh Road
UNDERWOOD QLD 4119

Pursuant to Section 11A of the *Transport Operations (Road Use Management) Regulation 1995*, it is approved for the above company to use the vehicles mentioned herein in a B-double combination, subject to the following conditions and the Guideline for Multi-combination Vehicles in Queensland, (Form Number 1, Version 4, July 2001) where they apply:

1. **Operations**
   - 1.1 Routes
     - (i) Approved Routes as shown in the Guideline for Multi-combination Vehicles in Queensland, (Form Number 1, Version 4, July 2001)
     - (ii) Additional approved routes - (see Schedule A)
   - 1.2 Documentation
     When operating the combination a copy of this Permit MUST be carried by the driver at all times and produced when requested by an authorised officer.
   - 1.3 The operation of the vehicle must be in accordance with the Guideline for Multi-combination Vehicles in Queensland, (Form Number 1, Version 4, July 2001), except as specified in section 1.1 (ii) of this Permit.
   - 1.4 This Permit does not exempt the holder from complying with the provisions of any other applicable law.
2. Vehicles to which this Permit applies:
   B-double rated vehicles owned by the permittee or his agents
3. Period of Authorisation: **1 July 2001 to 30 June 2002**
4. The chief executive reserves the right to amend or cancel this Permit.

s(6) Personal infor

A/PRINCIPAL ADVISOR (COMMERCIAL CLIENT MANAGEMENT CENTRE)

Date: 8 August 2001

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teleas

Queensland Government

B-DOUBLE ADDITIONAL ROUTE APPROVAL - PERMIT NO. BD 0253

Queensland Transport

SCHEDULE A
(List of additional approved routes)

AUSTRALIA POST TRANSPORT

SPECIFICALLY APPROVED ADDITIONAL ROUTES

25 metre routes

ROCKHAMPTON DISTRICT - DISTRICT 6

1. **Rockhampton - access Central Qld Mail Centre, 40 Elphinstone Street, North Rockhampton**
   Route: From approved route Gladstone Road, Moores Creek Road, Musgrave Street, turn right into Elphinstone Street and then left into Queensland Mail Centre and exit via Musgrave Street.

1. **Gladstone - access Gladstone Business Centre - 20 Chapple Street**
   (permit issue only)
   Route:
   (i) From Rockhampton - approved route Hanson Road right into Lord Street, right into Chapple Street, right into Gladstone Business Centre
   (ii) From Brisbane - approved route Hanson Road, left into Lord Street, right into Chapple Street, right into Gladstone Business Centre
   Exit: Gladstone Business Centre, turn left into Hildebrand Street, left into Chapple Street, left into Lord Street, left into Hanson Road and continue to Rockhampton or right into Hanson Road and continue to Brisbane

NORTHERN DISTRICT - DISTRICT 9

1. **Townsville - access to Townsville Mail Centre - 38 Morris Street**
   Route: from approved route Bruce Highway
   1. Route from the south would be via Railway Avenue left into Boundary Street and then right into Causeway, straight into Morris Street then left into Townsville Mail Centre.
   2. To proceed to Cairns, the truck could leave via Morris Street right into Sturt Street, then Woolcock Street.
   3. Trucks returning from Cairns would use Woolcock Street and turn left into Causeway straight into Morris Street and left into Townsville Mail Centre.
   4. Trucks returning south would take the same route as those from Cairns, however, rather than turning right into Woolcock Street, they would turn left into Woolcock Street and then straight into Boundary Street, then turn right into Railway Avenue.

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Queensland Government

B-DOUBLE ADDITIONAL ROUTE APPROVAL - PERMIT NO. BD 0253

Queensland Transport

SCHEDULE A
(List of additional approved routes)

AUSTRALIA POST TRANSPORT
1677 Beenleigh Road
UNDERWOOD QLD 4119

SPECIFICALLY APPROVED ADDITIONAL ROUTES

25 metre routes

WIDE BAY DISTRICT - DISTRICT 12

1. **Maryborough - access to Maryborough Delivery Centre, 14 Harwood Street**
From approved route Alice Street into Harwood Street to the Maryborough Delivery Centre at 14 Harwood Street. Exit will be in Harwood Street back to Alice Street

METROPOLITAN DISTRICT - DISTRICT 13

1. **Underwood** - From approved route Southern Bypass, right into Logan Road, right into Beenleigh Road, 200m left into Australia Post entrance 1677 Beenleigh Road, Underwood
Exit: reverse route

SCHEDULE A ends
8 August 2001

Published on DES Disclosure Log Aug 2009