

Memorandum

Please update records and file.
Thanks



Queensland Government

Environmental Protection Agency

Incorporating the
Queensland Parks and Wildlife Service

Enquiries
Telephone
Your reference
Our reference

Angelina Bismarck
(07) 3224 8244 e-mail: angelina.bismarck@epa.qld.gov.au

Appl'n No.: 25459 Part 6 File No: BNE30344

enl updated 02/04/07

Wednesday, 07 February 2007

To: Chris Robertson - Project Manager

From: Scott Robinson - Operations Manager - Waste & Contaminated Land Unit

Subject: Development description: Material Change of Use (Multi Unit Dwelling, Single Unit Dwelling, Office, Restraunt, Child Care Centres and Park) for the land described as Lots 18 and 19 on RP170266 located at 60 Bridge Street and 22 Morris Street, Woolloowin - Brisbane City Council:
Council Application No.: DRS/USE/H06-962586 - RCU No.: 8734
ECOTRACK Project No: 309208

Dear Mr Robertson,

Referral of the above application to the Waste & Contaminated Land Unit (W&CLU) was triggered because Lot 19 on RP170266 is on the Environmental Management Register for a notifiable activity - Petroleum product or oil storage. Application was assessed by the W&CLU officers and it was established that the notifiable activity is still operating on site. The suitability of the site for the proposed development can not be assessed while the notifiable activity is continuing.

Given the fact that the application is for preliminary approval only, the W&CLU does not require additional information to assess this proposal, however, it conditions the preliminary approval requesting a site investigation to be conducted prior to any development permit being issued to demonstrate that Lot 19 on RP170266 is suitable for the proposed use.

The EPA - Waste & Contaminated Land Unit provides the following response:

Response to Development Application

The Environmental Protection Agency - Waste & Contaminated Land Unit, 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

Conditions of the development approval:

Prior to any Development Permit being issued for the site, a site investigation / remediation and / or validation works must be undertaken and the results submitted to the Environmental Protection Agency – Waste & Contaminated Land Unit (EPA-W & CLU), in accordance with the *Draft Guidelines for the Assessment and Management of Contaminated Land in Queensland* (DEH, 1998), to enable the EPA-CLU to determine that the **Lot 19 on RP 170266** is suitable for the intended use by either:

- (i) removing the site from the Environmental Management Register, or
- (ii) approving a submitted draft Site Management Plan / Remediation Action Plan.

Advice

The *Draft Guidelines for the Assessment and Management of Contaminated Land in Queensland* (DEH, 1998) may be obtained from the Environmental Protection Agency's internet site at www.epa.qld.gov.au, or by contacting the EPA-W&CLU. Please ensure that the appropriate statutory fee [as of the 1 July 2006 \$972.00 per lot listed on the Environmental Management Register] is included with this application for the assessment of the site investigation/validation reports.

~ End of Response ~

It would be appreciated if you could provide a signed hard copy of the final referral agency response for our records.

Should you require any further information please contact the above officer on the telephone number or e-mail address provided.

sch4p4(6) Personal information

Scott Robinson
Operations Manager (Waste & Contaminated Land Unit)



Project Running Report

Date 10-JUN-2009 Status Application Validation Decision Level 2

All or part of the land is on the EMR or CLR

Locations

Name	Address Line 1	Address Line 2	Suburb	Postcode	State
Holy Cross Laundry, Bridge Street, Woolloowin	Holy Cross Laundry	Bridge Street	WOOLLOOWIN	4030	QLD

Agency Interests/Ratings

Category	Type	Rating
----------	------	--------

Permits: 3

Permit Ref	Permit Type	Status
IPCL01517009	Concurrence Response for a MCU involving contaminated land	Current
IPCL01517109	Concurrence Response for Reconfiguration involving contaminated land	Current
IPCH01517209	Concurrence Response for Development on a heritage registered place	Current

Date 23-NOV-2009 Status Assessment Decision Level 2

Primary Clients

Name	Address Line 1	Address Line 2	Suburb	Postcode	State
Sisters of Mercy Brisbane Congregation	91 Sandgate Road		ALBION	4010	QLD

Activities

Name
No impact on significance

Locations

Name	Address Line 1	Address Line 2	Suburb	Postcode	State
Holy Cross Laundry, Bridge Street, Woolloowin	Holy Cross Laundry	Bridge Street	WOOLLOOWIN	4030	QLD

Agency Interests/Ratings

Category	Type	Rating
----------	------	--------

Permits: 1

Permit Ref	Permit Type	Status
CHCH00321409	QH Act / Exemption Certificate	Current

Date 30-JUN-2010 Status Assessment Decision Level 2

Primary Clients

Name	Address Line 1	Address Line 2	Suburb	Postcode	State
C J Feltham Pty Ltd	91 Sandgate Road		ALBION	4010	QLD

Activities

Name
All or part of the land is on the EMR or CLR

Locations

2/7/10
Person



Project Running Report

Date
30-JUL-2010

Status
Assessment

Decision
Level 2

IPCH01517209

Concurrence Response for Development
on a heritage registered place Assessment

EHP RTI DL Release

119/80/382/3290

- 1 JUL 2009

Notice

**Department of Environment and Resource Management (DERM)
Contaminated Land Unit (CLU) Concurrence Agency Response**

This notice is issued by Department of Environment and Resource Management (DERM) Contaminated Land Unit (CLU) in pursuant of the Integrated Planning Act 1997 to advise of a decision or action.

Brisbane City Council
Development Assessment Branch
City Planning and Sustainability Division
GPO Box 1434
BRISBANE QLD 4001
Attn: Stephen Warner

CC: The Corporation of the Trustees of the
Order of Sisters of mercy in Queensland
C/- C.J. Feltham Pty Ltd
91 Sandgate Road
ALBION QLD 4010
Attn: Cameron Feltham

Our reference: 309208
File reference: BNE30344v2

Re: Application (No. A002286587) for development approval for assessable development to be carried out at 60 Bridge Street, Woolloowin QLD 4030 (Lot 19 RP170266)

Pursuant to the following items of Table 2 Schedule 2 of the *Integrated Planning Regulation 1998*, the Department of Environment and Resource Management (DERM) – Contaminated Land Unit (CLU) is a concurrence agency for the development application:

- ☒ Item 21, Table 2 of Schedule 2 of the *Integrated Planning Regulation 1998*
- ☒ Item 22, Table 2 of Schedule 2 of the *Integrated Planning Regulation 1998*

DERM-CLU, 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 department's concurrence conditions).

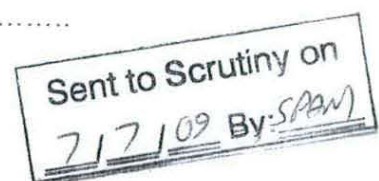
DERM-CLU has not provided a notification to native title parties for this application. The State's Native Title Work Procedures indicate that responsibility for assessment of native title issues for an IDAS application rest with the Assessment Manager. It is recommended that you undertake an assessment 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 Paul Ritchie on (07) 3225 1080.

sch4p4(6) Personal information

Signed

26/6/09
Date

Delegate of Administering Authority



Department of Environment and Resource Management (DERM)
Contaminated Land Unit (CLU) Concurrence Agency Response

Environmental Protection Act 1994.

Concurrence agency response

Sections 3.3.16 and 3.3.18 Integrated Planning Act 1997

Applicant:	The Corporation of the Trustees of the Order of Sisters of Mercy in Queensland
Council Application Number:	A002286587
EPA Permit Number:	IPCL01517009 & IPCL01517109
Date application received by EPA:	15 June 2009
Relevant Laws and Policies:	<i>Environmental Protection Act 1994</i>
Jurisdiction:	Chapter 7, Part 8 <i>Environmental Protection Act 1994</i>

Development Description:

Material Change of Use & Reconfiguration of a Lot

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:

60 Bridge Street, Woolloowin QLD 4030
(Lot 19 RP170266)

Department of Environment and Resource Management (DERM) Contaminated Land Unit (CLU) Concurrence Agency Response

Part 1 - Material Change of Use

Response to Development Application

Department of Environment and Resource Management, 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:

- ☒ there are no concurrence agency requirements;

Conditions of the development approval

Nil.

Additional comments or advice about the application

The removal of any contaminated soil from this site requires prior approval from DERM under the section 424 of the *Environmental Protection Act 1994* (EP Act).

~ End of Part 1 – Material Change of Use ~

Part 2 – Reconfiguration of a Lot

Response to Development Application

Department of Environment and Resource Management, 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

Conditions of the development approval

The reconfiguration must be in accordance with the survey plan drawing number 5030/1002D prepared by Phillips Smith Conwell Architects Pty Ltd, dated October 2008.

It is a requirement that the applicant notify the Department of Environment and Resource Management (DERM) (Contaminated Land Unit) in writing within 5 working days of the survey plan being endorsed and provide a copy of the registered plan to the DERM (Contaminated Land Unit) to enable the registration in the Environmental Management Register (EMR) of all new parcels.

Department of Environment and Resource Management (DERM) Contaminated Land Unit (CLU) Concurrence Agency Response

Additional comments or advice about the application

The removal of any contaminated soil from this site requires prior approval from DERM under the section 424 of the *Environmental Protection Act 1994* (EP Act).

~ End of Part 2 – Reconfiguration of a Lot ~

Reasons for inclusion of development conditions or refusal

In accordance with section 3.3.18 of the *Integrated Planning Act 1997* and section 27B of the *Acts Interpretation Act 1954*, a concurrence response must include reasons for a refusal or for the inclusion of development conditions.

DERM-CLU is recognised as a concurrence agency under the *Integrated Planning Regulation 1998* for the protection of the environment by the management of contaminated land. DERM concurrence agency conditions for this proposed development that are contained within this response are required to prevent or mitigate any potential risk to human health or the environment from possible hazardous contaminants present on the site.

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 ~

119/80/382/3290

1 JUL 2009

Notice

Department of Environment and Resource Management (DERM) Contaminated Land Unit (CLU) Concurrence Agency Response

This notice is issued by Department of Environment and Resource Management (DERM) Contaminated Land Unit (CLU) in pursuant of the Integrated Planning Act 1997 to advise of a decision or action.

Brisbane City Council
Development Assessment Branch
City Planning and Sustainability Division
GPO Box 1434
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Attn: Stephen Warner

CC: The Corporation of the Trustees of the
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C/- C.J. Feltham Pty Ltd
91 Sandgate Road
ALBION QLD 4010
Attn: Cameron Feltham

Our reference: 309208
File reference: BNE30344v2

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Pursuant to the following items of Table 2 Schedule 2 of the *Integrated Planning Regulation 1998*, the Department of Environment and Resource Management (DERM) – Contaminated Land Unit (CLU) is a concurrence agency for the development application:

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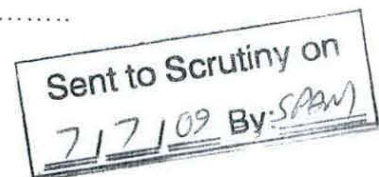
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sch4p4(6) Personal informatio

Signed

Date

Delegate of Administering Authority



Department of Environment and Resource Management (DERM)
Contaminated Land Unit (CLU) Concurrence Agency Response

Environmental Protection Act 1994.

Concurrence agency response

Sections 3.3.16 and 3.3.18 Integrated Planning Act 1997

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Material Change of Use & Reconfiguration of a Lot

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at the following place:

60 Bridge Street, Woolloowin QLD 4030
(Lot 19 RP170266)

Department of Environment and Resource Management (DERM) Contaminated Land Unit (CLU) Concurrence Agency Response

Part 1 - Material Change of Use

Response to Development Application

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The concurrence agency response is that:

- ☒ there are no concurrence agency requirements;

Conditions of the development approval

Nil.

Additional comments or advice about the application

The removal of any contaminated soil from this site requires prior approval from DERM under the section 424 of the *Environmental Protection Act 1994* (EP Act).

~ End of Part 1 – Material Change of Use ~

Part 2 – Reconfiguration of a Lot

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Additional comments or advice about the application

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~ End of Part 2 – Reconfiguration of a Lot ~

Reasons for inclusion of development conditions or refusal

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~ End of Concurrence Agency Response ~

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Contaminated Land Unit (CLU) Concurrence Agency Response**

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

DERM-CLU 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 Paul Ritchie on (07) 3225 1080.

sch4p4(6) Personal information

Signed

26/6/09
Date

Delegate of Administering Authority

env updated 30/6/09

Department of Environment and Resource Management (DERM)
Contaminated Land Unit (CLU) Concurrence Agency Response

Environmental Protection Act 1994.

Concurrence agency response

Sections 3.3.16 and 3.3.18 Integrated Planning Act 1997

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Material Change of Use & Reconfiguration of a Lot

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at the following place:

60 Bridge Street, Woolloowin QLD 4030
(Lot 19 RP170266)

Department of Environment and Resource Management (DERM)
Contaminated Land Unit (CLU) Concurrence Agency Response

Part 1 - Material Change of Use

Response to Development Application

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The concurrence agency response is that:

- ☒ there are no concurrence agency requirements;

Conditions of the development approval

Nil.

Additional comments or advice about the application

The removal of any contaminated soil from this site requires prior approval from DERM under the section 424 of the *Environmental Protection Act 1994* (EP Act).

~ End of Part 1 – Material Change of Use ~

Part 2 – Reconfiguration of a Lot

Response to Development Application

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Department of Environment and Resource Management (DERM) Contaminated Land Unit (CLU) Concurrence Agency Response

Additional comments or advice about the application

The removal of any contaminated soil from this site requires prior approval from DERM under the section 424 of the *Environmental Protection Act 1994* (EP Act).

~ End of Part 2 – Reconfiguration of a Lot ~

Reasons for inclusion of development conditions or refusal

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~ End of Concurrence Agency Response ~



CAC Detail Report

Project Ref	Project Office
309208	ES - Reg Serv - Bne North - Bne

Application Date	CAC Review Date	Application Type
10-JUN-2009	16-JUN-2009	Application

Primary Applicant/s

Client ref	Client name
632190	The Corporation of the Trustees of The Order of the Sisters of Mercy in Queensland

Location/s

Location name	Location description	Location type
Holy Cross Laundry, Bridge Street, Woolloowin	Lot 19 on RP170266 is on the EMR for petroleum product storage	Freehold

Permit/s

Permit type/s	Concurrence Response for Development on a heritage registered place
	Concurrence Response for Reconfiguration involving contaminated land
	Concurrence Response for a MCU involving contaminated land

Activity/ies

Activity/ies	All or part of the land forming part of the premises is on the environmental management register or contaminated land register
	Development carried out on a registered place under the Queensland Heritage Act 1992

Interest/s

Type	Rating	Comment
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Recommendations

Recommending officer	Hazel Zanatta
Project Director	John Harden
Project Manager	
Decision Level	Level 2
EIS Required	N
Comments	<p>Location: HR6000359 - Holy Cross Laundry, Bridge Street, Woolloowin, which is Lot 19 on RP170266</p> <p>Proposal: The applicants are seeking to reconfigure 1 lot into 7 to contain unit dwellings and a balance lot. Also they propose to construct a number of single unit dwellings. The buildings will be a maximum of 8.5m in height and will appear as small lot housing, consistent with existing housing in the street. Also they propose to construct an apartment building on the corner of Bridge Street and Merehay Street. The building will include 26 units with multi disabled access. This will be used for the aged and disabled.</p>

DR150609



CAC Detail Report

Existing use of land: Vacant Land
Agency interests:
The site is not on the EMR/CLR. A bring up and a copy of the application has been forwarded on the 15/06/2009 to the Contaminated Land Unit.
The application will be forwarded to Regional Services - Southern Region on 15/06/2009.

CAC Outcome

Project Director	
Project Manager	
Decision level	Level 2
EIS Required	N

Date	Comments
------	----------

Chairperson:	
Signature of Chair:	
Date:	

FOR INTERNAL USE ONLY
ENVIRONMENTAL PROTECTION AGENCY

SEARCH RESPONSE

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

Transaction ID: 1140612 EMR Site Id: 25459 10 June 2009
This response relates to a search request received for the site:
Lot: 19 Plan: RP170266

EMR RESULT

~~The above site IS included on the Environmental Management Register.~~

Lot: 19 Plan: RP170266
Address: 22 MORRIS STREET
WOOLLOOWIN 4030

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

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

- (a) in underground tanks with more than 200L capacity; or
- (b) in above ground tanks with -
 - (i) for petroleum products or oil in class 3 in packaging groups 1 and 2 of the dangerous goods code - more than 2,500L capacity; or
 - (ii) for petroleum products or oil in class 3 in packaging groups 3 of the dangerous goods code - more than 5,000L capacity; or
 - (iii) for petroleum products that are combustible liquids in class C1 or C2 in Australian Standard AS1940, 'The storage and handling of flammable and combustible liquids' published by Standards Australia - more than 25,000L capacity.

CLR RESULT

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

ADDITIONAL ADVICE

EMR/CLR Searches may be conducted online through the State Government Website www.smartservice.qld.gov.au or Citec Confirm www.confirm.com.au.

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

Lindi Bowen

eco maps

Queensland Environmental Protection Agency

10/06/2009

Lot 19 on RP170266

Page 1 of 2



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eco maps

10/06/2009

Queensland Environmental Protection Agency

Lot 19 on RP170266

Page 1 of 2

EHP RTI DL Release



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EHP RTI DL Release

Form 1 Development Application

idas

Part C₁**Queensland Heritage Place**

RECEIVED

10 JUN 2009

EPA SOUTHERN REGION

Heritage register details

1. What is the name of the Queensland Heritage place and the corresponding Queensland Heritage Register number?

	Name of Queensland Heritage place	Queensland Heritage Register number
1	Holy Cross Laundry	600359

Scope of the application and type of approval sought

2. What is the nature of development proposed in the registered place?

- ☒ (i) Material change of use of premises - Complete Table A
- ☐ (ii) Building work - Complete Table B
- ☐ (iii) Operational work - Complete Table C
- ☐ (iv) Reconfiguring a lot - Complete Table D



Table A

Nature of the material change of use	Description of the proposed use	Type of approval being sought
☒ (i) Start of a new use of the premises	No change to the existing laundry, but residential development is proposed elsewhere on the site.	☒ Development Permit ☐ Preliminary Approval
☐ (ii) The re-establishment on the premises of a use that has been abandoned		
☐ (iii) A material change in the intensity or scale of the use of the premises		

3. Have any exemption certificates been issued for this registered place?

- ☒ No
- ☐ Yes - Complete Table E

Mandatory information

4. Confirm the following mandatory information is accompanying this application - EPA requires three copies of each of the applicable documents listed below to be submitted with the application.

	Confirmation of lodgement	Method of lodgement
(i) A statement of impact on the cultural heritage significance of the registered place. <i>This statement must describe the relative values of the physical attributes of the place which contribute to the cultural heritage significance (as described in the Queensland Heritage Register) and how these are conserved or impacted upon as part of the development.</i>	☒ Confirmed	
(ii) A written statement of works	☒ Confirmed	
(iii) Site plans showing the location of the proposed works	☒ Confirmed	
(iv) Plans, section and elevations to scale of the proposed works	☒ Confirmed	
(v) A copy of any approved and current exemption certificate - <i>attach copy</i>	☐ Confirmed ☒ Not applicable	
(vi) A copy of any refusal to a request for an exemption certificate - <i>attach copy</i>	☐ Confirmed ☒ Not applicable	

Desirable information

5. Identify whether or not the following desirable information is to be lodged with this application.

	Confirmation of lodgement	Method of lodgement
(i) Photos demonstrating the existing condition of the heritage place	☒ Confirmed ☐ Not provided	
(ii) A Conservation Management Plan for the registered place	☒ Confirmed ☐ Not provided	
(iii) Specifications of proposed work, materials and work methods	☐ Confirmed ☒ Not provided	
(iv) Engineering and other sub-consultant drawings (e.g. electrical, acoustic)	☐ Confirmed ☒ Not provided	
(v) Other relevant information	☐ Confirmed ☒ Not provided	

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Date received

Reference numbers

Advice for completing Part C₁**General advice**

- Part A must also be completed for all IDAS development applications.
- The applicant is responsible for answering all questions fully and correctly, unless following a response there is a statement to go directly to a particular question.
- For further information about completing this form go to:
 - [IDAS Guide 19](#) (Development in a heritage registered place)
 - [Heritage register online](#)
 - [Cultural heritage EPA website](#).

- Q2** 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

Form 1 Development Application

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Part N**Contaminated land**

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Nature of the application and contamination

1. What is the nature of the application and the nature of the contamination on the premises? (Tick applicable box/es)

Nature of the application	Nature of the contamination
☒ Material change of use	☒ (i) All or part of the premises is on the Environmental Management Register
☐ Reconfiguring a lot	☐ (ii) All or part of the premises is on the Contaminated Land Register
	☐ (iii) All or part of the premises is currently used for, or if there is no existing use, was last used for -
	☐ (a) a notifiable activity
	☐ (b) an industrial activity and the proposed use is for a child care centre, educational, recreational or residential purpose (including a caretaker residence on industrial land)
	☐ (iv) In an area for which an 'area management advice' has been given for natural mineralisation or industrial activity and the proposed use is for a child care centre, educational, recreational or residential purpose (including a caretaker residence on industrial land)
	☐ (v) In an area for which an 'area management advice' has been given for unexploded ordnance

Mandatory information

2. Confirm the following mandatory information accompanies this application.

	Confirmation of lodgement	Method of lodgement
(i) Plans showing where any notifiable activities, hazardous contaminant or potentially contaminated activity has occurred on the premises	☒ Confirmed	
(ii) If the application involves a material change of use from an industrial use to a more sensitive use (e.g. child care, educational, recreational or residential purpose, including a caretaker residence on industrial land), a detailed site history outlining previous potentially contaminated uses on the premises	☐ Confirmed	
	☒ Not applicable	

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Date Received

Reference Numbers

Advice for completing Part N**General advice**

- Part A must also be completed for all IDAS development applications.
- The applicant is responsible for answering all questions fully and correctly, unless following a response there is a statement to go directly to another question.
- For further information about completing this form go to -
 - IDAS Guide 5 (Contaminated land matters)
 - EPA contaminated land website.