

BRISBANE

date 24th November 2007
reference B2873

Brisbane City Council
Development Assessment Team East
GPO Box 1434
BRISBANE QLD 4001

attention re **Development Application – Warehouse
and Industry on land at 35 Paringa
Road, Murarrie**

JONES FLINT & PIKE
development consultants,
planners, surveyors, landscape architects

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Dear Sir/Madam,

On behalf of our client API Nexus Property Services No.1 Pty Ltd, we hereby lodge a Material Change of Use application for Warehouse/Industry over the above mentioned site. The proposal represents a Code Assessable use of the site given its General Industry zoning. The proposal has been designed to provide high quality Industrial/Warehouse tenancies within the Murarrie area.

Please find enclosed:

- Completed IDAS Application Forms A, D and Referral Checksheet;
- Cheque to Brisbane City Council being for the relevant application fee of \$15,600.00;
- 7 Copies of the Jones Flint & Pike Planning Assessment Report; and
- 7 Copies of the Husband Leith Architects plans for the project.

Should you have any queries in relation to the proposal please contact 73(2)Irrelevant on telephone number 3844-7161.

Yours faithfully,
JONES FLINT & PIKE PTY LTD

73(2)Irrelevant

SHANE TALTY
SENIOR TOWN PLANNER



J.C.Franklin: GDURP MRAP/MDIA
I.A.Thomson: BApp Sc(Surv) ADip(Surv) MSSi
M.T.Fitzgerald: BSurv MSSi
B.W. Butler: BApp Sc(Surv) MSSi



Form 1 Development Application

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Common details

The completion of all applicable questions on Part A is mandatory for all applications. Part A must be accompanied by the completed IDAS Assessment Checklist if required, and by one (1) or more other completed parts of the Form as required. For more information on the parts of the Form refer to www.ida.qld.gov.au. Any information requested in this form may be provided in an attachment to the application. For further information about completing the following details, refer to Guide 1.

Description of land

All land the subject of the application, must be identified. However, a description of the land is not required in relation to a mobile or temporary Environmentally Relevant Activity (ERA).

Advice for completing Q2 - Q2 applies if development is proposed within a water body or watercourse.

Advice for completing Q3 - Most land can be identified by a lot or plan description. These details can be obtained from title documents or through the local government.

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

(i) the lot or plan description for the adjoining/adjacent land; or

(ii) GPS coordinates, where there is no adjoining/adjacent land (e.g. in Moreton Bay).

Advice for completing Q7 - Q7 does not apply if the development is within a water body or watercourse.

Advice for completing Q8 - Q8 applies if development is within a local government area.

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

Advice for completing Q6 - Q6 applies if development is on strategic port land or strategic port land tidal area. For more details refer to Guide 1.

Proposal details

If there is insufficient room available, details may be provided in an attachment to the application.

Other applicable parts of Form 1

Part A must always be accompanied by other completed parts of Form 1. For information about when a part of Form 1 may apply refer to Guide 1.

Applicant details

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

When signing and lodging this application.

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

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

1. Street address: (including house number, street name, suburb/locality name & postcode) (if applicable)
35 Paringa Road, Murarie Qld 4172
2. Name of water body or watercourse, within which the development is proposed: (if applicable)
n/a
3. Lot or plan description (e.g. Lot 123 on RP 4567) / GPS coordinates:
Lot 7 on SP179372
4. The above description is for: (tick applicable box)
☒ (i) the land on which the development is proposed; or
☐ (ii) the land adjoining the water body or watercourse, within which the development is proposed; or
☐ (iii) the water body or watercourse
5. Shop / tenancy number: n/a
6. Storey / level: n/a
7. Total area of land: (m² or ha)
1.523 ha
8. Local government area in which the land is situated: (e.g. Esk, Hervey Bay, Wooroo etc.) (if applicable)
Brisbane City Council
9. Port authority for the strategic port land or strategic port land tidal area on which the development is proposed: (e.g. Port of Brisbane, Port of Torresville) (if applicable)
n/a
10. Existing use of the land: (e.g. vacant, single house, shop etc.)
Vacant
11. Proposed use of the land: (e.g. 6 unit apartment building, 30 lot residential subdivision, EPA for aquaculture in ponds with a total area of 7 ha for which wastes are released into waters etc.)
Industry/Warehouse
12. Other parts of Form 1 completed as part of this application: (e.g. Part D, Part I, etc.)
Part D and Referral Checklist
13. Applicant's name:
API Nexus Property Services No.3 Pty
Ltd C/- Jones Flint & Pike
14. Contact number:
(07) 3844-7161
15. Contact person:
73(2) Irrelevant
16. Facsimile number/e-mail address:
(07) 3846-1959; 73(2)@jfp.com.au
17. Postal address:
PO Box 3634, South Brisbane Qld 4101
18. Signature:
73(2) Irrelevant
19. Date:
28-8-07

Land owner's consent (if applicable)

Section 3.2.1(3) of the IPA prescribes that an application must contain, or be supported by, the written consent of the land owner/s, if the application involves:

- (i) a material change of use;
- (ii) reconfiguration of a lot;
- (iii) work on land below high-water mark & not within a canal as defined under the *Coastal Protection and Management Act 1995*; or
- (iv) work on rail corridor land defined under the *Transport Infrastructure Act 1994*.

Section 3.8.1(2)(a) of the IPA provides that landowner's consent is not required for a **mobile or temporary ERA**.

For more information refer to Guide 1.

20. Land owner's consent to the making of this application:

Name	Signature	Date
(i) See first page		
(ii)		
(iii)		
(iv)		
(v)		

Resource entitlement (if applicable)

Section 3.2.1(5) of the IPA requires evidence of resource entitlement be given for applications that involve a prescribed State resource.

Section 3.2.1(10)(a)(ii) of the IPA prescribes that an application cannot be taken to be properly made without evidence of the resource entitlement.

Advice for completing Q21 & 22

Refer to schedule 10 of the *Integrated Planning Regulation 1998* that prescribes the nature of evidence required by the State in support of the lodging of this development application.

Advice for completing Q23

The information in (i) – (v) is mandatory if evidence is required under Q22 (ii) or (iii) above.

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

Section 3.2.1(5A) allows the resource manager to limit the time the evidence may be used. Q23 (vi) must be completed if the evidence is time limited.

21. Does this application involve a State resource prescribed under a regulation (other than involving quarry material on State coastal land under the *Coastal Protection and Management Act 1995*)?

☒ NO - go to Q24

☐ YES - go to Q22

22. This application is accompanied by evidence: (tick applicable box)

☐ (i) of the **allocation** of, or entitlement to, the resource – attach evidence and go to Q23(vi)

☐ (ii) the chief executive of the department administering the resource is satisfied the development **is consistent with an allocation** of, or entitlement to, the resource – go to Q23

☐ (iii) the chief executive of the department administering the resource is satisfied the development application **may proceed in the absence of an allocation** of, or entitlement to, the resource – go to Q23

23. Evidence of the resource entitlement:

(i) Resource entitlement / authority details

(ii) Name of delegated officer

(iii) Position of delegated officer

(iv) Signature of delegated officer

(v) Date

(vi) Expiry date of evidence (if applicable)

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

Assessment triggers

This checklist does not apply if the application requires the completion of Parts A and B of the Form only. It must be completed for all other applications.

24. Is the IDAS Assessment Checklist completed and attached to this application?

☒ YES

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

Plans / drawings / reports

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

25. Plans/drawings/reports accompanying this application:

Plan / Drawing / Report Number	Title	Date
(i) See attached report		
(ii)		
(iii)		
(iv)		

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

OFFICE USE ONLY (applicable to assessment manager's)

FEE (\$)	DATE RECEIVED	RECEIVING OFFICER'S NAME/S	REFERENCE NUMBER/S
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Notification of Engagement of Private Certifier (Optional format)

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

Date of engagement: / / Accreditation Number: _____ Name: _____ Signature: _____

Form 1 Development Application

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Material change of use

assessable against a local government's planning scheme

PART D

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

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

PLEASE NOTE

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

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

OFFICE USE ONLY (applicable to assessment manager)

DATE RECEIVED		REFERENCE NUMBER/S	R
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Form 1 Development Application

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Contaminated land**PART N**

Completion of **all questions** on Part N is **mandatory** for all applications involving assessment against the *Environmental Protection Act 1994* when development is proposed on contaminated or potentially contaminated land.

For further information refer to **Guide 5 Contaminated land matters** available free from www.epa.qld.gov.au or the Environmental Protection Agency's (EPA's) information sheets available free from www.epa.qld.gov.au under Ecoaccess/ business and industry. Alternatively, contact the local government.

Nature of the application

Exemptions may apply to your proposal. Refer to **Guide 5 Contaminated land matters** for advice regarding development that is exempt from this assessable development trigger.

1. This application is for: (Tick one (1) or both if applicable)

Aspect of development	Type of approval being sought	
☒ Material change of use	☐ Preliminary approval	☒ Development permit
☐ Reconfiguring a lot	☐ Preliminary approval	☐ Development permit

2. Does this application require assessment against a planning scheme?

☐ NO ☒ YES – complete other relevant parts of the IDAS Application Form 1

The subject land

3. Has an Environmental Management Register (EMR) and/or Contaminated Land Register (CLR) search been conducted for the land the subject of the application?

☐ NO ☒ YES – attach results of the search and complete Q4

4. All or part of the land the subject of the application is:

- ☒ (i) on the EMR or the CLR under the *Environmental Protection Act 1994*;
- ☐ (ii) used for, or if the land is vacant, 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);
- ☐ (iii) in an area for which an area management advice has been given for natural mineralisation or industrial activity and the proposed use is for child care, 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 unexploded ordnance.

Plans and documents

For further information about preparing a proposal report, refer to **Guide 7 Preparing a proposal report**.

5. Confirm, by ticking the applicable box(es), that the following details are provided in plans and written information supporting this application:

- ☒ (i) plans showing where any Notifiable Activity, Hazardous Contaminant, or potentially contaminated activity / activities have occurred on site;
- ☐ (ii) if the application involves a material change of use from an industrial use to a more sensitive use (eg. child care, educational, recreational or residential purposes), supply a detailed site history outlining previous potentially contaminated uses on the site

PLEASE NOTE

PART N of Form 1 **cannot** be accepted by the assessment manager unless accompanied by PART A of Form 1.

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

OFFICE USE ONLY (applicable to assessment manager)

DATE RECEIVED	REFERENCE NUMBER/S
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Form 1 Development Application

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IDAS Assessment Checklist

(Formerly the "Referrals Checklist")

IMPORTANT NOTE FOR ALL APPLICANTS:

1. This checklist was formerly referred to as the "Referrals Checklist". Some of the 'Guides' to using the IDAS Application Forms continue to refer to this document as the "Referrals Checklist". The name of this checklist was changed from 25 July 2005 to more accurately describe its function.
2. Under the IPA and IDAS framework, an application may require assessment by the local Council and/or certain Queensland State entities (e.g. Environmental Protection Agency, Dept. of Natural Resources and Water, Queensland Heritage Council etc.).
3. This checklist is provided to assist applicants to determine when an application requires assessment by a Queensland State entity and may also assist the applicant to determine the assessment manager¹ for the application.
4. Therefore, the completion of **all questions** in section 1 of this checklist is **mandatory** for all applications (other than those requiring the completion of Parts A & B only).
5. It is the responsibility of the applicant to accurately complete this checklist.
6. Section 2 is mandatory only if the proposed development is located in any part of a wild river area declared under the *Wild Rivers Act 2005*.
7. Depending on the nature of the application, an applicable State entity may be either the assessment manager or an IDAS referral agency for the application.
8. The assessment manager for the application will rely on the information provided in this checklist (as well as any material lodged in support of the application) to identify any applicable referral agencies for the application in the Acknowledgement Notice. The assessment manager will also rely on this information when identifying if the application triggers referral coordination².
9. To assist you in answering the following questions a series of guides are available free from the IPA website www.ipa.qld.gov.au. Guide 25 explains the role of the IDAS Assessment Checklist in the IDAS application process, and its relationship to the Form 1 development application.
10. Any other parts of Form 1 that this checklist requires to be completed are available from the Council or the applicable State entity, or can be downloaded free from www.ipa.qld.gov.au.
11. Section 3 provides advice about the referrals that can be required for applications for building work assessable against the *Building Regulation 2006*.

SECTION 1 - STATE ASSESSMENT (completion mandatory)

Note: The following state assessment triggers apply to development other than for building work assessable against the *Building Regulation 2006*.

Environmentally relevant activity

For more information refer to Guide 4.

Unless you answered "none of the above" to Q1, the application requires assessment by the administering authority³.

If an entity, other than the administering authority, is the assessment manager for the application, the administering authority is a concurrence agency for the application in relation to this matter.

Note: An application involving ERA 19 and/or 20 will also require completion of Part K₂ of Form 1 for approval where an allocation under the *Water Act 2000* is required.

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

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

Continued overleaf

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

OFFICE USE ONLY (applicable to assessment manager)

DATE RECEIVED

REFERENCE NUMBER/S

¹ The assessment manager is responsible for assessing and deciding an IDAS application. The assessment manager for an application is prescribed in schedule 8A of the IPA.

² For additional information refer to Guide 6 'Does my application trigger the referral coordination process?'

³ The 'administering authority' may be either the Environmental Protection Agency, the relevant local government (for a devolved ERA) or the Queensland Department of Primary Industries and Fisheries (for a delegated ERA).

State-controlled road mattersFor more information refer to [Guide 3](#).

Unless you answered "none of the above" to Q2, the application triggers referral to the [Department of Main Roads](#) (DMR) as a referral agency.

In certain circumstances DMR will be an advice agency, while in other circumstances DMR will be a concurrence agency.

Schedule 2 of the [IP Regulation](#) will assist you to determine where DMR is an advice or concurrence agency for the application.

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

- ☐ (i) development on land **contiguous**⁴ to a State controlled road and for -
- ☐ (a) **material change of use** assessable against the planning scheme;
- ☐ (b) **reconfiguring a lot** unless -
- the total number of lots is not increased; and
 - the total number of lots abutting the State-controlled road is not increased;
- ☐ (c) **operational work** (not associated with a material change of use assessable against the planning scheme or reconfiguring a lot mentioned in (b) above)-
- associated with access to a State-controlled road; or
 - for filling or excavation; or
 - involving the redirection or intensification of site stormwater from the land, through a pipe with a cross-sectional area greater than 625 cm² that directs stormwater to a State-controlled road.
- ☐ (ii) development on land **not contiguous** to a State-controlled road and -
- ☐ (a) **material change of use** -
- assessable against the local government's planning scheme; and
 - mentioned in schedule 5 of the IP Regulation and exceeding the thresholds set by that schedule;
- ☐ (b) **reconfiguring a lot** for a purpose mentioned in schedule 5 of the IP regulation and exceeding the thresholds set by that schedule;
- ☐ (c) **operational work** (not associated with a material change of use assessable against the planning scheme or reconfiguring a lot mentioned in (b) above)-
- assessable against the local government's planning scheme; and
 - mentioned in schedule 5 of the IP Regulation and exceeding the thresholds set by that schedule.
- ☒ (iii) none of the above

Clearing vegetationFor more information refer to [Guide 12](#).

Unless you answered "none of the above" to Q3, the application requires assessment by the [Department of Natural Resources and Water](#) (NRW).

If an agency other than NRW is the assessment manager for the application, NRW is a concurrence agency for the application in relation to this matter.

If you ticked Q3(i) or (ii), your application requires referral to NRW for assessment regardless of whether vegetation clearing is proposed or not.

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

- ☐ (i) **material change of use** -
- (a) assessable against the planning scheme;
- (b) on a lot containing -
- a category 1, 2 or 3 area shown on a property map of assessable vegetation; or
 - if there is no property map of assessable vegetation for the lot - remnant vegetation;
- (c) where the existing use of the land is a rural or environmental use; and
- (d) where the size of the land is 2 hectares or larger - *complete Part J of Form 1*
- ☐ (ii) **reconfiguring a lot** -
- (a) on a lot containing a category 1, 2 or 3 area shown on a property map of assessable vegetation or, if there is no property map of assessable vegetation for the lot, remnant vegetation;
- (b) where the size of the lot before the reconfiguration is 2 hectares or larger;
- (c) where 2 or more lots are created; and
- (d) where the size of any lot created is 25 hectares or smaller - *complete Part J of Form 1*
- ☐ (iii) **operational work** -
- (a) for the clearing of native vegetation where the vegetation clearing is made assessable under Schedule 8 of the IPA; and
- (b) not associated with a material change of use assessable against the planning scheme mentioned in (i) or reconfiguring a lot mentioned in (ii) - *complete Part J of Form 1*
- ☒ (iv) none of the above.

Strategic port landFor more information refer to [Guide 11](#).

If you ticked (i) - the relevant Port Authority is the assessment manager for the application.

If you ticked (ii) Queensland Transport is a concurrence agency for the application.

4. The application involves:

- ☐ (i) development on strategic port land as defined in the *Transport Infrastructure Act 1994* (TI Act) - *complete Part I of Form 1*
- ☐ (ii) a **material change of use** that is **inconsistent** with the land use plan approved under the TI Act for the strategic port land - *complete Part I of Form 1*
- ☒ (iii) none of the above

⁴ Land contiguous to a State-controlled road is defined in schedule 14 of the IP Regulation to mean land - if part of the land is within 100m of the State-controlled road; or that is part of a future State-controlled road.

Acid sulfate soils

For more information refer to [Guide 10](#).

Unless you answered "none of the above" to Q5, the application requires assessment by the [Department of Natural Resources and Water \(NRW\)](#).

If an agency other than NRW is the assessment manager for the application, NRW is an advice agency for the application in relation to this matter.

5. The application involves development on land situated in an identified⁵ local government area and where the surface of the land is: (tick applicable box)
- ☐ (i) below 20m AHD⁶ and the development will involve the excavation of 1000m³ or more of soil or sediment at or below 5m AHD, or
- ☒ (ii) at or below 5m AHD and the development will involve filling the site with 1000m³ or more of material
- ☐ (iii) none of the above

Major hazard facilities or possible major hazard facilities

For more information refer to [Guide 17](#).

If you answered "YES" to Q6, the application requires assessment by the [Department of Emergency Services \(DES\)](#).

If an agency other than DES is the assessment manager for the application, DES is a concurrence agency for the application in relation to this matter.

6. Does the application involve a **material change of use** for a major hazard facility or possible major hazard facility as defined under the *Dangerous Goods Safety Management Act 2001*?
- ☒ NO
- ☐ YES - complete Part L of Form 1

Water related development under the Water Act 2000

For more information about items (a) – (f), refer to [Guide 15](#). For more information about item (g), refer to [Guide 14 Does my application involve assessment of a referable dam?](#)

Unless you answered "none of the above" to Q7, the application requires assessment by the [Department of Natural Resources and Water \(NRW\)](#).

If an agency other than NRW is the assessment manager for the application, NRW is a concurrence agency for the application in relation to this matter.

7. The application involves:
- ☐ (i) **operational work**, for taking or interfering with water under the *Water Act 2000*, that is: (tick applicable box/es)
- ☐ (a) in a watercourse, lake or spring, (eg. a pump, gravity diversion, stream re-direction, weir or dam) - complete Part K₂, K₃, K₄, K₅, or K₆ of Form 1 whichever is applicable;
- ☐ (b) for an artesian bore anywhere in the State, no matter what the use - complete Part K₁ of Form 1;
- ☐ (c) for a subartesian bore, in declared subartesian area⁷, or in a certain area covered by a water resource plan, for use for purposes other than stock and/or domestic use - complete Part K₁ of Form 1;
- ☐ (d) for a subartesian bore, in certain declared subartesian areas, for use for stock and/or domestic purposes - complete Part K₁ of Form 1;
- ☒ (e) for taking overland flow water in certain areas covered by a water resource plan - complete Part K₈ of Form 1;
- ☐ (f) for interfering with overland flow water in a drainage and embankment area - complete Part K₁₀ of Form 1
- ☒ (g) for constructing a referable dam⁸ or works that will increase the storage capacity of a referable dam by more than 10% - complete Part K₅ of Form 1; or
- ☒ (ii) none of the above.

Removal of quarry material from a watercourse

For more information refer to [Guide 16](#).

If you answered "YES" to Q8, the application requires assessment by the [Department of Natural Resources and Water \(NRW\)](#).

If an agency other than NRW is the assessment manager for the application, NRW is a concurrence agency for the application in relation to this matter.

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

8. Does the application involve development for the removal of quarry material from a watercourse⁹ requiring an allocation notice under the *Water Act 2000*?
- ☒ NO
- ☐ YES - complete Parts K₇ and G of Form 1

⁵ The identified local government areas are: Ayrakun, Bowen, Brisbane, Broadsound, Bundaberg, Burdekin, Burke, Burnett, Caboolture, Cairns, Calliope, Caloundra, Cardwell, Carpentaria, Cook, Coooloolo, Douglas, Fitzroy, Gladstone, Gold Coast, Hervey Bay, Hinchinbrooke, Isis, Johnstone, Livingstone, Logan, Mackay, Maroochy, Maryborough, Minum Vale, Mornington, Noosa, Pine Rivers, Redcliffe, Redland, Rockhampton, Sarina, Thuringowa, Tiaro, Torres, Townsville, Whitsunday.

⁶ Australian Height Datum (AHD).

⁷ The declared ground water areas are listed in [Guide 13 Development in a declared catchment area](#).

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

⁹ Watercourse is defined in sch 10 of the IPA.

Operational work that is tidal work or work in coastal management district

For more information refer to Guide 18. For more information about prescribed tidal work in local government tidal areas refer to Guide 24.

Unless you answered "none of the above" to Q9, the application requires assessment by the Environmental Protection Agency (EPA).

If an agency other than EPA is the assessment manager for the application, EPA is a concurrence agency for the application in relation to this matter.

Local government is the assessment manager for all prescribed tidal work.

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

- ☐ (i) **tidal work**¹⁰ as defined under the *Coastal Protection and Management Act 1995* (the Coastal Act) that is not prescribed tidal work – complete Part M of Form 1; Or
- ☐ (ii) tidal work that is **prescribed tidal work**¹¹ other than in a canal¹² – complete Part P of Form 1; Or
- ☐ (iii) carried out within a **coastal management district** under the Coastal Act and for – complete Part M of Form 1 if any box/es (a) to (j) below are ticked.
- ☐ (a) constructing or installing works in a watercourse between MHWS and HAT (i.e. other than those works in tidal water) where the development has been determined not to be assessable against the *Water Act 2000*;
- ☐ (b) constructing a canal¹² intended to be connected to tidal waters;
- ☐ (c) constructing an artificial waterway;
- ☐ (d) reclaiming land under tidal water;
- ☐ (e) disposing of dredge spoil or other solid waste material in tidal water;
- ☐ (f) interfering with quarry material on State coastal land above high-water mark;
- ☐ (g) draining or allowing drainage or flow of water or other matter across State coastal land above high-water mark;
- ☐ (h) removing or interfering with coastal dunes on land, other than State coastal land, that is in an erosion prone area and above high-water mark;
- ☐ (i) constructing a bank or bund wall to establish a ponded pasture on land, other than State coastal land, above high-water mark; or
- ☒ (iv) none of the above.

Operational work below high water mark

For more information refer to Guide 18. For more information about prescribed tidal work in local government tidal areas refer to Guide 24.

Unless you answered "none of the above" to Q10, the application triggers referral to Queensland Transport (QT) (Maritime Safety Qld) as a concurrence agency.

Local government is the assessment manager for all prescribed tidal work.

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

- ☐ (i) **tidal work**¹³ as defined under the *Coastal Protection and Management Act 1995* (the Coastal Act) that is not prescribed tidal work – complete Part M of Form 1; Or
- ☐ (ii) tidal work that is **prescribed tidal work**¹⁴ – complete Part P of Form 1; Or
- ☐ (iii) carried out within a coastal management district¹⁵ under the Coastal Act and for –
- ☐ (a) disposing of dredge spoil or other solid waste material in tidal water – complete Part M of Form 1;
- ☐ (b) reclaiming land under tidal water – complete Part M of Form 1; Or
- ☐ (c) constructing a canal¹², if the canal is associated with reconfiguring a lot – complete Part M of Form 1;
- ☒ (iv) none of the above.

Coastal management

For more information refer to Guide 18.

Unless you answered "none of the above" to Q11, the application requires assessment by the Environmental Protection Agency (EPA).

If an agency other than EPA is the assessment manager for the application, EPA is a concurrence agency for the application in relation to this matter.

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

- ☐ (i) a **material change of use** assessable under a planning scheme **involving operational work** carried out completely or partly in a coastal management district¹⁵
- ☐ (ii) a **material change of use** assessable under a planning scheme **involving building work**, carried out completely or partly in a coastal management district that is –
- the construction of a new premises with a GFA¹⁶ of at least 1000m²
 - the enlargement of the GFA of existing premises by more than 1000m²
- ☐ (iii) **reconfiguring a lot** assessable under schedule 8 of the IPA where the land is situated completely or partly in a coastal management district
- ☐ (iv) **reconfiguring a lot**¹⁷ assessable under schedule 8 of the IPA and in connection with the construction of a canal¹² – complete Part M of Form 1
- ☒ (v) none of the above

10 Tidal work is defined in sch 10 of the IPA.

11 Prescribed tidal work is defined in the *Coastal Protection and Management Regulation 2003* and includes certain tidal works completely or partly within a local government tidal area.

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

13 Tidal work is defined in sch 10 of the IPA.

14 Prescribed tidal work is defined in the *Coastal Protection and Management Regulation 2003* and includes certain tidal works completely or partly within a local government tidal area.

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

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

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

Development within the limits of a port

For more information refer to Guide 18. For information about prescribed tidal work refer to Guide 24.

If you answered "YES" to Q12, the application triggers referral to the Port Authority.

The Port Authority is a concurrence agency if the development is –

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

In all other situation the Port Authority is an advice agency.

12. Does the application involve development below high water mark¹⁸ and within the limits of a port under the Transport Infrastructure Act 1994?

☒ NO

☐ YES – complete Part M of Form 1, or Part P of Form 1 if the work is prescribed tidal work

Marinas

For more information refer to Guide 18. For information about whether a marina is prescribed tidal work refer to Guide 24. The local government is the assessment manager for all prescribed tidal work.

If you answered "YES" to Q13, the application triggers referral to Queensland Fire and Rescue Service as an advice agency.

13. Does the application involve **operational work** that is tidal work for a marina¹⁹ with more than 6 vessel berths?

☒ NO

☐ YES – complete Part M of Form 1, or Part P of Form 1 if the tidal work is prescribed tidal work

Tidal works in strategic port land tidal areas

For more information refer to Guide 18.

Unless you answered "NO" to Q14, the relevant Port Authority is the assessment manager for the application and the Environmental Protection Agency (EPA) and Queensland Transport (QT) are concurrence agencies for the application.

14. Does the application involve tidal works within a strategic port land tidal area²⁰?

☒ NO

☐ YES – complete Part M of Form 1

Heritage

For further information refer to Guide 19.

If you answered "YES" to Q15, the application triggers referral to the Queensland Heritage Council as concurrence agency for the application.

Unless you answered "none of the above" to Q15(b), the application involves referral to the Environmental Protection Agency as an advice agency for the application

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

☐ NO

☐ YES – complete Part C of Form 1

15(b) The application involves: (tick applicable boxes)

- ☐ (i) a material change of use assessable against the planning scheme and the lot shares a common boundary with a protected area or registered place under the Queensland Heritage Act 1992;
- ☐ (ii) reconfiguring a lot if the lot shares a common boundary with a protected area or registered place under the Queensland Heritage Act 1992;
- ☒ (iii) none of the above.

Declared catchment areas

For more information, including a list of the declared catchment areas within Queensland, refer to Guide 13.

Unless you answered "none of the above" to Q16, the application requires assessment by the Department of Natural Resources and Water (NRW).

If an agency other than NRW is the assessment manager for the application, NRW is a concurrence agency for the application in relation to this matter.

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

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

¹⁸ High water mark is defined in the Coastal Protection and Management Act 1995 and means the ordinary high water mark at spring tide.

¹⁹ Marina is defined in the Transport Operations (Maritime Pollution) Regulation 1995.

²⁰ Strategic port land tidal areas are the areas generally 50 metres seaward of high water mark adjacent to strategic port land.

Contaminated land

Applications involving material change of use and/or reconfiguring a lot may trigger this referral.

For more information refer to [Guide 5](#).

Unless you answered "none of the above" to Q17, the application requires assessment by the [Environmental Protection Agency \(EPA\)](#). If an agency other than EPA is the assessment manager for the application, EPA will be a concurrence agency for the application in relation to this matter.

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

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

Electricity infrastructure

For more information refer to schedule 2 of the [IP Regulation](#).

Unless you answered "none of the above" to Q18, the application triggers referral to [the agency to which the easement is granted in favour of](#) as advice agency.

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

- ☐ (i) **reconfiguring a lot** where any part of the lot is –
- subject to an easement in favour of a distribution entity or transmission entity under the *Electricity Act 1994* and the easement is for a transmission grid or supply network under that Act; or
 - situated within 100m of a substation site;
- ☐ (ii) **a material change of use**, assessable against a planning scheme and not associated with reconfiguring a lot if –
- any part of the premises is subject to an easement in favour of a distribution entity or transmission entity under the *Electricity Act 1994* and the easement is for a transmission grid or supply network under that Act; and
 - any structure or work that is the natural and ordinary consequence of the use is, or will be, located wholly or partly in the easement;
- ☐ (iii) **a material change of use**, assessable against a planning scheme and not associated with reconfiguring a lot if any part of the premises is situated within 100m of a substation site;
- ☐ (iv) **operational work** that is filling or excavation assessable against the planning scheme, not associated with reconfiguring a lot, if –
- any part of the premises is subject to an easement in favour of a distribution entity or transmission entity under the *Electricity Act 1994* and the work is located wholly or partly in the easement;
 - the work is located wholly or partly within 10m of a substation site;
- ☒ (v) none of the above.

Land designated for community infrastructure

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

For more information refer to schedule 2 of the [IP Regulation](#).

If you answered "YES" to Q19, the application requires assessment by the chief executive of the [department administering the Act](#) authorising the development for the designated purpose.

If an agency other than the designator is the assessment manager for the application, the designating agency will be a concurrence agency for the application in relation to this matter.

19. Does the application involve development assessable against the planning scheme and on land designated for community infrastructure?

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

- ☒ NO
☐ YES

SEQ Regional Plan

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

Refer to Chapter 2, part 5A and schedule 10 of the Integrated Planning Act 1997, and schedule 2 of the Regulatory Provisions for relevant definitions.

Unless you answered "none of the above" to Q20, the application requires assessment by the Office of Urban Management (OUM).

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

- ☐ (i) a **material change of use** of premises -
- (a) in a **Major Development Area** in the Urban Footprint for -
- ☐ (i) an **urban activity** -
- ☐ in an area included in a structure plan where the IPA, section 3.1.6 applies;
- ☐ in an area not included in a structure plan where -
- the IPA, section 3.1.6 applies to the application for the material change of use; or
 - the premises exceeds 10,000m²; or
 - the gross floor area (GFA) on the premises will exceed 10,000m²; or
 - impact assessment is required under the relevant planning scheme
- ☐ (ii) **intensive animal husbandry**; or
- ☐ (iii) residential development involving a **rural residential purpose**
- (b) in the **Regional Landscape and Rural Production Area** for -
- ☐ (i) an **urban activity** and not specified in section 2.4(2); or
- ☐ (ii) residential development involving a **rural residential purpose** and not specified in section 2.6(2)
- (c) in the **Rural Living Area** for an urban activity and not specified in section 2.8(2);
- (d) in the **Investigation Area** for -
- ☐ (i) an **urban activity** and not specified in section 2.10(2);
- ☐ (ii) residential development involving a **rural residential purpose** and not specified in section 2.12(2); or
- ☐ (iii) **intensive animal husbandry**
- ☐ (ii) **reconfiguring a lot**-
- On land in a **Major Development Area** in the Urban Footprint that is:
- (a) not included in a structure plan; and
- (b) not specified in section 3.1(2).
- ☒ (iii) none of the above

Fisheries matters

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

Unless you answered "none of the above" to Q21, the application requires assessment by the Department of Primary Industries and Fisheries (DPI&F).

If an agency other than DPI&F is the assessment manager for the application, DPI&F is a concurrence agency for the application in relation to items (i) - (iv) and an advice agency in relation to item (v).

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

- ☐ (i) an assessable **material change of use** for aquaculture - complete Part O₁ of Form 1;
- ☐ (ii) assessable **operational work** that is the construction or raising of a waterway barrier - complete Part O₃ of Form 1;
- ☐ (iii) assessable **operational work** completely or partly within a declared fish habitat area - complete Part O₂ of Form 1;
- ☐ (iv) assessable **operational work** that is the removal, destruction or damage of a marine plant - complete Part O₂ of Form 1;
- ☐ (v) development assessable under the IPA, schedule 8, part 1, on land that adjoins a declared fish habitat area;
- ☒ (vi) none of the above.

Integration of land use and public transport

For more information refer to [Guide 23](#), schedule 8A of the [IPA](#), & schedule 2 of the [IP Regulation](#).

Unless you answered "none of the above", the application triggers referral to QT as a concurrence agency.

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

- ☐ (i) a **material change of use** assessable against the planning scheme for a purpose mentioned in schedule 13C of the IP Regulation and exceeding the thresholds set by that schedule.
- ☐ (ii) **reconfiguring a lot**–
- ☐ (a) on land that is completely or partly within a public transport corridor, and the total number of lots increases;
 - ☐ (b) on land that is completely or partly within a future public transport corridor or an airport's public safety area;
 - ☐ (c) on land that is within 400m of a public passenger transport facility or a future public passenger transport facility, and the total site area is 5000m² or greater;
 - ☐ (d) for a residential purpose within the 25 ANEF contour for an airport;
 - ☐ (e) for a residential purpose resulting in 100 or more allotments.
- ☐ (iii) **operational work** assessable against the planning scheme, but not associated with a material change of use mentioned in (i) above or reconfiguring a lot mentioned in (ii) above, on land that–
- ☐ (a) is completely or partly within a public transport corridor or a future public transport corridor;
 - ☐ (b) will result in work that encroaches into an airport's operational airspace.
- ☒ (iv) none of the above.

Railway safety and efficiency

For more information refer to [Guide 23](#), schedule 8A of the [IPA](#) & schedule 2 of the [IP Regulation](#).

Unless you answered "none of the above", the application triggers referral to QT as a concurrence agency.

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

- ☒ (i) a **material change of use** assessable against the planning scheme for a purpose mentioned in schedule 13D of the IP Regulation and exceeding the thresholds set by that schedule.
- ☐ (ii) **reconfiguring a lot**–
- ☐ (a) on land that is completely or partly within a future public transport corridor, future railway land or a railway tunnel easement;
 - ☐ (b) on land that is within 400m of a Citytrain passenger railway station or a future Citytrain passenger railway station, and the total site area is 5000m² or greater;
 - ☐ (c) on land that abuts rail corridor land, commercial corridor land or future railway land, and the total number of lots increases;
 - ☐ (d) on land that abuts rail corridor land, commercial corridor land or future railway land and an easement abutting the corridor or future railway land is created;
 - ☐ (e) on land that is completely or partly within 100m of, and abutting an approach to, a railway level crossing, and the total number of lots increases;
 - ☐ (f) for a residential purpose resulting in 100 or more allotments.
- ☐ (iii) **operational work** assessable against the planning scheme, but not associated with a material change of use mentioned in (i) above or reconfiguring a lot mentioned in (ii) above, involving extracting, excavating or filling greater than 50m³, on land that–
- ☐ (a) is completely or partly within rail corridor land or commercial corridor land, and the work is not for rail transport infrastructure or other rail infrastructure;
 - ☐ (b) is completely or partly within future railway land, or a railway tunnel easement;
 - ☐ (c) abuts rail corridor land, commercial corridor land or future railway land, and the work is within 25m of the railway boundary.
- ☐ (iv) none of the above.

Moonie to Brisbane pipeline

For more information refer to schedule 2 of the [IP Regulation](#).

Unless you answered "none of the above", the application triggers referral to the holder of pipeline licence No 1 issued under the [Petroleum Act 1923](#), currently Santos QNT Pty Ltd, for advice.

24. The application involves the easement for the construction or operation of the Moonie to Brisbane strategic pipeline, and involves: (tick the applicable box/es)–

- ☐ (i) a **material change of use** assessable against the planning scheme and not associated with reconfiguring a lot, and any structure or work will be located wholly or partly in the easement.
- ☐ (ii) **reconfiguring a lot**
- ☐ (iii) **operational work** assessable against the planning scheme, that is filling, excavation, compaction, drilling, boring or piling not associated with a reconfiguring a lot, and the work is located wholly or partly in the easement.
- ☒ (iv) none of the above.

Koala habitat area

For more information, refer to Guide 26 and schedule 2 of the IP Regulation.

Unless you answered "none of the above", the application requires referral to the Environmental Protection Agency as a concurrence agency.

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

- ☐ (i) a **material change of use** of premises in a koala conservation area or koala sustainability area made assessable under a planning scheme, that is not for a domestic activity and will result in —
- ☐ (a) clearing of native vegetation over an area greater than 2500m²;
 - ☐ (b) a new building and any reasonably associated structure with a total footprint greater than 1000m²;
 - ☐ (c) an extension to an existing building and any reasonably associated structure if the extension has a total footprint greater than 1000m²;
 - ☐ (d) extracting gravel, rock or sand from an area greater than 5000m²;
 - ☐ (e) excavating or filling an area greater than 5000m²;
 - ☐ (f) additional traffic in a koala conservation area or koala sustainability area, between 6p.m. on a day and 6a.m. on the following day.
- ☐ (ii) **reconfiguring a lot** in a koala conservation area or koala sustainability area that will result in —
- ☐ (a) an increased number of lots;
 - ☐ (b) clearing of native vegetation over an area greater than 2500m².
- ☐ (iii) **operational work** in a koala conservation area or koala sustainability area made assessable under Schedule 8, Part 1, Table 4, items 1A to 1G (not associated with reconfiguring a lot mentioned in (ii) above) that will result in the clearing of native vegetation over an area greater than 2500m².
- ☐ (iv) **operational work** in a koala conservation area or koala sustainability area made assessable under a planning scheme (not associated with a material change of use mentioned in (i) or reconfiguring a lot mentioned in (ii) above) that is not for a domestic activity and will result in —
- ☐ (a) clearing of native vegetation over an area greater than 2500m²;
 - ☐ (b) extracting gravel, rock or sand from an area greater than 5000m²;
 - ☐ (c) excavating or filling an area greater than 5000m².
- ☒ (v) none of the above.

Wild river area

For more information, refer to Guide 27

If you answered YES to Q26, you must also complete section 2 of this checklist. This will enable you to determine if your application can proceed in a wild river area and which referral agency will assess your application against the Wild Rivers Code, or if the proposed development is "prohibited" in a wild river area.

Note: Development can be "prohibited" in a wild river area because the application cannot be accepted by the assessment manager.

26. Does the application involve development in a wild river area declared under the *Wild Rivers Act 2005*?

- ☒ NO
☐ YES

Preliminary Approval

If you answered YES to Q27, the application triggers referral to the Department of Local Government, Planning, Sport and Recreation as an advice agency.

27. Does the application involve a development for which preliminary approval is sought under Section 3.1.6 of the *Integrated Planning Act 1997*?

- ☒ NO
☐ YES

Wetlands

Domestic activity means the construction or use of a single residence on a lot and any reasonably associated building or structure. Examples of a building or structure that could be reasonably associated with a single residence include: caretaker's residence, granny flat, building or structure used for a home business.

Note: Wetland is defined in the *Integrated Planning Regulation 1998*.

Unless you answered "none of the above" to Q28, the application involves referral to the Environmental Protection Agency as an advice agency for the application.

28. The application involves: (tick the applicable boxes) -

- ☐ (i) a material change of use, other than for a domestic activity, assessable against the planning scheme that is in or within 100m of a wetland;
- ☐ (ii) reconfiguring a lot —
In or within 100m of a wetland that will result in
- ☐ (a) more than 10 lots being created; or
 - ☐ (b) lots less than 5 hectares;
- ☒ (iii) none of the above

Conservation Estate

Urban purposes is defined in the Integrated Planning Act 1997 as "purposes for which land is used in cities or towns, including residential, industrial, sporting, recreation and commercial purposes, but not including environmental, conservation, rural, natural or wilderness area purposes".

Unless you answered "none of the above" to Q29, the application involves referral to the Environmental Protection Agency as an advice agency for the application.

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

- ☐ (i) a material change of use for urban purposes that is in or within 100m of any of the following -
- ☐ (a) a protected area, forest reserve, critical habitat or area of major interest under the Nature Conservation Act 1992;;
 - ☐ (b) a State forest or timber reserve under the Forestry Act 1959;
 - ☐ (c) a marine park under the Marine Parks Act 2004;
 - ☐ (d) a recreation area under the Recreation Area Management Act 1988;
 - ☐ (e) a world heritage area listed under the World Heritage Convention;
 - ☐ (f) Brisbane forest park under the Brisbane Forest Park Act 1977.
- ☐ (ii) reconfiguring a lot if -
- ☐ (a) any part of the lot is situated in, or within 100m of, any of the following -
 - ☐ (i) a protected area, forest reserve, critical habitat or area of major interest under the Nature Conservation Act 1992;
 - ☐ (ii) a State forest or timber reserve under the Forestry Act 1959;
 - ☐ (iii) a marine park under the Marine Parks Act 2004;
 - ☐ (iv) a recreation area under the Recreation Area Management Act 1988;
 - ☐ (v) a world heritage area listed under the World Heritage Convention; Brisbane forest park under the Brisbane Forest Park Act 1977; and
 - ☐ (b) the reconfiguration involves more than 10 lots being created, or any lot resulting from the reconfiguring is less than 5ha;
- ☒ (iii) none of the above.

SECTION 2 – ASSESSMENT IN A WILD RIVER AREA

(completion mandatory if the proposed development is located in a wild river area)

Wild River Area

It is the responsibility of the applicant to determine if the development is proposed in a wild river area.

Information about wild river areas including the geographical location and position of management areas in relation to properties, can be accessed by contacting the Department of Natural Resources and Water (NRW), accessing the department's website www.nrw.qld.gov.au or contacting the department by email on: wild_rivers@nrw.qld.gov.au

Note on Referrals

Referrals for development in a wild river area (other than for agricultural activities and animal husbandry activities) are not changed from the existing referral arrangements.

Notes on development assessable against the Wild Rivers Code

For information regarding development in a wild river area, see the relevant wild river declaration and [Guide 27](#). The relevant wild river declaration will provide information regarding which types of development must be assessed against the Wild Rivers Code, and in some cases which types of development are exempt from wild river requirements.

The notes on development assessable against the Wild Rivers Code in this section of the checklist provide some guidance however this may vary between wild river areas. The relevant declaration will provide the information applying to each wild river area.

Applications for some new developments will not be accepted if the proposed development is in a high preservation area (HPA). Most applications for development activities which may be made including those in a preservation area (PA), must be assessed against and must comply with the Wild Rivers Code where indicated in a relevant wild river declaration.

1. Which wild river area is the development proposed in?

The proposed development is to be located in: (tick the applicable box/es)

- ☐ i) a high preservation area (HPA);
- ☐ ii) a preservation area (PA);
- ☐ iii) a wild river floodplain management area (FMA);
- ☐ iv) a wild river nominated waterway;
- ☐ v) a designated urban area (DUA).

Environmentally relevant activities (ERAs) in a designated urban area

If you answered YES, your application for an ERA is exempt from any wild river requirements and provided there are no other aspects of this development that require assessment against wild rivers, you do not need to complete the remaining questions in Section 2.

If you answered NO to Q2, please complete the remaining questions in Section 2.

2. Does the proposed development only involve any of the following environmentally relevant activities (ERAs) in a **designated urban area** (as mapped in the relevant wild river declaration)?

- i) An ERA 28 or ERA 14; or
- ii) A level 2 ERA **except** ERA 1, 2, 3, 4, 20, 22 or 59.
- ☐ NO ☐ YES (ensure you have completed Part G of Form 1)

Clearing native vegetation

If YES, there are a limited number of purposes for which an application to clear native vegetation may be accepted in a HPA. See [Guide 27](#) for a list of relevant purposes for which an application may be made in a HPA.

If YES and you ticked Q4 box i) the application may be made and is assessable against the Wild Rivers Code. If YES and you ticked Q4 box ii) the application will not be accepted.

Note: If clearing native vegetation is in a PA, there are no wild river requirements and provided there are no other aspects of this development where wild river requirements apply, do not complete the remaining questions in Section 2.

3. Is the application operational work for clearing native vegetation in a HPA?

- ☐ NO ☐ YES (ensure you have completed Part J of Form 1)

4. If YES, is the clearing?

- ☐ i) clearing regrowth (as defined in the *Vegetation Management Act 1999*) in a registered area of agriculture in a HPA (see [Guide 27](#)); or
- ☐ ii) in a HPA outside a registered area of agriculture?

Works in tidal areas, coastal management districts and fish habitat areas

If you answered YES to Q5, and ticked any boxes in Q6, your application is required to be assessed against and must comply with the Wild Rivers Code.

If you answered YES to Q5 and ticked box i) in Q6, your application is required to be referred to the EPA.

Note: If specified works are proposed in a local government area, it is prescribed tidal work – the relevant local government will be the assessment manager with the EPA as a concurrence agency.

If you answered YES to Q5, and ticked box ii) or iii) in Q6, your application requires referral to DPIF.

If you answered NO to Q5 and ticked box i) in Q6, the application will not be accepted.

If you answered NO to Q5, ticked box ii) in Q6 and the development is necessary to install authorised works or infrastructure where a development permit is not required, or if a required permit is held, the application must be assessed against and must comply with the Wild Rivers Code. Applications for purposes other than specified works or as described above will not be accepted.

If you answered NO to Q5 and ticked box iii) in Q6, the application may be made if the works are in a PA. These applications must be assessed against and must comply with the Wild Rivers Code. The application will not be accepted if the development is proposed to be located in a HPA.

For more information about specified works refer to [Guide 27](#).

5. Is the development for specified works? (see definition in the *Wild Rivers Act 2005* and Guide 27- Development in a wild river area)

☐ NO ☐ YES

6. The application is for one or more of the following:

- ☐ i) Operational works that is tidal works or works in a coastal management district (ensure you have completed Part M and/or Part P of Form 1); or
- ☐ ii) Operational works for the removal, destruction or damage of marine plants (ensure you have completed Part O₂ of Form 1); or
- ☐ iii) Building or operational works in a fish habitat area (ensure you have completed Part O₂ of Form 1).

Residential, commercial or industrial development

If you answered YES to Q7, your application is not subject to wild river requirements. Provided there are no other aspects of this development that require assessment against the relevant wild river declaration or Wild Rivers Code, you do not need to complete the remaining questions in Section 2.

If you answered NO to Q7 and ticked either box i) or ii) in Q8, the assessing agency is the relevant local government. The application must be assessed against and must comply with the Wild Rivers Code.

7. Is the application for residential, commercial or industrial development in a designated urban area?

☐ NO ☐ YES

8. If NO, does the application for residential, commercial or industrial development involve:

- ☐ i) a material change of use made assessable in a local government planning scheme (ensure you have completed Part D of Form 1); or
- ☐ ii) operational works associated with reconfiguring a lot (ensure you have completed Part F of Form 1).

Animal husbandry activities

If you answered YES to Q9 your application requires assessment against and must comply with the Wild Rivers Code.

The assessing agency is NRW.

Note: Applications for animal husbandry activities will not be accepted if proposed in a HPA. For more details and a definition of animal husbandry activities see the *Wild Rivers Act 2005* and refer to [Guide 27](#).

9. Does the application involve a material change of use for animal husbandry activities (as defined under the *Wild Rivers Act 2005*) in a PA?

☐ NO ☐ YES (ensure you have completed Part R of Form 1)

Agricultural activities

If you answered YES to Q10, your application requires assessment against and must comply with the Wild Rivers Code.

The assessing agency is NRW.

Note: Applications for agricultural activities will not be accepted if proposed in a HPA. For more details and a definition of agricultural activities see the *Wild Rivers Act 2005* and refer to [Guide 27](#).

The production of fodder in a PA, and pasture improvement using low impact soil disturbance techniques is not an agricultural activity as defined under the *Wild Rivers Act 2005*. For more information see [Guide 27](#).

10. Does the application involve agricultural activities (as defined under the *Wild Rivers Act 2005*) in a PA?

☐ NO ☐ YES (ensure you have completed Part Q of Form 1)

11. If YES is the application for:

- ☐ i) a material change of use; or
- ☐ ii) operational works.

Works that take overland flow water

The relevant wild river declaration will state works that take overland flow water are either self assessable or assessable, or are exempt from wild river requirements.

If you ticked Q13 i), your application must be assessed by NRW against the Wild Rivers Code and must comply with the code.

If you ticked Q13 ii) an application is not required to be made however the works must comply with the relevant self-assessable section of the Wild Rivers Code, otherwise the works become assessable development for which an application is required and must be assessed by NRW against the relevant part of the Wild Rivers Code and must comply with the code.

If you ticked Q13 iii) your application is not subject to wild river requirements.

Applications for development that is other than that stated to be assessable, self-assessable or exempt will not be accepted.

12. Does the application involve works that take overland flow water in a HPA or an FMA?

☐ NO

☐ YES (ensure you have completed Part K₈ of Form 1)

13. If YES, is the application for works stated in the relevant wild river declaration to be?

☐ i) assessable works

☐ ii) self-assessable works

☐ iii) exempt works

Works that interfere with overland flow water

The relevant wild river declaration will state works that interfere with overland flow water that are either self assessable, assessable or exempt from wild river requirements.

If you ticked Q15 i), your application must be assessed by NRW against the Wild Rivers Code and must comply with the code.

If you ticked Q15 ii) an application is not required to be made however the works must comply with the relevant self-assessable section of the Wild Rivers Code, otherwise the works become assessable development for which an application is required and must be assessed by NRW against the relevant part of the Wild Rivers Code and must comply with the code.

If you ticked Q15 iii) your application is not subject to wild river requirements.

Applications for development that is other than that stated to be assessable, self-assessable or exempt will not be accepted.

14. Does the application involve works that interfere with overland flow water in a FMA?

☐ NO

☐ YES (ensure you have completed Part K₁₀ of Form 1)

15. If YES, is the application for works stated in the relevant wild rivers declaration to be?

☐ i) assessable works

☐ ii) self-assessable works

☐ iii) exempt works

Waterway barrier works

Applications for building or raising waterway barrier works in a HPA will not be accepted.

If you answered YES to Q16, your application must be assessed by DPIF against the Wild Rivers Code and must comply with the code.

16. Does the application involve building or raising waterway barrier works in a PA?

☐ NO

☐ YES (ensure you have completed Part O₃ of Form 1)

Aquaculture (non ERA)

Applications for aquaculture in a HPA will not be accepted.

If you answered YES to Q17, your application must be assessed by DPIF against the Wild Rivers Code and must comply with the code.

17. Does the application involve aquaculture in a PA?

☐ NO

☐ YES (ensure you have completed Part O₁ of Form 1)

Works that interfere with water in a watercourse

Note: If the development is proposed in a HPA, applications for all works that interfere with water in a watercourse (including dams or weirs, stream realignment or stream diversion) will not be accepted.

In a PA, applications for instream dams and weirs may be accepted in nominated waterways. If you ticked box ii) in Q19, your application will not be accepted.

Note: Operational works outside a HPA or nominated waterway are not subject to wild river requirements.

More information and locations of nominated waterways is available by contact NRW, accessing the department's website www.nrw.qld.gov.au or contacting the department by email on: wild_rivers@nrw.qld.gov.au.

18. Does the application involve operational works that interfere with water in a watercourse that is in a nominated waterway in a PA?

☐ NO

☐ YES (ensure you have completed the relevant Part K of Form 1)

19. If YES,

☐ i) The application is for an instream dam or weir; or

☐ ii) The application is for operational works that interfere with water in a watercourse, and is for development other than a dam or weir.

Environmentally relevant activities

Most applications for an ERA in a HPA will not be accepted. Applications which may be made require referral to the EPA. The assessment of some ERAs is assessed by NRW, others have been devolved to DPIF, NRW or delegated local government (see EPA website for more information on devolved ERAs)

If you answered NO to Q20 you do not need to complete Qs 21-24.

If you answered YES to Q20 and the development is in a PA, your application must be assessed by the administering authority²¹ against the Wild Rivers Code and must comply with the code, unless the proposal is for development where an application will not be accepted, or is exempt from wild river requirements (see Q2). You will be able to determine if an application will not be accepted for the development by answering Q21 – Q24.

If you answered NO to Q21, you do not need to complete Q22. If you answered YES to Q21 you are required to complete Q22.

If you answered NO to Q22, the application will not be accepted. If you answered YES to Q22, the application must be assessed by NRW against the Wild Rivers Code and must comply with the code.

If you answered NO to Q23 and the development is proposed in the HPA the application will not be accepted. If you answered YES to Q23, the application must be assessed by the EPA or NRW (as prescribed in schedule 8A of the IPA) against the Wild Rivers Code and must comply with the code.

If you answered YES to Q24 the application will not be accepted. If you answered NO to Q24, your application must be assessed by NRW against the Wild Rivers Code and must comply with the code.

Exempt ERAs in a designated urban area

If the development is proposed in a designated urban area there may be no wild river requirements. See Section 2 Q2.

Note: All applications that can be accepted must be assessed against and must comply with the Wild Rivers Code (other than exempt ERAs in a designated urban area).

Documentation

If you answered NO to Q25, your application may be subject to an information request and processing of the application may be delayed.

20. Does the application involve an ERA?

☐ NO

☐ YES (ensure you have completed Part G of Form1)

21. Is the application for an ERA 20 instream?

☐ NO

☐ YES

22. Is a quarry allocation notice held for the proposed ERA 20 instream?

☐ NO

☐ YES

23. Does the application involve any of the following in a HPA?

i) a level 2 ERA 11, (and is for specified works or a residential complex)

ii) an ERA 19 (dredging)

iii) Low impact ERA 20 (out of stream) for specified works or a residential complex (as defined in the *Wild Rivers Act 2005*, and *Environmental Protection Act 1994*)

iv) an ERA 22 (out of stream)

☐ NO

☐ YES

24. Is the proposed development for ERA 20 (out of stream) and;

– in a FMA; and

– not low impact; and

– not for a residential complex in the area, or for specified works.

☐ NO

☐ YES

25. Has documentation been included with the application describing how the applicant proposes to comply with the mandatory requirements, required outcomes, and/ or performance requirements as set out in the relevant part/s of the Wild Rivers Code?

☐ NO

☐ YES

²¹ The administering authority may be either the EPA, or if devolved or delegated, the local government, DPIF or NRW.

SECTION 3 – BUILDING REFERRALS (completion not mandatory)

Below is a list of the referrals that can apply to an application for building work assessable against the *Building Regulation 2006*. This section of the IDAS Assessment Checklist is provided for **advice only**. This section of the IDAS Assessment Checklist is **not** required to be completed and lodged with an application for building work assessable against the *Building Regulation 2006* only.

Special fire services - generally For more information go to schedule 2 table 1 and schedule 2A of the <i>IP Regulation</i> . Assessment period 15 days. No response is a deemed refusal.	1. An application may trigger referral to Qld Fire and Rescue Services as an advice agency if the building work requires special fire services mentioned in schedule 2A part 1 of the <i>Integrated Planning Regulation 1998</i> (IP Regulation) or includes an alternative solution assessed against the performance requirements of the Building Code of Australia.
Fire safety for budget accommodation For more information go to schedule 2 of the <i>IP Regulation</i> .	2. An application may trigger referral to Qld Fire and Rescue Services as an advice agency if the building work the subject of the application requires the installation of a fire safety system for a budget accommodation building.
Spray painting For more information go to schedule 2 of the <i>IP Regulation</i> .	3. An application may trigger referral to the Department of Industrial Relations (DIR) as a concurrence agency if the application involves a workplace incorporating spray painting.
Retail meat premises For more information go to schedule 2 of the <i>IP Regulation</i> .	4. An application may trigger referral to Safe Food Qld as a concurrence agency if the application involves a retail meat premises.
Private health facilities For more information go to schedule 2 of the <i>IP Regulation</i> .	5. An application may trigger referral to the Department of Health as a concurrence agency if the application involves a private health facility.
Workplace area less than 2.3m² For more information go to schedule 2 of the <i>IP Regulation</i> .	6. An application may trigger referral to the Department of Industrial Relations (DIR) as an advice agency if the application involves a work place area less than 2.3m ² .
Land contiguous to a State-controlled road For more information go to schedule 2 of the <i>IP Regulation</i> .	7. An application may trigger referral to the Department of Main Roads as a concurrence agency or advice agency if the application involves land contiguous to a State-controlled road.
Pastoral workers accommodation For more information go to schedule 2 of the <i>IP Regulation</i> .	8. An application may trigger referral to the Department of Industrial Relations (DIR) as a concurrence agency if the application involves pastoral workers accommodation.
Child care centre For more information go to schedule 2 of the <i>IP Regulation</i> .	9. An application may trigger referral to the Department of Communities as a concurrence agency if the application involves a childcare centre.
Coastal development For more information go to schedule 2 of the <i>IP Regulation</i> .	10. An application may trigger referral to the Environmental Protection Agency (EPA) as a concurrence agency if the application involves land completely or partly seaward of a coastal building line ²² .
Heritage For more information go to schedule 2 of the <i>IP Regulation</i> .	11. An application may trigger referral to the Heritage Council as a concurrence agency if the application involves a heritage registered place.
Fisheries matters For more information go to schedule 2 of the <i>IP Regulation</i> .	12. An application may trigger referral to the Department of Primary Industries and Fisheries (DPI&F) as a concurrence agency if the application involves assessable building work in a declared fish habitat area; or as an advice agency if the application involves assessable building work on land that adjoins a declared fish habitat area.
Integration of land use and public transport For more information go to schedule 2 of the <i>IP Regulation</i> .	13. An application may trigger referral to Queensland Transport as a concurrence agency if the application involves existing or future public transport corridors, or airport operational airspace ²³ .
Railway safety and efficiency For more information go to schedule 2 of the <i>IP Regulation</i> .	14. An application may trigger referral to Queensland Transport as a concurrence agency if the application involves future railway land.

NOTE: CONCURRENCE AGENCY ASSESSMENT PERIODS

The local government, as the concurrence agency, is required to assess and provide a response for the following building applications within a prescribed time. For applications relating to design and siting (17, 18 & 19), and building work for removal or rebuilding (23), the assessment period is 5 days. For all other applications the assessment period is 15 days. If no response is received from the local government for an application, it is taken to be a deemed refusal. However for amenity and aesthetics impact of particular building work for a single detached class 1a or class 10 building or structure (15), no response is taken to be a deemed approval.

Amenity and aesthetic impact of particular building work for single detached class 1 building or class 10 building or structure For more information go to schedule 2 table 1 of the <i>IP Regulation</i> . Assessment period 15 days. No response is a deemed approval.	15. An application will trigger a referral to the local government if it is : <ul style="list-style-type: none"> • for a single detached class 1 building or class 10 structure; and • the local government has declared by resolution the following: <ul style="list-style-type: none"> – the appearance of the building or structure will have an extremely adverse impact on the amenity of the locality; and – the appearance of the building or structure would be in extreme conflict with the character of the locality.
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²² Coastal building lines are prescribed under the *Coastal Protection and Management Act 1995*.

²³ Operational airspace is as defined in State Planning Policy 1/02 "Development in the Vicinity of Certain Airports and Aviation Facilities".

<p>Whether particular buildings may be occupied for residential purposes</p> <p>For more information go to schedule 2 table 1 of the <u>IP Regulation</u>.</p> <p>Assessment period 15 days. No response is a deemed refusal.</p>	<p>16. An application to use an existing building that is not class 1, 2, 3 or 4 for residential purposes may trigger a referral to the local government as the concurrence agency.</p>
<p>Design and siting</p> <p>For more information go to schedule 2 table 1 of the <u>IP Regulation</u>.</p> <p>Assessment period 5 days. No response is a deemed refusal.</p>	<p>17. An application may trigger referral to the local government as the concurrence agency if the building work does not comply with the performance criteria of parts 11 and 12 of the Queensland Development Code.</p> <p>18. An application may trigger referral to the local government as the concurrence agency if the building work does not comply with the qualitative statement for building clearance and site cover.</p> <p>19. An application may trigger referral to the local government as the concurrence agency if the building work does not comply with the qualitative statement for performance criteria 4, 5, 7, 8 or 9 of the Queensland Development Code, part 11 or 12.</p>
<p>Fire safety in particular budget accommodation buildings</p> <p>For more information go to schedule 2 table 1 of the <u>IP Regulation</u>.</p> <p>Assessment period 15 days. No response is a deemed refusal.</p>	<p>20. An application may trigger referral to the local government as the concurrence agency to determine the building will comply with the fire safety standard under the <i>Building Act 1975</i> when the building work has been completed.</p>
<p>Higher risk personal appearance services</p> <p>For more information go to schedule 2 table 1 of the <u>IP Regulation</u> and the QDC part 15.</p> <p>Assessment period 15 days. No response is a deemed refusal.</p>	<p>21. An application may trigger referral to the local government as the concurrence agency to determine if the building work</p> <ul style="list-style-type: none"> • complies with the performance criteria of the Queensland Development code part 15; and • the work does not comply with an acceptable solution stated in the part.
<p>Building work for residential service</p> <p>For more information go to schedule 2 table 1 of the <u>IP Regulation</u> and the QDC part 20.</p> <p>Assessment period 15 days. No response is a deemed refusal.</p>	<p>22. An application for building work for premises in which residential care service under the <i>Residential Services (Accreditation) Act 2002</i>, section 4, is conducted, or is proposed to be conducted, will trigger referral to the local government as the concurrence agency.</p>
<p>Building work for removal or rebuilding</p> <p>For more information go to schedule 2 table 1 of the <u>IP Regulation</u>.</p> <p>Assessment period 5 days. No response is a deemed refusal.</p>	<p>23. An application for the removal and/or rebuilding at another site of a building or other structure, will trigger referral to the local government as the concurrence agency.</p>
<p>Building work for rainwater tank in designated rainwater tank area</p> <p>For more information go to schedule 2 table 1 of the <u>IP Regulation</u> and the QDC part 25.</p> <p>Assessment period 15 days. No response is a deemed refusal.</p>	<p>24. An application may trigger referral to the local government as the concurrence agency to determine if the building work or structure complies with the relevant performance criteria if -</p> <ul style="list-style-type: none"> • Under the <i>Building Regulation 2006</i>, a rainwater tank is proposed to be installed as part of relevant building work, in a designated rainwater tank area; and • Under the Queensland Development Code, part 25, the rainwater tank does not include an acceptable solution for a relevant performance criteria.



Erosion Hazard Assessment - June 2006

The Brisbane City Council (BCC), *Erosion Hazard Assessment* form must be read in conjunction with the *Erosion Hazard Assessment - Supporting Technical Notes* (June 2006 or later version) for explanatory terms, and Certification information.

What is an Erosion Hazard Assessment?

Soil erosion and sediment from urban development, particularly during construction activities, is a significant source of sediment pollution in Brisbane's waterways. The Erosion Hazard Assessment determines whether the risk of soil erosion and sediment pollution to the environment is 'low' or 'high', using a point scoring system to assess the risk based on BCC's requirements for stormwater management and Erosion and Sediment Control (ESC).

When is the EHA required?

An *Erosion Hazard Assessment* form must be completed and lodged with BCC for any Development Application (DA), Operational Works ESC application, or Schedule 12 Compliance Assessment ESC application.

Failure to submit this form during lodgement of an Application may result in assessment delays or refusal of the Application.

Assessment Details

- 1 Does this development or operational works/detailed design ESC application trigger the Stormwater Management Code or House Code and involve soil disturbance?

No ☐ An Erosion Hazard Assessment is not required. Go to 4

Yes ☒ Complete Assessment Table on reverse side of this form.

- 2 Is the total score equal to or greater than 17?

A 'low' risk score

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

A 'high' risk score

If the Erosion Hazard Assessment produces a Total Score of 17 or greater, or any individual score is equal to or greater than its Trigger Score, the development proposal is considered to be 'high risk' with respect to soil erosion and sediment control. Applicants must lodge, with their Application, sufficient supporting information to demonstrate that the performance criteria of the Stormwater Management Code or House Code in the City Plan 2000 can be achieved.

No ☒ Refer to Council's *Erosion Hazard Assessment - Supporting Technical Notes*.

Yes ☐

- 3 Did you answer 'yes' to any Trigger Score questions?

No ☐ Refer to Council's *Erosion Hazard Assessment - Supporting Technical Notes*.

Yes ☒

- 4 Site Information and Certification

Application number (if known)

Site address

35 PARMA ROAD
MURARIE
Postcode 4172

Prepared by Print name

73(2)Irrelevant

Business name

JONES FLINT + PIKE

I certify that:

1. I have made all relevant enquiries and am satisfied no matters of significance have been withheld from the assessment manager; and
- Where completion of the EHA Assessment Table was required, that:
2. I am a person with suitable qualifications and/or experience in erosion and sediment control; and
3. the Erosion Hazard Assessment was completed in accordance with the Erosion Hazard Assessment Supporting Technical Notes and the BCC Erosion and Sediment Control Standard (version 9 or later); and
4. the Erosion Hazard Assessment Score accurately reflects the site's overall risk of soil erosion and sediment pollution to the environment.

I acknowledge and accept that the BCC, as assessment manager, relies, in good faith, on this certification as part of its development assessment process and the provision of false or misleading information to the BCC constitutes an offence for which BCC may take punitive steps/ action against me/ enforcement action against me.

Certified by Print name

73(2)Irrelevant

Certifier's signature

73(2)Irrelevant

Date

29/11/07

Stock Code no 262006

Assessment Table

	Points	Score	Trigger Score	BCC Use Only
[1] AVERAGE SLOPE OF DISTURBANCE AREA <ul style="list-style-type: none"> less than 3% (3% = 33H:1V) 0 more than 3% but less than 5% (5% = 20H:1V) 1 more than 5% but less than 10% (10% = 10H:1V) 2 more than 10% but less than 15% (15% = 6.7H:1V) 4 more than 15% 6 		0	Score equal to or greater than 4? No ☐ Yes ☐	
[2] SOIL CLASSIFICATION GROUP (AS1726) <ul style="list-style-type: none"> GW, GP, GM, GC 0 SW, SP, SM, SC, Pt 1 MH, CH, OH 2 ML, CL, OL, if imported fill will be used, or if soils untested 3 		3		
[3] EMERSON (DISPERSION) CLASS NUMBER <ul style="list-style-type: none"> Class 4, 6, 7, or 8 0 Class 5 2 Class 3 4 Class 1 or 2 6 		6	Score equal to or greater than 4? No ☐ Yes ☒	
[4] DURATION OF SOIL DISTURBANCE (including stabilisation period) <ul style="list-style-type: none"> less than 1 month 0 more than 1 month but less than 4 months 2 more than 4 months but less than 6 months 4 more than 6 months 6 		2	Score equal to or greater than 4? No ☐ Yes ☐	
[5] AREA OF DISTURBANCE <ul style="list-style-type: none"> less than 1000 m² 0 more than 1000 m² but less than 5000 m² 1 more than 5000 m² but less than 1 ha 2 more than 1 ha but less than 4 ha 4 more than 4 ha 6 		2	Score equal to or greater than 4? No ☐ Yes ☐	
[6] WATERWAY DISTURBANCE <ul style="list-style-type: none"> No disturbance to watercourse, open drain or stormwater pipe 0 Disturbance to watercourse, open drain or stormwater pipe 4 		0	Score equal to or greater than 4? No ☐ Yes ☐	
[7] REHABILITATION METHOD Percentage of area (relative to total disturbance) stabilised by seeding without mulching (ie. highest risk stabilisation method) <ul style="list-style-type: none"> less than 1% 0 more than 1% but less than 5% 1 more than 5% but less than 10% 2 more than 10% 4 		0		
[8] RECEIVING WATERS <ul style="list-style-type: none"> Open water body (eg. creek, river, bay) 1 Enclosed water body (eg. lake, boat harbour) 2 		1		
[9] SUBSOIL EXPOSURE <ul style="list-style-type: none"> No subsoil exposure except for service trenches 0 Subsoils are likely to be exposed 2 		0		
[10] EXTERNAL CATCHMENTS <ul style="list-style-type: none"> No external catchment 0 External catchment diverted around the soil disturbance 1 External catchment not diverted around the soil disturbance 4 		1		
[11] ROAD CONSTRUCTION <ul style="list-style-type: none"> No road construction 0 Involves road construction works 2 		0		
[12] pH OF SOILS TO BE REVEGETATED <ul style="list-style-type: none"> less than pH 6 1 more than pH6 but less than pH 8 0 more than pH8, or if pH testing not done at this stage 1 		1		

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[13] Total Score = 16

Go to 2 (front page)

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Development Application – Fee Assessment

Lodge with IDAS Lodgement form Part A

GST does not apply
to any of these fees

- Reconfigure a Lot
- Make a Material Change of Use
- Carry out Building Work

Location details

Street address

Street number and name

35 PARINGA ROAD

Suburb

MURARRIE

State

QLD

Postcode

4172

Real Property Description

Lot no.

7

Plan Type

SP

Plan no.

179372

Purpose/Intended Use

INDUSTRY / WAREHOUSE

Has a Pre-lodgement Meeting been held regarding this proposal?

No ☐Yes ☒Minutes of each meeting must be attached to this
Development Application

Has a Preliminary Approval been issued for this proposal?

No ☒Yes ☐

Approval number

Is this a Staged Development?

No ☒Yes ☐

Previous Development Application number

Are you an organisation listed in the Fees and Charges Appendix A?

No ☒Yes ☐

Development Application details

NOTE: Development Type

Assessable Gross Floor Area Where the application relates to a change in GFA, or the change in use of existing GFA or a combination of the two.

Site Area Where assessment of the application relates to use of land, but there is no assessable GFA.

		Aspect Tick one box in each column for each aspect of the application, e.g. if the application includes a Material Change of Use and a Reconfigure a Lot, choose one column for the MCU and one for the Reconfigure.					
		1	2	3	4	5	6
Application Type Tick one box in each Aspect column for each 'Application Type'.							
Reconfigure a Lot	☒	☐	☐	☐	☐	☐	☐
Make a Material Change of Use	☐	☒	☐	☐	☐	☐	☐
Carry Out Building Work	☐	☐	☐	☐	☐	☐	☐
Development Stage Give one number in each Aspect column for each 'Development Stage'.							
Number	1	1					
Approval Type Tick one box in each Aspect column for each 'Approval Type'.							
Development Permit	☒	☒	☐	☐	☐	☐	☐
Preliminary Approval under s3.1.5	☐	☐	☐	☐	☐	☐	☐
Preliminary Approval under s3.1.6	☐	☐	☐	☐	☐	☐	☐
Level of Assessment Tick one box in each Aspect column for each 'Level of Assessment'.							
Code	☒	☒	☐	☐	☐	☐	☐
Notifiable Code	☐	☐	☐	☐	☐	☐	☐
Impact Assessable Generally Appropriate	☐	☐	☐	☐	☐	☐	☐
Impact Assessable Generally Inappropriate	☐	☐	☐	☐	☐	☐	☐
Development Type Tick one box and give details in each Aspect column for each 'Development Type'.							
Minor	☐	☐	☐	☐	☐	☐	☐
Domestic Type A	☐	☐	☐	☐	☐	☐	☐
Domestic Type B	☐	☐	☐	☐	☐	☐	☐
Small Non-Domestic Development Type A	☐	☐	☐	☐	☐	☐	☐
Small Non-Domestic Development Type B	☐	☐	☐	☐	☐	☐	☐
Large Non-Domestic Development Type A Give: Number of Units	☐	☐	☐	☐	☐	☐	☐
Large Non-Domestic Development Type B Give: Number of Lots	☒ 15	☐	☐	☐	☐	☐	☐
Large Non-Domestic Development Type C Give: Assessable GFA OR Site Area	☐	☒	☐	☐	☐	☐	☐
Major Project Give: Assessable GFA OR Site Area	☐	☐	☐	☐	☐	☐	☐

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Activities Please select activity from page 4

Aspect no.	Activity name
1	WAREHOUSE / INDUSTRY

Miscellaneous Fees

Aspect no.	Type, e.g. Hydraulic Assessment, Structure Plan, Centres Concept Plan	Fee Amount \$

Fees

Please refer to the Development Assessment and Compliance Fees brochure for assistance on how to calculate your fees.

Aspect no.	Fee Amount \$
1	\$15,600
Miscellaneous	
Total Fee payable \$15,600	

Declaration

I declare the information provided to be true and I understand that additional fees, as outlined in the current Fees and Charges, may be required to complete assessment of my application.

Applicant's name

API NEXUS C/- JONES FLINT & PIKE

Applicant's signature

73(2) Irrelevant

Date

21/11/07

Office Use Only – Checklist

- ☐ Completed and signed IDAS forms
- ☐ Correct Fee enclosed or paid
- ☐ BCC Erosion Hazard Assessment form

Hardcopy Lodgement Requirement

- ☐ One hardcopy of all application forms
- ☐ Seven A4 hardcopies of all assessment reports
- ☐ Seven hardcopies of all plans including elevations***

Electronic Lodgement Requirement

- ☐ One hardcopy of all application forms
- ☐ Three A4 hardcopies of all assessment reports
- ☐ Six hardcopies of all plans including elevations***
- ☐ One compact disc containing a copy of all application forms, reports and plans

Amount

\$

Reference no.

Date lodged

/ /

*** All plans must be drawn at a suitable scale to enable easy recognition

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Activities

Material Change of Use

Description

Aged Care Accommodation
Amusement Arcade
Awning over Footpath
Brothel
Build Over Sewer
Build Over Stormwater
Camping Ground
Car Wash
Caravan Park
Caretaker's Flat
Car Park
Cattery
Cemetery
Centre Activities Outside Centre
Centre Activities Within Centre
Centres Concept Plan
Child Care Facility
Cinema
Club
Commercial Character Building (Activities Within)
Commercial Character Building (Demolition/Extension)
Community Facilities
Concrete Batching Plant
Container Depot
Convention Centre
Crematorium
Demolition/Extension to Heritage Place
Demolition/Extension to Heritage Place (Residential Dwelling)
Display Home
Display and Sale Activities
Education Purposes
Emergency Services
Estate Sales Office
Extractive Industry
Farm
Garden Centre
Health Care Purposes
Home Business
Hotel
House in DCP (Demolition/Extension)
House in DCP (New House)
House in EP/Rural Area
House on Small Lot
Indoor Sport and Recreation

Material Change of Use *continued*

Description

Industry
Kennels
Landing
Medical Centre
Mixed Use
Multi-Unit Dwelling
Nightclub
Non-Compliant with House Code
Office
Outdoor Sport and Recreation
Park
Radioactive Industry
Radio or Television Station
Restaurant
Retirement Village
Riding School
Satellite Dish
Service Station
Shop
Single Unit Dwelling
Storage Yard
Structure Plan
Telecommunication Tower
Utility Installation
Warehouse
Youth Club

Reconfigure a Lot

Description

Access Easement
Boundary Realignment
Building Format Plan
Standard Format Plan
Subdivision of Land
Subdivision by Lease
Volumetric Subdivision



JONES FLINT & PIKE PTY. LTD.
development consultants planners and surveyors

JFOP Consulting Engineers Pty. Ltd.
development consultants civil structural and waterway engineers

PLANNING ASSESSMENT REPORT

35 PARINGA ROAD, MURARRIE
API NEXUS PROPERTY SERVICES NO.1 PTY LTD
NOVEMBER, 2007

contents

1. Introduction
2. Site Details
3. Site History
4. Application Details
5. The Proposal
6. Statutory Requirements
7. Other Issues
8. Conclusions

1. INTRODUCTION

This application seeks the approval of a Development Permit for a Material Change of Use – Warehouse/Industry over land at 35 Paringa Road, Murarrie. API Nexus Property Services No.1 is the applicant for the proposal, care of Jones Flint and Pike Pty Ltd. Consent from the registered owner of the subject allotment is included as part of the application.

2. SITE DETAILS

The site is located at 35 Paringa Road, Murarrie and is described as Lot 7 on SP179372. The total site area is 15230 square metres. The subject site is located within the General Industry Area under Brisbane City Plan 2000. The site is also within the boundaries of the Australia Trade Coast Local Plan.

The subject site is currently vacant and was created as part of a recent subdivision proposal. Vehicular access to the site is currently available from a private roadway/common property to the east of the site. A private rail line within an existing easement passes through the western portion of the site. This rail line appears disused and does not appear to have been used for some time.

Apart from a scattering of existing trees, the site is void of significant vegetation (please refer to the aerial photo below) and appears to have been subject to significant site disturbance. The land can be described as flat, draining to an existing culvert under Paringa Road. An open drain previously ran through the centre of the site. This drain was piped and filled as part of the previous subdivision approval over the site. Sewerage, water reticulation and power are all presently available to the site and were provided as part of the previous subdivision approval.

Land surrounding the subject site is also located within the General Industry Area and is utilised for industrial and warehouse purposes.



Figure 1. Aerial Photograph of Site

3. SITE HISTORY

The subject site was created as part of a recently completed subdivision. This subdivision included the provision of the necessary infrastructure to service the site for industrial/warehouse purposes.

A prelodgement meeting on the proposal was held with Council officers on the 24th July 2007. The issues raised in the meeting have been addressed as part of this application. A copy of the minutes from this meeting is attached at Appendix A. one of the issues raised by BCC at the Prelodgement meeting was that there were a number of easement traversing the site and that a copy of the easement agreements should accompany any development application. These easement documents are attached as Appendix B.

4. APPLICATION DETAILS

The current application seeks approval for a:

- **Development Permit – Material Change of Use (Warehouse and Industry)**

Brisbane City Plan 2000 defines Industry and Warehouse as follows:

"Industry: a use of premises that, in the course of any trade or business, involves:

- the manufacture, production, processing, repair, alteration, dry cleaning or laundering (not including laundromats), recycling, storage or transfer of any article, material or thing whether solid, liquid or gaseous
- scientific or technological research, investigation or testing
- the disposal of waste

This includes any ancillary office space for administration, staff amenities or storage of articles used in connection with or resulting from that activity."

"Warehouse: a use of premises for the storage of goods, whether or not in a building, including self-storage facilities or storage yards"

The proposal represents Code Assessable development under Section 6.3.3 of Brisbane City Plan 2000. As a consequence, public notification of the application will not be required.

The site below RL5.0 and filling is proposed to raise the level of the site. As a consequence the Department of Natural Resources, Mines and Water will be an Advice Agency for the proposal.

The site is adjacent to an existing railway level crossing. Despite the fact that the railway line in question appears discussed the application requires referral to Queensland Transport as a Concurrence Agency.

The site is on the Environmental Management Register (EMR) due to past industrial activities on the site. A suitability statement applies to the property for Industrial and or Commercial purposes. As the site is on the EMR, the Environmental Protection Agency will be a Concurrence Agency for the proposal.

There are no other referral agencies triggered by the proposal.

5. THE PROPOSAL

As discussed above, this application seeks approval for a Material Change of Use of the site for Warehouse and Industrial purposes and is depicted on the Husband and Leith architectural plans attached.



The proposed development represents the development of the site for speculative Warehouse and Industry tenancies ranging in size from 200m² to 1205m². The total gross floor area of the proposal is 8385m².

The proposal is broken into 3 separate buildings, which provide for a variety of tenancy sizes and flexibility for the future tenants. Generally each tenancy has a ground floor with ancillary offices and/or storage above.

Access to the proposal is to be via the private roadway to the west of the site. This roadway is accessed via Paringa Road. Direct vehicular access to Paringa Road is not proposed in this instance.

The proposal includes an on-site carparking area, designed in accordance with the requirements of the Transport Access, Parking and Servicing Planning Scheme Policy. A total of 174 carparking spaces are proposed, excluding 6 motorbike spaces. The carpark has been designed to provide for AV manoeuvring on site. Please refer to the turning templates indicated on the proposal plans.

The existing rail line in the western portion of the site will not be affected by the subject proposal and has been excluded from the development footprint.

6. STATUTORY REQUIREMENTS

6.1. SOUTH EAST QUEENSLAND REGIONAL PLAN

The site is included within the Urban footprint as identified within the SEQ Regional Plan. The development proposal is consistent with intent and provisions of the SEQ Regional Plan.

6.2 CITY PLAN 2000

6.2.1 General Industry Area

The subject site is designated General Industry Area under Brisbane City Plan 2000. The intent for the General industry Area states:

"The General Industry Area features a wide range of industries and complementary activities that meet high standards of amenity and environmental standards."

"Development achieves high standards of amenity where close to Residential, Community Use and Green Space Areas, with high impact industries well separated from residential and community uses."

The proposal is consistent with the intent for the General Industry Area.

6.2.2 AUSTRALIA TRADE COAST LOCAL PLAN

The subject site is within the bounds of the Australia Trade Coast Local Plan. Whilst the subject site is not contained within a specific precinct under the Local Plan, the proposal is consistent with the overall intent of the local plan.

6.2.3 APPLICABLE CODES

The proposal has been designed to comply with the applicable City Plan 2000 Codes. Statements of the proposal's compliance with Performance Criteria of the relevant Codes are provided in Appendix C of this report.

The following City Plan Codes are relevant to the assessment of this application:

Primary Codes

- Industrial Design Code
- Industrial Amenity and Performance Code

Secondary Codes

- Services Works and Infrastructure Code
- Stormwater Management Code
- Operational Works Code
- Landscaping Code
- Transport, Access, Parking and Servicing Code
- Non-Discriminatory Access and Use Code

The proposal has been designed in compliance with the relevant City Plan requirements.

7. OTHER ISSUES

Contaminated Land

The site is listed on the Environmental Management Register due to previous industrial activities on the site. Please refer to Appendix D for an extract from the Environmental Management Register.

The extract indicates that a suitability statement has been granted over the site for industrial and commercial uses. This statement was granted after extensive on site testing and reporting undertaken as part of the previous subdivision application over the site.

A site management plan applies to the subject land. The current proposal will be conducted in accordance with this site management plan and it is anticipated that the Environmental Protection Agency will reiterate this requirement as part of any Concurrence Agency Response on the proposal.

Noise

As the proposal will not impact on any sensitive receiving environment a noise report is not required in this instance.

R

Traffic

A Traffic Report for the proposal has been prepared by TTM Consulting and is attached. The report concludes that the proposal is satisfactory from a Traffic Engineering perspective.

Stormwater

Stormwater runoff from the site will be collected internally and discharged to a lawful point of discharge being the existing open drain in the northern portion of the site.

An existing stormwater easement traverses the site. A 1500mm diameter Stormwater pipe is located within this easement. The proposed layout has been design to ensure no impacts on this existing pipe and easement.

The stormwater quality issues relating to the proposed are to be addressed in a Site Based Stormwater Management Plan for the proposal. This is to be prepared as part of the detailed design phase of the proposal.

Landscaping

A landscape plan for the project has been prepared by Jones Flint & Pike Landscape Architects and is attached. The proposal is to be attractively landscaped in accordance with City Plan requirements. A range of vegetation types are proposed. Existing vegetation has been retained where possible.

Infrastructure Charges

The subject site was created as part of a recent subdivision proposal. Council reference DRS/USE/H04-898428. It is understood that the applicable water supply and sewerage headworks and infrastructure charges for the site were paid as part of this subdivision and that no further charges will apply to the current proposal.

8. CONCLUSION

This assessment report has demonstrated that the proposal complies with the relevant Performance Criteria or Acceptable Solutions of City Plan 2000. The proposal has been design in accordance with the requirements of both the Industrial Design Code and Industrial Amenity and Performance Code.

The proposal is for a high quality Industrial/Warehouse development which will successfully integrate with the existing pattern of development in the locality. The current proposal incorporates high quality design elements which are aimed at complementing the existing Paringa Road streetscape.

We trust the above is acceptable to Council's assessment requirements and look forward to the receipt of Council's Acknowledgement Notice in due course.

Please contact 73(2)Irrelevant on 3844-7161 should you have any queries regarding the application.

Prepared by:

JONES FLINT & PIKE PTY LTD

73(2)Irrelevant

73(2)Irrelevant

Senior Town Planner

R

APPENDIX A

PRELODGEEMENT NOTES



PRELODGEEMENT RECORD

APPLICANT		REFERENCE NUMBER: A001863339	
Name:	Api Nexus	PROPOSAL: Prelodgement (DA)	
Phone:	3844 7161	Date:	24 July 2007
Fax:	07 3846 1959	Time:	01:30 pm
Company:	73(2)Irrelevant	Location: Brisbane Square - Library - Development Lounge	
	C/-JONES, FLINT & PIKE PTY LTD	Attendance:	
	P O BOX 3634	73(2)Irrelevant	Senior Urban Planner
	SOUTH BRISBANE QLD 4101	73(2)Irrelevant	Engineering
		73(2)Irrelevant	- JFP
		73(2)Irrelevant	
SITE			
Address:	35 Paringa Rd Murarrie Qld 4172		
RPD:	Lot(s) 7 on Survey Plan 179372		
Ward:	Doboy - Councillor John Campbell		

Proposal:

Prelodgement (DA)
Industrial Warehouse

Area Classification

General Industry

Type of Application Required:

Code Assessable if industry/warehouse

Issues Identified by the Applicant for discussion:

Flooding
Filling
Waterway
Drainage Easement
Servicing and access

Signed _____

Date ____ / ____ / ____

Disclaimer

The aim of a prelodgement meeting is to provide initial advice on likely major issues relevant to a development proposal to assist in the timely processing of applications. It cannot replace the in-depth investigation normally associated with the formal assessment of an application and consideration of any public submissions. While the advice is given in good faith, it in no way binds a decision by the Council.

Please note that as this is a Council document it will be subject to the provisions of the Freedom of Information Act.

Please note a copy of this page will be provided to the relevant Ward Councillor for THEIR INFORMATION ONLY.

Supporting information provided by applicant (eg. plan/reports)

Proposal Plan

Attachments provided to the applicant

Nil

Relevant Site History (including structure plans)

Subdivision approval for subject site – H04-898428 and Material Change of use approvals on adjoining newly created lots.

City Plan/Strategic Issues

- ☐ Site is within the General Industry Area – use of the land for the purposes of industry and warehousing is Code assessable.
- ☐ AGL Pipeline – Gas/Oil Pipeline Code (Agility third party advice agency)
- ☐ Powerlink and Energex (easements) – third party advice agencies if affect site
- ☐ Queensland Rail nor BCC are party to the rail line easement. Private easement for Vissey. Need to consult QR and Vissey re use and need of rail line.
- ☐ Brisbane River Corridor – Precinct 5 – need to address Brisbane River Corridor PSP
- ☐ Proposed office – clarify use and need for building of this size. If not considered ancillary to the uses on site it will require impact assessment. Must demonstrate that the office is ancillary to the warehousing or industry use.
- ☐ Australia Trade Coast Local Plan – site is not located within a specific precinct and have no specific development parameters. Local Plan does show an infrastructure corridor along Paringa Rd being the rail line
- ☐ Industry/Warehousing are spec units – no tenants proposed as yet.

Infrastructure/Engineering

Roadworks (external/internal/road widenings)

- ☐ External roadworks may be required;

Bikeways

- ☐ Not discussed

Traffic impacts and access

- ☐ Access, parking and servicing is to comply with the TAPS Policy;
- ☐ Legal Access rights via the access easement are to be demonstrated;

Vehicle parking and servicing

- ☐ AV manoeuvring available on site

Water Supply

- ☐ Not discussed



Sewerage

- ☐ A proposal to show how the site is to be connected to the Council Sewerage system is required.

Stormwater/Flooding/Hydraulics

- ☐ There are a number of easements traversing the site – a copy of the easement agreements should be submitted with the application. No approval would be granted for an activity that contravenes the terms of the easement agreements;
- ☐ The site is also affected by an overland flowpath. A detailed hydraulic analysis, prepared by a Registered Professional Engineer of Queensland is required to be submitted for assessment. A fee, in accordance with Council's current fee schedule is applicable to Council's assessment of this analysis. Such analysis is to demonstrate compliance with the current Subdivision and Development Guidelines. If access and parking was permitted into the area of overland flow the depth by velocity of the flows would need to be less than 0.4.
- ☐ The site is affected by flooding to R.L. 2.5m AHD (Q100) from the Brisbane River. The Q20 flood level is 2.1metres AHD;
- ☐ The minimum non-habitable floor level is R.L. 2.5m AHD. Minimum carparking level is to be 2.1metres AHD;
- ☐ Private easement for stormwater to cater for upstream property on site (Council not a party)
- ☐ Channel has been filled and 150mm pipe located within the area

Filling/Erosion & Sediment Control

- ☐ Submit a June 2006 Erosion Hazard Assessment Form

Infrastructure charges plans (not including actual charges)

- ☐ Infrastructure charges placed on the subdivision.
- ☐ Darren to investigate amounts paid with the application and how calculated to determine what payments may be required for MCU application
- ☐ It appears water headworks and sewer, transport and PRL ICP's have been paid on the subdivision over this site (Waterways charges were not imposed as they do not apply for charge area 4 in the Australia Trade Coast ICP). These payments would need to be taken into consideration in establishing any future charges for an MCU on lot 7. ICP's will only apply for water and sewer if the proposed development exceeds the planned densities for these two networks. As the new infill ICP's do not replace the existing high growth ICP's for waterways, transport and PRL there will be no charge imposed for these three networks.

Headworks charges (not including actual charges)

- ☐ Will apply under the recently adopted Infill ICP PSP (for the purpose of calculating water and sewer charges);
- ☐ The site is located within the Australia Trade Coast South ICP area (for the purpose of calculating transport, waterways and community purposes charges)

Pollution

Site Contamination

- ☐ Site is listed as contaminated land (EMR)

Information on potential referral agencies:

EPA:

- The applicant must provide a detailed site history report to determine whether any industrial activities have occurred on the site, LAND is currently on EMR. The Environmental Protection Agency will be a referral agency for this site.

On-site Activities:

- The applicant must fully describe the proposed activities to be undertaken on the site and demonstrate whether they constitute any ERA's (Environmentally Relevant Activities) as per Schedule 1 of the *Environmental Protection Regulations 1998* and/or Schedule 1 or 2 activities within Chapter 3, Section 6 - Industrial Areas in *Brisbane City Council's City Plan 2000*. Depending on the information provided, the application may require a referral agency for the ERA component or the level of assessment may be modified.
- The applicant must outline the manufacturing activities that take place on the site. This should include a process flow diagram that describes all inputs and outputs within the manufacturing process, approximate production capacity, what dangerous goods may be used in the process, and a description of how wastes are disposed of or recycled.

Noted that building is spec only and this information may not be available at the time of lodgement

Dangerous Goods Storage:

- The applicant must fully describe all dangerous goods to be stored on site. The following information relating to the storage of dangerous goods must be presented as a minimum:
 - Maximum quantities of each material stored
 - Dangerous goods Class, Packaging group and UN Number for each material
 - Total quantities stored for each Class and Packaging group
 - Location of each material stored identified on site plans
 - Manner in which material is stored (i.e. above-ground tank, drums)
 - Handling and safety measures (i.e. fire protection measures, bunding)

Note: If maximum quantities of dangerous goods stored exceed the levels identified in Schedule 1 or 2 activities within Chapter 3, Section 6 - Industrial Areas in *Brisbane City Council's City Plan 2000*, the level of assessment for the application may be modified.

Noted that building is spec only and this information may not be available at the time of lodgement

Stand-by Generation - ERA 11(a) (Petroleum Product Storage)

- If the proposal includes the storage of distillate for the emergency generator(s) in quantities of 10 000 litres or more then the applicant is required to submit an application for Material Change of Use - Environmentally Relevant Activity, ERA11(a) Petroleum Product Storage (Form G, \$200) under the Integrated Development Assessment System, Integrated Planning Act and the Environmental Protection Act.
- The applicant must identify the amount of fuel to be used with the associated stand-by generation and determine whether this activity constitutes Fuel Burning as defined in:

1. Schedule 2 activities within Chapter 3, Section 6 - Industrial Areas in *Brisbane City Council's City Plan 2000*, Fuel Burning - Any process involving the use of fuel burning equipment (including, for example, a standby power generator) that is capable of burning (whether alone or in total) **100 KG or more of fuel per hour**.
2. *Schedule 1 of the Environmental Protection Regulations 1998*, Prescribed Environmentally Relevant Activities, ERA 17 (Fuel Burning) – Any process involving the use of fuel burning equipment (including, for example, a standby power generator) that is capable of burning (whether alone or in total) **500 KG or more of fuel per hour**.

Stormwater Quality:

- The applicant must develop a Site-Based Stormwater Management Plan which demonstrates that stormwater run-off from the site will not contain pollutant levels in excess of the *Council's Water Quality Objectives*. The plan must contain specific details of the location, size, maintenance and operation of all proposed stormwater quality improvement devices. Furthermore, site plans must be presented that demonstrate all run-off will be directed to these proposed devices before discharge off-site.

Acid Sulfate Soils:

- (GENERAL ASS) As the site is located in a high-risk region for acid sulfate soils, the applicant should provide an assessment against *State Planning Policy 2/02 – Planning and Managing Development Involving Acid Sulfate Soils*. An Acid Sulfate Soils Investigation Report is required if greater than 100m³ of soil is disturbed. Any investigation report and subsequent Acid Sulfate Soils Management Plan must be developed in accordance with this policy and other associated technical guidelines.

ASS Investigation

An ASS investigation will be necessary to determine possible impacts of soil disturbance and filling. The ASS investigation and ASS management plan (if required) should be consistent with the *Guidelines for sampling and analysis of lowland acid sulfate soils (ASS) in Queensland 1998* (Ahern et al, 1998), *State Planning Policy 2/02: Planning and Managing Development Involving Acid Sulfate Soils*, the *State Planning 2/02 Guidelines: Acid Sulfate Soils* (Qld Govt, 2002), and the *Queensland Acid Sulfate Soil Technical Manual: Soil Management Guidelines*.

The following information must be supplied with an ASS Investigation as a minimum:

1) Provide a site map defining the dimensions and locations of area(s) where fill is to be placed, the depth and volumes of fill at these locations and the location of all investigative boreholes dug within the area(s) to be filled.

2) Define where the fill will be sourced from (both on-site and off-site).

Note: Fill should not be untreated ASS. This may need to be verified with the fill supplier.

3) Using information collected in the ASS investigation report identify the extent of any *in situ* potential acid sulfate soils or actual acid sulfate soils that may be exposed or disturbed by displacement and extrusion of soil or changes to groundwater levels associated with the proposed works.

4) Provide information as set out in Section 8.5 of the SPP 2/02 Guideline (supported by geotechnical investigations or similar) and Section 6.2 of the QASSMAC *ASS Technical Manual: Soil Management Guidelines* to assess how the load associated with placing of

fill (or any other structures associated with the filling activity) will effect the underlying soil, ground water levels and surface water runoff at the site.

Noise

☐ Not discussed

Air Quality

☐ Not discussed

Stormwater Management – Industrial

☐ Not discussed

Environmental Relevant Activity – Industrial

☐ Not discussed

Environmental/Parks/Landscaping

Natural Assets Local Law

☐ NALL over the site – Significant Native Vegetation, Waterway Vegetation and Wetland Vegetation

Floral/Fauna

☐ Require survey of existing vegetation and nominate vegetation to be retained and removed.

Waterway

☐ Not discussed

Wetland

☐ Not discussed

Parks

☐ Not discussed

Bikeways

☐ Not discussed

Landscaping

☐ Landscape Concept Plan in accordance with Landscape Code required

SCIP

☐ Not discuss

Architectural

Heritage

☐ Not discussed

CPTED

☐ Not discussed

Design

- ☐ Building to be compliant with Acceptable solutions with respect to height.
- ☐ Needs to provide interesting design to the building as it is a prominent corner

Other Issues

Amenity

- ☐ Not discussed

Other

- Address safety with part of the land located on the other side of the rail easement - need to provide details of crossings and safety measures to protect staff and visitors.

Outcome Summary:

- ☐ Proposal as discussed supported in principal subject to detailed assessment



APPENDIX B

Survey Plan showing Easement Agreements



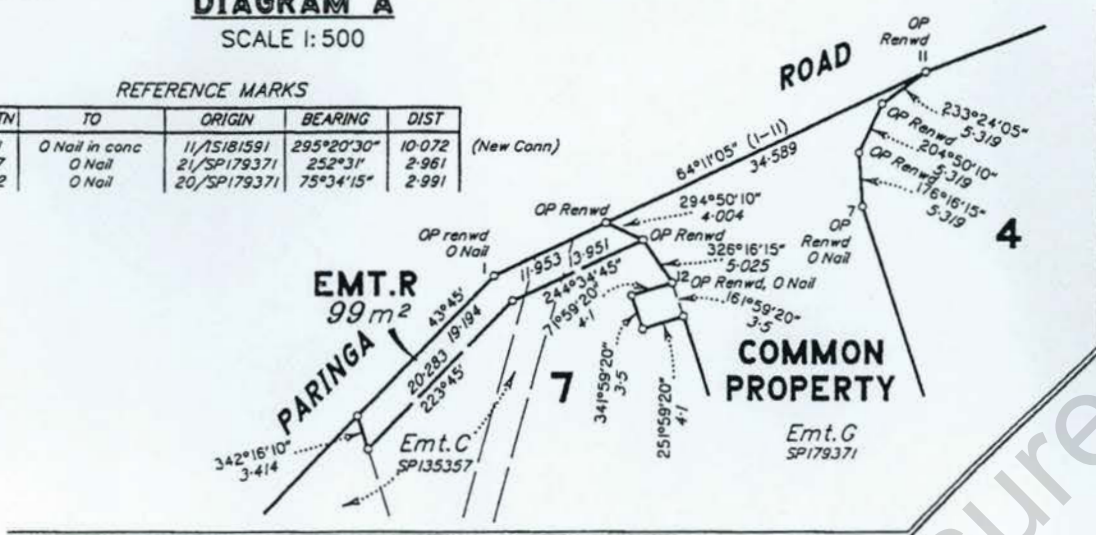
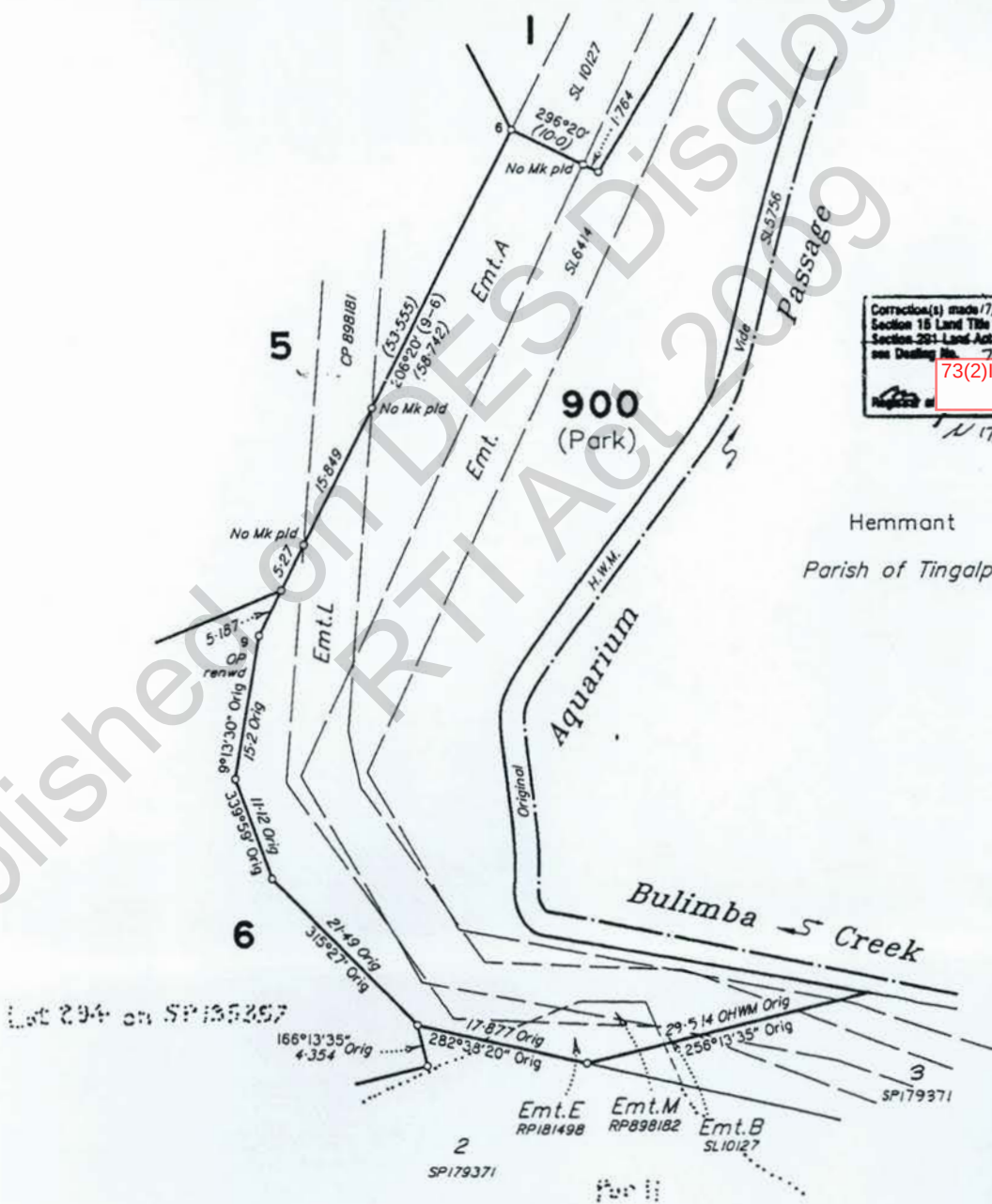
DIAGRAM A

SCALE 1: 500

REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
1	O Nail in conc	11/15181591	295°20'30"	10.072
7	O Nail	21/SP179371	252°31'	2.961
12	O Nail	20/SP179371	75°34'15"	2.991

(New Conn)

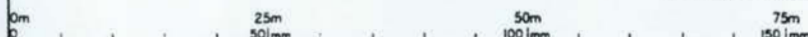


Correction(s) made 17/2/06 in accordance with
Section 18 Land Title Act 1994 /
Section 204 Land Act 1994
see Dealing No. 70-2-363809
73(2) Irrelevant
17/2/2006



Hemmant
Parish of Tingalpa

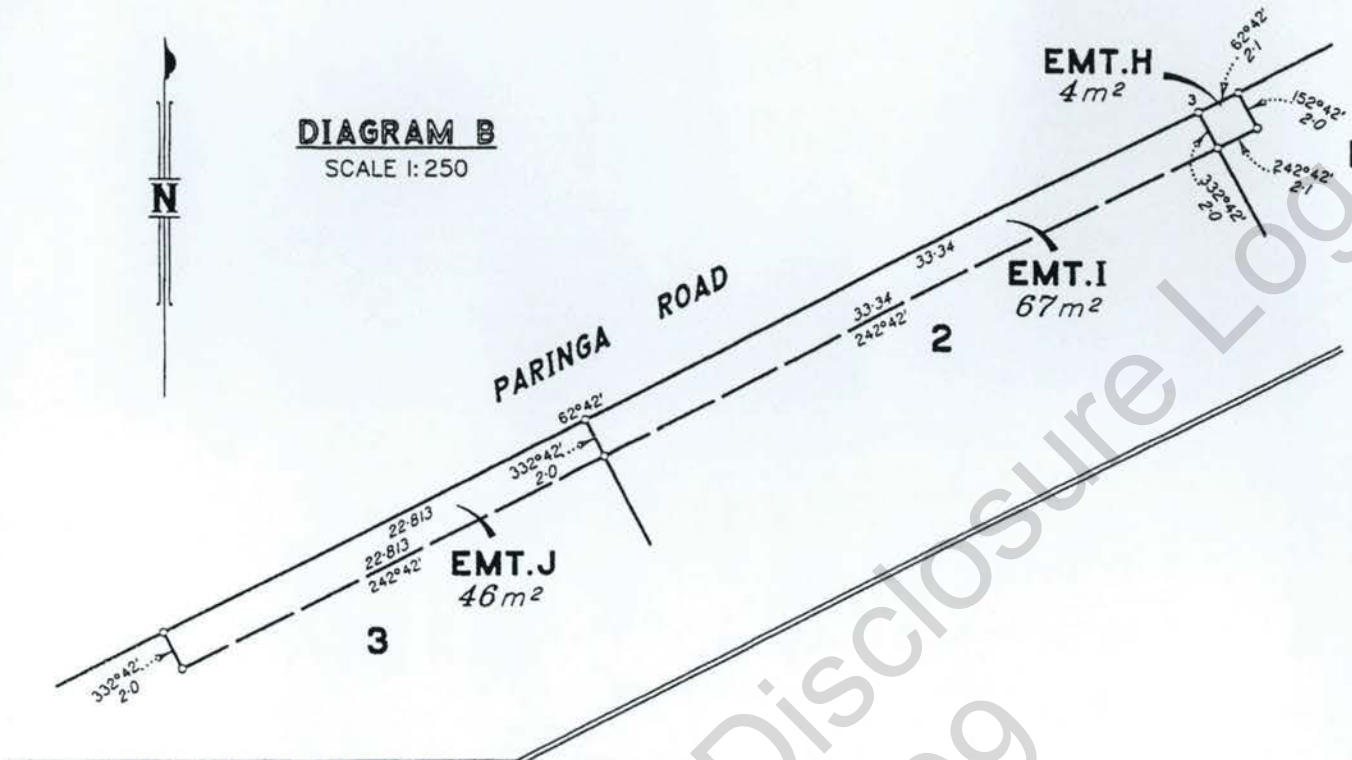
SCALE 1: 500



State copyright reserved.
Insert Plan Number SP179372



DIAGRAM B
SCALE 1: 250



COMMON PROPERTY

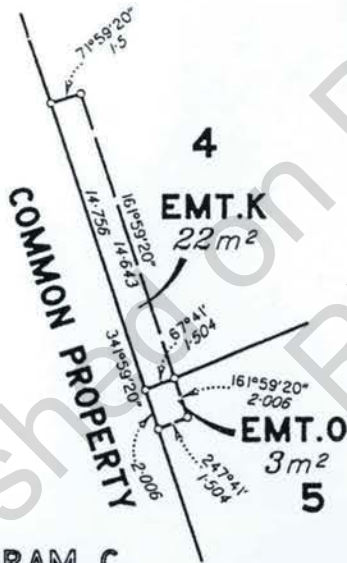


DIAGRAM C
SCALE 1: 250

DIAGRAM D
SCALE 1: 100

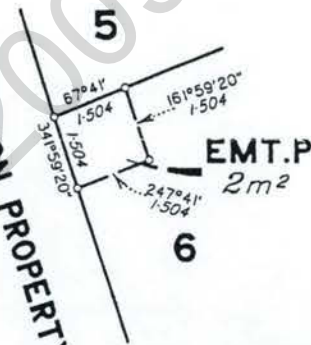
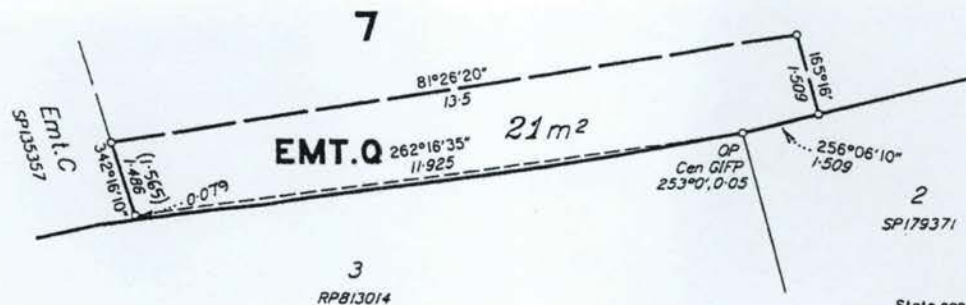


DIAGRAM E
SCALE 1: 100



0m 5m 10m 15m
50mm 100mm 150mm

State copyright reserved.
Insert Plan Number **SP179372**

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

709225965
709299341
\$942.60
\$942.60
18/01/2006 14:24

BE 400 NT

Registered

s. Lodged by

Quinn & Scottini 273
GPO Box 2612
Brisbane QLD 4001

(Include address, phone number, reference, and Lodger Code)

1. Certificate of Registered Owners or Lessees.

1/We SNOWDAY PTY LTD ACN 003 895 341

GALE DEVELOPMENTS PTY LTD ACN 001 337 524

(Names in full)

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

* as Lessees of this land agree to this plan.

Signature of *Registered Owners *Lessees

73(2)Irrelevant

73(2)Irrelevant

Director
SNOWDAY PTY LTD
ACN 003 895 341

73(2)Irrelevant

73(2)Irrelevant

Director
SNOWDAY PTY LTD
ACN 003 895 341

73(2)Irrelevant

73(2)Irrelevant

Director
GALE DEVELOPMENTS PTY LTD
ACN 001 337 524

GALE DEVELOPMENTS PTY LTD ACN 001 337 524
by its duly constituted Attorney Duncan Keith Murdoch
pursuant to Power of Attorney No 709225965 who declares
that he has received no notice of any claim or interest in the said land of Attorney

* Rule out whichever is inapplicable

73(2)Irrelevant

73(2)Irrelevant

2. Local Government Approval.

* BRISBANE CITY COUNCIL

hereby approves this plan in accordance with the:

% INTEGRATED PLANNING ACT 1997

Dated this 11th day of November 2005

73(2)Irrelevant

Appointed Officer

* Insert the name of the Local Government. % Insert Integrated Planning Act 1997 or
Insert designation of signatory or delegation Local Government (Planning & Environment) Act 1990

3. Plans with Community Management Statement:

CMS Number: 34869

Name: BRIDGEVIEW ON GATEWAY

4. References:

Dept File:

Local Govt:

Surveyor: JD 3403-00

5. Existing

Title Reference	Lot	Plan	Lots	Emts	Road
18125182 50459796	1	SP179371	1-7, 900 & CP	H-K & O-R	

Created

MORTGAGE ALLOCATIONS

Mortgage	Lots Fully Encumbered	Lots Partially Encumbered
707947148	1-5, 7 & CP	6 & 900

BENEFIT EASEMENT ALLOCATIONS

Easement	Lots Fully Benefited	Lots Partially Benefited
707354326	1-5, 7 & CP	6 & 900

ENCUMBRANCE EASEMENT ALLOCATIONS

Easement	Lots to be Encumbered
(Emt G)	Common Property
703595462 (Emt M)	900
706909894 (Emt E)	900
602808360 (Emt L)	1 & 900
602808361 (Emt A & B)	900
703595469 (Emt L)	1, 2, 5 & 900
707067625 (Emt D)	7
707067669 (Emt C)	7
602808361 (Emt A)	1

1-5, 7 & CP

Lot 294 on
SP135357

900 & 6

POR 11 & Lot 294
on SP135357

Lots

Orig

7. Portion Allocation:

8. Map Reference:

9543-33211

9. Locality:

MURARRIE

10. Local Government:

BRISBANE CITY

11. Passed & Endorsed:

By: KEILAR FOX & MCGHIE PTY LTD

Date: 25.11.2005

Signed:

Designation:

73(2)Irrelevant

Director

Development Approval 12.5.2005

12. Building Format Plans only.

I certify that:

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

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

Cadastral Surveyor/Director* Date

Delete words not required

13. Lodgement Fees:

Survey Deposit

\$

Lodgement

\$

New Titles

\$

Photocopy

\$

Postage

\$

TOTAL

\$

14. Insert
Plan
Number

SP179372

R

APPENDIX C

PRIMARY AND SECONDARY CODES

INDUSTRIAL DESIGN CODE

4 Performance Criterion and Acceptable Solutions

4.1 General

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMPLIES	ALTERNATIVE SOLUTIONS
<p>P1 Buildings must be of a scale and design generally compatible with those of nearby buildings and must contribute positively to the visual character of the area, especially as seen from the street.</p> <p>Buildings must achieve a standard of visual amenity that is acceptable having regard to the desirable character of the locality</p>	<p>A1.1 Building height is no more than 15m</p> <p>A1.2 No part of any building or structure is closer than 6m to any road frontage</p> <p>A1.3 The main entry to the building is easily identifiable, and directly accessible, from the street</p> <p>A1.4 Vehicle unloading and outdoor storage areas are designed and located to be unobtrusive from the street</p> <p>A1.5 The ground storey of buildings is designed with office, display windows, entrance foyers and building forecourts orientated or opening to nearby footpaths or roads</p> <p>A1.6 Site cover does not exceed: • 75% in the Future Industry, Light Industry and General Industry Areas • 25% in the Heavy Industry and Extractive Industry Areas</p>	<p>Yes</p>	<p>AS1.1 Complies, Building Height is less than 15 metres.</p> <p>AS1.2 Complies, a setback in excess of six metres is proposed to all dedicated roads.</p> <p>AS1.3 Complies, the main entrance is to be visible to the street.</p> <p>AS1.4 Complies, vehicle unloading areas are well removed from Paringa Road.</p> <p>AS1.5 Complies, the front tenancies are orientated towards the street.</p> <p>AS1.6 Complies, site cover is less than 75%.</p>
<p>P2 Landscape areas must be located where planting will ameliorate the view of the development from major public vantage points.</p> <p>Landscaping to road frontages must make a positive contribution to the streetscape and incorporate bold landscape elements that complement the scale and bulk of industrial forms</p>	<p>A2.1 At least 3% of the site is landscaped</p> <p>A2.2 Tree planting is provided to landscape frontages that will achieve canopy spread over 50% of the site frontage within 5 years of planting</p> <p>A2.3 Existing trees that already contribute to these requirements are retained</p>	<p>Yes</p>	<p>AS2.1 Complies, in excess of 3% of the site is to be landscaped.</p> <p>AS2.2 Complies, a landscaping plan addressing this issue is currently being prepared and will be submitted to Council shortly.</p> <p>AS2.3 Complies, existing trees are to be retained where practical. Any loss of trees is to be offset by the provision of additional vegetation. A</p>

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMPLIES	ALTERNATIVE SOLUTIONS
<p>P3 Building design must allow for the infrastructure and service requirements of future users</p>	<p>A2.4 Shade trees are provided in carparking areas at a ratio of 1 tree for each 6 carparking spaces</p> <p>A2.5 Large trees and spreading ground covers are provided in all landscape areas within the site</p> <p>A2.6 Large screening shrubs of an appropriate density and size to complement the scale and bulk of the subject building are provided in areas where screening is a priority</p> <p>A2.7 A landscaped strip with a minimum width of 2m is provided along the frontage of the site</p> <p>A3 Design makes allowances for proposed and future infrastructure requirements, including where relevant:</p> <ul style="list-style-type: none"> • access and space allocation for any future trade waste connections to sewer • storage tanks • refuse storage areas • recycling storage areas • waste pre-treatment devices • other ancillary equipment • trade waste connections • carparking and manoeuvring areas 	<p>Yes</p>	<p>landscaping plan addressing this issue is currently being prepared and will be submitted to Council shortly.</p> <p>AS2.4 Complies, shade trees have been provided throughout the carpark where possible.</p> <p>AS2.5 Complies</p> <p>AS2.6 Complies</p> <p>AS2.7 Complies, a minimum 2 metre wide landscape strip has been provided along the Paringa Road frontage.</p> <p>A3 Complies</p>
<p>P4 Stormwater must not contaminate surface water or ground water</p>	<p>A4.1 Areas where potentially contaminating substances are stored or used are roofed</p> <p>A4.2 Provision is made for spills to be bunded and retained on site for removal and disposal by an approved means</p> <p>A4.3 Surfaces where spillages can occur are sealed with concrete, asphalt or similar impervious substance</p>	<p>Yes</p>	<p>AS4.1-4.4 Complies, stormwater runoff will be captured and treated on site as required. Roofwater will be discharged to an appropriate lawful point of discharge.</p>

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMPLIES	ALTERNATIVE SOLUTIONS
<p>P5 The proposal must create a socially, visually and physically amenable work environment</p> <p>P6 The design of the proposal minimises noise impacts on surrounding uses</p> <p>P7 Proposals must not constitute a safety hazard to aviation operations <i>Note:</i> <i>For guidance on assessing potential hazards to aviation operations refer to the Airports Planning Scheme Policy</i></p>	<p>A4.4 Roofwater is piped away from areas of potential contamination</p>		
	<p>A5.1 On-site recreation areas are provided for staff and:</p> <ul style="list-style-type: none"> • include seating, tables and rubbish bin • are adequately protected from the weather • are safely accessible to all staff • separate private from public areas • are located away from noisy or odorous activities 	Yes	<p>AS5.1 An on-site recreation area has been provided as required.</p>
	<p>A5.2 Non-slip, easily cleaned paving materials are used in pedestrian areas where oil and water are likely to accumulate</p>	Yes	<p>AS5.2 Complies</p>
	<p>A5.3 Site illumination is provided within parking and pedestrian areas during hours of operation</p>	Yes	<p>AS5.3 Complies</p>
	<p>A5.4 Proposals are designed incorporating crime prevention through environmental design (CPTED) principles identified in the Crime Prevention Through Environmental Design (CPTED) Planning Scheme Policy</p>	Yes	<p>AS5.4 Complies</p>
	<p>A6 The building design and layout locates potential noise sources away from sensitive surrounding uses</p>	Yes	<p>AS6 Complies, the proposal will not impact on any sensitive receiving environments.</p>
	<p>A7.1 Proposals do not emit high electromagnetic or signal transmissions in the vicinity of airports or airport navigational systems</p> <p>A7.2 No building, structure, object or activity exceeds 110m in height outside of prescribed airspace for Brisbane or Archerfield Airports OR No building, structure, object or activity more than 15m above ground level intrudes into private airspace for Brisbane or Archerfield Airports</p>	Yes Yes	<p>AS7.1 Complies</p> <p>AS7.2 Complies, the proposed buildings are less than 15 metres in height.</p>

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMPLIES	ALTERNATIVE SOLUTIONS
<p>P8 Proposals must be designed to incorporate graffiti prevention measures</p> <p><i>Note: For guidance on assessing the incorporation of graffiti prevention measures refer to the Graffiti Prevention Guidelines Planning Scheme Policy</i></p>	<p>A8 Building design and layout provide for non graffiti-friendly development, structures and layout by incorporating the following features where practical:</p> <ul style="list-style-type: none"> • access control measures of vegetation, fencing, lighting, or sprinklers • designs with an absence of 'natural ladders' • minimal unbroken vertical surface areas • graffiti deterrent surface treatments 	Yes	AS8 Complies, suitable fencing and landscaping will be provided within the site to deter graffiti.

4.2 Applies to sites fronting an arterial road, a suburban access road or a limited access arterial road

<p>P1 The building and landscaping must be attractive when viewed from adjacent roads</p>	<p>A1.1 The frontage to an arterial or suburban access road provides only for landscaping and visitor parking</p>	Yes	AS1.1 Complies, the proposal presents an attractive high quality appearance to Paringa Road.
	<p>A1.2 All parts of any building (other than a roof) visible from an arterial road, suburban access road or a limited access arterial road are constructed predominantly of brick or painted concrete or masonry and do not incorporate highly reflective materials</p> <p>Refer to Figure c</p>	Yes	AS1.2 Complies, high quality building materials will be provided to the Paringa Road elevation. Please refer to the proposed plans of layout for further details.
	<p>A1.3 The office is located at the front of the site, and the main entry to the building is easily identifiable from and directly accessible from the principal street frontage of the site</p> <p>Refer to Figure d</p>	Yes	AS1.3 Complies, offices and low reflective glazing are to be orientated towards Paringa Street.
	<p>A1.4 Design incorporates variation in parapet</p>		

	design, roofing heights and treatments	Yes	AS1.4 Complies, the proposed buildings are articulated with varying building heights and roof forms.
	A1.5 A landscaped strip is provided with a minimum width of 3m along the frontage of the site	Yes	AS1.5 Complies, landscaping in excess of 3 metres in depth is provided along the Paringa Road frontage.

4.3 Applies to a Light Industry Area or a General Industry Area within 150m of a sensitive receiving environment

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMPLIES	ALTERNATIVE SOLUTIONS
<p>P1 Buildings must be reasonably compatible in appearance and scale with nearby residential buildings</p> <p>Appropriate screening and buffering to neighbouring uses must be provided so that the amenity of these uses is maintained or improved</p>	Where the site is visible from a sensitive receiving environment		
	A1.1 Building height is no more than 8.5m	N/A	AS1.1 N/A, the site is not within 150 metres of a sensitive receiving environment.
	A1.2 The building is designed and constructed with high quality finishes such as brick, painted concrete or masonry and does not incorporate highly reflective materials	N/A	AS1.2 N/A
	A1.3 All external areas are landscaped or sealed	N/A	AS1.3 N/A
	A1.4 The site is landscaped to present attractively to sensitive receiving environments, with fencing and landscaping used to screen site activities from view	N/A	AS1.4 N/A
	Where the site has a common side or rear boundary with a Residential Area:		
	A1.5 External on-site activity areas are located to maximise distances away from residential areas	N/A	AS1.5-1.10 N/A
	A1.6 Parking and outdoor storage areas are screened from residential areas		

	<p>A1.7 Where residential boundaries adjoin at the rear, the rear wall of the new industrial building is constructed from side boundary to side boundary</p> <p>A1.8 Where a building wall with no openings is the closest element of the proposal to a residential area, a densely planted landscaped buffer at least 3m wide is provided</p> <p>OR</p> <p>Where a building wall with openings is the closest element of the proposal to the residential area, a densely planted landscaped and screened buffer area at least 6m wide is provided</p> <p>A1.9 Buffers along boundaries consist of tall trees and shrubs, including a mix of fast growing pioneer species and mature stock of slower growing permanent species, that will form a complete visual screen of a minimum of 4m in height within 3 years of planting</p> <p>A1.10 Existing trees that already contribute to meeting these requirements are retained</p> <p>Refer to <i>Figure e</i></p> <p>Where the site is on the opposite side of the road to a sensitive receiving environment:</p> <p>A1.11 The building is located on the front boundary and all on-site activity, open storage and servicing is located at the rear of the building</p> <p>Refer to <i>Figure f</i></p> <p>A1.12 Any outdoor storage of vehicles, goods or material is not visible from the road except carparking for visitors and staff</p>	N/A	AS1.11,1.12 N/A
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PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMPLIES	ALTERNATIVE SOLUTIONS
<p>P2 Noise emissions and vibrations from the site must not cause an environmental nuisance</p> <p><i>Note:</i> For guidance on assessing potential impacts, refer to the Noise Impact Assessment Planning Scheme Policy</p>	<p>A2.1 Major openings in buildings and all areas where work may be conducted outside the building are located away from the nearest sensitive receiving environment</p> <p>A2.2 Where the site has a common boundary with a sensitive receiving environment:</p> <ul style="list-style-type: none"> • no openings occur in walls facing a common boundary • effective acoustic screening is provided to all areas where work could be conducted outside the building, including refuse collection, so that off-site noise emissions are not unreasonable • noise emitting services such as air conditioning equipment, pumps and ventilation fans are located as far away as practical from residential areas 	<p>N/A</p> <p>N/A</p>	<p>AS2.1 N/A</p> <p>AS2.2 N/A</p>

INDUSTRIAL AMENITY and PERFORMANCE CODE
4 Performance Criterion and Acceptable Solutions

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS FOR CODE ASSESSMENT	COMPLIES	ALTERNATIVE SOLUTIONS
<p>P1 The use must be of a scale and intensity that has minimal impacts on the surrounding area</p> <p>P2 Emissions of contaminants including air pollutants, noise, vibration, heat, light, radioactivity and electromagnetic radiation must not cause environmental harm or nuisance <i>Note:</i> <i>For guidance on assessing impacts and performance requirements refer to Noise Impact Assessment Planning Scheme Policy and Air Quality Planning Scheme Policy</i></p> <p>P3 Emissions of air pollutants including photochemical smog precursors and particulates must not detrimentally affect regional air quality <i>Note:</i> <i>For guidance on assessing potential air quality impacts and performance requirements refer to Air Quality Planning Scheme Policy</i></p> <p>P4 Emissions of greenhouse gases (carbon dioxide, nitrous oxide and methane) must not cause environmental harm <i>Note:</i> <i>For guidance on assessing potential air quality impacts and performance requirements refer to Air Quality Planning Scheme Policy</i></p>	<p>A1 No Acceptable Solution is Prescribed</p> <p>A2 No significant emissions of contaminants occur beyond the boundary of the site</p> <p>A3 Not applicable</p> <p>A4 Not applicable</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>	<p>P1 Complies, the height of the proposal is consistent with other developments in the area.</p> <p>AS2 Complies, the proposal is for speculative Industrial/Warehouse tenancies which will be low impact.</p> <p>P3 Complies, the proposal is for speculative Industrial/Warehouse tenancies which will be low impact.</p> <p>P4 Complies the proposal is for speculative Industrial/Warehouse tenancies which will be low impact.</p>

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS FOR CODE ASSESSMENT	COMPLIES	ALTERNATIVE SOLUTIONS
<p>P5 Emissions of contaminants to surface or groundwater (including contaminated stormwater) must not result in environmental harm or nuisance</p> <p><i>Note:</i> For guidance on assessing potential impacts and performance requirements refer to the Management of Urban Stormwater Quality Planning Scheme Policy</p>	<p>A5.1 Liquid or solid wastes (other than stormwater) are not discharged to land or waters</p>		<p>A5.1 Complies, no discharge of liquid or solid wastes is proposed onto the surrounding area. A trade waste permit would be obtained where required.</p>
	<p>A5.2 Storage's of potentially contaminating substances or areas where potentially contaminating activities are conducted are covered and contained to prevent the ingress of rainfall or run-off and to control spillage</p>		<p>A5.2 Complies, no storage of dangerous goods is proposed in this instance.</p>
	<p>A5.3 The use does not involve exposed stockpiles of raw or processed material greater than a total volume of 30m³</p>		<p>A5.3 Complies, no exposed stockpiles are proposed.</p>
<p>P6 Emissions of contaminants must not result in environmental harm or nuisance from ground contamination</p>	<p>A6 The use does not have the potential to result in release of contaminants to ground</p>		<p>A6 Complies, the majority of the site will be hardstand. Stormwater flows will be captured and treated on site to ensure contaminants do not impact the area.</p>
<p>P7 The risk to public safety, property and the environment from technological hazards (fire, explosion, and chemical release) must be as low as reasonably practical and within acceptable limits</p> <p><i>Note:</i> For guidance on assessment and performance requirements refer to the Hazard and Risk Assessment Planning Scheme Policy</p>	<p>A7 The use does not include Storage of Dangerous Goods above the volumes/quantities identified in Chapter 3, Industrial Areas, Schedule 2</p>		<p>A7 Complies</p>
<p>P8 The production of solid and liquid wastes must be prevented, or minimised to the greatest extent practical</p> <p><i>Note:</i> The Waste Management Strategy for Queensland provides guidance on waste management strategies</p>	<p>A8 Not applicable</p>		<p>P8 N/A</p>
<p>P9 Non-discriminatory access must be provided to the proposal from adjoining roads and public areas</p>	<p>A9 Changes of level at the site boundary allow access to the proposal from the road to comply with AS1428— <i>Design for Access and Mobility</i></p>		<p>A9 Complies, the access to the site meets the relevant standards.</p>

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS FOR CODE ASSESSMENT	COMPLIES	ALTERNATIVE SOLUTIONS
<p>P10 Traffic generated by the use must not result in environmental nuisance or adversely impact on the safety of road users and residents</p>	<p>A10.1 Heavy vehicle access to the site does not use residential streets classified as neighbourhood access or local access Additional requirements—where within 150m of a sensitive receiving environment: A10.2 Heavy vehicle movements are restricted to between 7am to 7pm Monday to Saturday A10.3 All haul routes and on-site manoeuvring areas are sealed</p>		<p>A10.1 Complies, access is to be via the common access location previously approved by Council as part of the previous subdivision approval over the site.</p> <p>A10.2 N/A, the site is not within 150 metres of a sensitive receiving environment.</p> <p>A10.3 N/A</p>
<p>P11 The layout of the proposal must achieve adequate provision for servicing on site that is clearly defined, safe and easily accessible and must be designed to contain potential adverse impacts of servicing within the site Servicing must be located to discourage on-street loading and must not detract from the aesthetics or amenity of the Area</p>	<p>A11 Loading/unloading and associated manoeuvring areas on site are designed in accordance with the servicing layout design guidelines in Section 4 of the Transport, Access, Parking and Servicing Planning Scheme Policy</p>		<p>A11Complies, the proposed loading and unloading areas have been designed in accordance with the applicable Council standards. TTM Consulting are currently preparing a traffic report for the proposal which will be submitted to Council shortly.</p>

SERVICES, WORKS AND INFRASTRUCTURE CODE

4 Performance Criteria and Acceptable Solutions

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMPLIES	ALTERNATIVE SOLUTIONS
<p>P1 Land used for urban purposes must be serviced adequately with regard to water, waste disposal, drainage, telecommunication and energy</p>	<p>A1 The land is provided with:</p> <ul style="list-style-type: none"> • reticulated water, sewerage, drainage, electricity and telecommunications services • gas service where reasonable 	Yes	<p>AS1 Complies, water supply, sewerage, stormwater drainage, electricity and telecommunication services were all provided to the site as part of the previous subdivision over the site.</p>
<p>P2 Frontage to the site must provide the following to an appropriate urban standard:</p> <ul style="list-style-type: none"> • an effective, high quality paved roadway • an effective, high quality roadway kerb and channel • safe, high quality crossings over channels and walkways • safe, accessible high quality bikeways • a safe, accessible, high quality public walkway compatible and integrated with the surrounding environment • provision of and alteration to required public utilities • effective drainage • appropriate conduits to facilitate the provision of required street lighting systems and traffic signals 	<p>A2 The following are provided or already exist at the frontage of the site, to the standard that would have applied if the development formed part of a new subdivision:</p> <ul style="list-style-type: none"> • concrete kerb and channel • forming and grading to walkways • crossings over channels and walkways • a constructed bikeway • a constructed walkway, minimum 1.2m wide and full width from the property line to the kerb in Multi-purpose Centres • reconstruction of any damaged public walkway in concrete • construction of the carriageway • payment of costs for required alterations to public utility mains, services or installations • construction of and required alterations to public utility mains, services or installations • drainage works • installation of electrical conduits 	Yes	<p>AS2 Complies, no additional work is required to the frontage of the site. Any works were undertaken as part of the previous subdivision over the site in accordance with Council's Subdivision & Development Guidelines.</p>
<p>P3 Building design and layout must provide for additional infrastructure to facilitate future telecommunication services and providers (e.g. fibre optic cable)</p>	<p>A3.1 Conduits, cabling or ducting is provided in all residential, community, commercial and industrial buildings of a sufficient diameter to enable two or more carriers</p>	Yes	<p>AS3 Complies, building design and layout will be in accordance with the relevant Codes & Standards.</p>

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMPLIES	ALTERNATIVE SOLUTIONS
	<p>to service the building. An underground access connection pit and "lead in" duct is provided in the footpath, plus a conduit from the property boundary to:</p> <ul style="list-style-type: none"> • a designated entry point in each building • each lot in community title developments • each floor and tenancy in multi-occupancy buildings <p>All work is to be in accordance with relevant Building Codes and Australian Standards</p> <p><i>Note:</i> An accurate, digital 'as built' three dimensional location plan will need to be supplied for all infrastructure provided in the footpath</p> <p>Additional requirements for Multi-unit Dwellings of more than 4 storeys and 20 units or Centre Activities with a gross floor area of 2500m² or greater:</p> <p>A3.2 New buildings are provided with:</p> <ul style="list-style-type: none"> • a co-located equipment room • a central (vertical) riser duct within the core of the building • a telecommunications closet on each floor • distribution by underfloor or suspended ceiling ducts • designated wireless area on roof with structural capability <p>All work is to be in accordance with relevant Building Codes and Australian Standards</p>	N/A	<p>AS3.2 N/A, the proposed tenancies are a maximum of 3 storeys and do not constitute Centre Activities.</p>

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMPLIES	ALTERNATIVE SOLUTIONS
	<p>Refer to Figure a.</p> <p><i>Note:</i> A signed statement must be submitted to Council by a competent person (as defined in the Standard Building Regulation 1993) confirming that the premises as built complies with these requirements, when final building certification is issued.</p>		
P4 Major public projects promote the provision of affordable, high bandwidth telecommunication services throughout Brisbane	<p>A4 Conduits are provided in all major Council and government works projects to enable the future provision of fibre optic cabling:</p> <ul style="list-style-type: none"> • when the additional expense is unlikely to be prohibitive • when further major work is unlikely or disruption would be a major concern eg limited capacity roads • when there is a clear gap in the telecommunication network • when there is a clear gap in the bandwidth available to the area <p><i>Note:</i> An accurate, digital 'as built' three dimensional location plans will need to be supplied for all infrastructure provided in the road reserve</p>	N/A	AS1 The proposal does not include a major public project.

STORMWATER MANAGEMENT CODE

4.1 General

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMPLIES	ALTERNATIVE SOLUTIONS
<p>P1 The planning of the stormwater management system must provide for the integrated management of stormwater in order to:</p> <ul style="list-style-type: none"> • minimise flooding • protect and enhance environmental values of receiving waters • maximise the use of water sensitive urban design principles • maximise the use of natural waterway corridors and natural channel design principles • maximise community benefit • minimise public safety risk 	<p>A1.1 The proposal complies with the Subdivision and Development Guidelines</p> <p>A1.2 A Site Based Stormwater Management Plan (SBSMP) is prepared for all major and minor stormwater management measures. The SBSMP must provide for the following where applicable:</p> <ul style="list-style-type: none"> • an underground and/or open drain/overland flowpath network maximising the use of natural channel design and water sensitive urban design principles • make provision for detention/retention storage basins • an Erosion and Sediment Control (ESC) Program where required by Council's Erosion and Sediment Control Standard • retention of natural waterway corridors • public safety factors and risk management measures • an acceptable level of flood immunity <p>A1.3 The proposal complies with any Stormwater Management Plan (SMP), Local Stormwater Management Plan (LSMP) or Waterways Management Plan (WMP) prepared by Council</p> <p><i>Note:</i> <i>The Subdivision and Development Guidelines provide guidance on the level of</i></p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>	<p>AS1.1 The proposal complies with Council's Subdivision and Development Guidelines. The development will be designed to ensure water quality and quantity issues have been addressed.</p> <p>AS1.2 A Stormwater Management Plan for the proposal is currently being prepared and will be submitted to Council shortly. Stormwater management measures will be further refined as part of the future operational works applications over the site.</p> <p>AS1.3 A Stormwater Management Plan for the proposal is currently being prepared and will be submitted to Council shortly. Stormwater management measures will be further refined as part of the future operational works applications over the site.</p>

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMPLIES	ALTERNATIVE SOLUTIONS
	information required for different development types		

4.2 Flooding

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMPLIES	ALTERNATIVE SOLUTIONS
P1 The proposed stormwater management system or site works must not adversely impact on flooding or drainage of properties that are upstream, downstream or adjacent to the subject site	<p>A1 The proposal meets the requirements of Council's Subdivision and Development Guidelines and does not result in an increase in flood level or flood duration on upstream, downstream or adjacent properties</p> <p><i>Note:</i> Compliance with this acceptable solution can be demonstrated by the submission of a hydraulic and hydrology report (as part of a SBSMP) identifying potential flooding impacts on upstream, downstream or adjacent properties</p>	Yes	AS1 A Stormwater Management Plan for the proposal is currently being prepared and will be submitted to Council shortly. Stormwater management measures will be further refined as part of the future operational works applications over the site.
P2 The drainage network must provide capacity to safely convey stormwater run-off resulting from relevant design storm events taking into account increased run-off from roof drainage	<p>A2.1 The design demonstrates that a drainage network will be provided that will comply with Council's Subdivision and Development Guidelines</p> <p><i>Note:</i> Compliance with this acceptable solution can be demonstrated by identifying the conceptual drainage requirements for the proposal in a SBSMP</p> <p>A2.2 The design allows sufficient area to provide for a drainage network that will comply with Council's Subdivision and Development Guidelines</p> <p><i>Note:</i></p>	<p>Yes</p> <p>Yes</p>	<p>AS2.1 The proposal complies with Council's Subdivision and Development Guidelines.</p> <p>AS2.2 The proposal complies with Council's Subdivision and Development Guidelines.</p>

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMPLIES	ALTERNATIVE SOLUTIONS
	<p><i>Compliance with this acceptable solution can be demonstrated by the submission of a hydraulic and hydrology report (as part of a SBSMP) identifying the area required to accommodate the drainage network</i></p>		
<p>P3 Development design must reduce property damage and, where applicable, ensure public safety by ensuring that the development levels are set above the relevant design flood level or storm surge level</p>	<p>A3.1 All development is located above minimum flood immunity levels in accordance with Council's Subdivision and Development Guidelines</p> <p><i>Note:</i> <i>Compliance with this acceptable solution can be demonstrated by the submission of a hydraulic and hydrology report identifying flood levels and development design levels (as part of a SBSMP)</i></p> <p>A3.2 Road access is provided in accordance with the flood immunity levels identified in Council's Subdivision and Development Guidelines</p> <p><i>Note:</i> <i>Compliance with this acceptable solution can be demonstrated by the submission of a hydraulic and hydrology report identifying flood levels and development design levels</i></p>	<p>Yes</p> <p>Yes</p>	<p>AS3.1 The site is flood free and the proposed allotments will achieve the applicable flood immunity levels.</p> <p>AS3.2 The access to the site is flood free.</p>
<p>P4 Any channel works that are part of the development, major drainage works or flood mitigation works must maintain and/or enhance the environmental values of the waterway corridor or drainage corridor</p>	<p>A4 Design and construction of channel works incorporate water sensitive urban design and natural channel design features which will comply with:</p> <ul style="list-style-type: none"> • Council's Subdivision and Development Guidelines, and • where applicable any SMP, LSMP or WMP prepared by Council <p><i>Note:</i></p>	<p>Yes</p>	<p>AS4 Any future channel works will be designed in accordance with the relevant standards. The proposal complies with Council's Subdivision and Development Guidelines.</p>

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMPLIES	ALTERNATIVE SOLUTIONS
	<i>Compliance with this acceptable solution can be demonstrated by the provision of conceptual details of any channel works (as part of a SBSMP)</i>		
P5 Erosion treatment works along waterway banks and associated drainage structures must maintain or enhance the environmental values of waterways	A5 Design and construction of erosion treatment features incorporate natural channel design features which will comply with: <ul style="list-style-type: none"> • Council's Subdivision and Development Guidelines, and • Council's Urban Creek Erosion—Guidelines for Selecting Remedial Works <i>Note:</i> <i>Compliance with this acceptable solution can be demonstrated by the provision of conceptual details of any erosion treatment works (as part of a SBSMP)</i>	Yes	AS5 Any proposed erosion treatment features within the will comply with Council's Subdivision and Development Guidelines.
P6 Bridges and culverts provided for flood immunity to minimise traffic disruption must improve public safety and allow for fauna movement and recreation corridors where these needs are identified	A6 The design complies with Council's Subdivision and Development Guidelines <i>Note:</i> <i>Compliance with this acceptable solution can be demonstrated by the provision of conceptual details of any bridge or culvert works (as part of a SBSMP)</i>	N/A	AS6 No bridges / culverts are required by the proposal.
P7 The design and construction of detention and retention storage features must: <ul style="list-style-type: none"> • achieve acceptable impacts on environmental values • provide for recreational use where possible • achieve acceptable risk to public safety and property 	A7 The design complies with Council's Subdivision and Development Guidelines and where applicable any SMP, LSMP or WMP prepared by Council <i>Note:</i>	Yes	AS7 A Stormwater Management Plan is currently being prepared and will be submitted to Council shortly. Stormwater management measures will be further refined as part of the future operational works applications over the site.

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMPLIES	ALTERNATIVE SOLUTIONS
	<p>Guidelines</p> <p>Note: Compliance with this acceptable solution can be demonstrated by providing conceptual detail of how stormwater quality will be managed (as part of a SBSMP)</p>		
P2 Release of sediment laden stormwater is minimised	<p>A2 All development complies with Council's Erosion and Sediment Control Standard</p> <p>Note: Compliance with this acceptable solution can be demonstrated by providing conceptual details of how the requirements of Council's Erosion and Sediment Control Standard will be met (conceptual SBSMP). This will generally be conditioned and may require the submission of a subsequent detailed SBSMP for operational works</p>	Yes	A2 Complies, it is anticipated that Council will impose a condition to this effect.
High risk development			
P3 Environmental values and water quality objectives of receiving waters within or downstream of the proposal are protected or enhanced	<p>A3.1 Relevant water quality objectives for receiving waters are identified and site specific discharge standards met</p> <p>Note: Compliance with this acceptable solution may be demonstrated by following the process outlined in the Management of Urban Stormwater Quality Planning Scheme Policy. This can be documented in a SBSMP</p> <p>A3.2 The design provides for stormwater quality best management practices that are sufficient to treat the target pollutants and will comply</p>	<p>Yes</p> <p>Yes</p>	<p>AS3.1 A Stormwater Management Plan is currently being prepared and will be submitted to Council shortly. Stormwater management measures will be further refined as part of the future operational works applications over the site.</p> <p>AS3.2 Refer above</p>

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMPLIES	ALTERNATIVE SOLUTIONS
	<p>with the Council's Subdivision and Development Guidelines</p> <p>A3.3 Stormwater quality best management practices are designed, constructed and maintained in accordance with Council's Subdivision and Development Guidelines</p> <p><i>Note:</i> Compliance with this acceptable solution can be demonstrated by providing conceptual detail of how stormwater quality will be managed (as part of a SBSMP)</p>	Yes	AS3.3 Refer above
P4 Release of sediment laden stormwater is minimised	<p>A4 All development complies with Council's Erosion and Sediment Control Standard</p> <p><i>Note:</i> Compliance with this Performance Criteria/ Acceptable Solution can be demonstrated by providing conceptual details of how the requirements of Council's Erosion and Sediment Control Standard will be met (conceptual SBSMP). This will generally be conditioned and may require the submission of a subsequent detailed SBSMP for operational works</p>	Yes	AS4 Erosion and Silt Control Best Practice measures will be employed during construction. It is anticipated that Council will impose a condition to this effect.



OPERATIONAL WORKS CODE

4 Performance Criteria and Acceptable Solutions

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMPLIES	ALTERNATIVE SOLUTIONS
Road construction			
<p>P1.1 The pavement, edging and landscaping must support the specified functions and amenity of the road</p>	<p>A1 The proposal complies with Council's Subdivision and Development Guidelines</p>	Yes	<p>AS1.1 Pavements, edging, verges and footpaths are all envisaged to conform to Council's Subdivision & Development Guidelines. Detailed design plans to be prepared at the operational works stage.</p>
<p>P1.2 Road pavement surfaces must be well designed and:</p> <ul style="list-style-type: none"> • durable enough to carry wheel loads of travelling and parked vehicles • ensure the safe passage of vehicles, pedestrians and cyclists, the discharge of stormwater run-off and the preservation of all-weather access • allow for reasonable travel comfort 		Yes	<p>AS1.2 Refer above.</p>
<p>P1.3 The pavement edge:</p> <ul style="list-style-type: none"> • must control vehicle movements by delineating the carriageway for all users • must provide for people with disabilities by allowing safe passage of wheelchairs and other mobility aids 		Yes	<p>AS1.3 Refer above.</p>
<p>P1.4 Verges and footpaths must be constructed to provide:</p> <ul style="list-style-type: none"> • safe access for pedestrians clear of obstructions • an access area for vehicles onto properties • an area for public utility services • additional amenity of the minor road 		Yes	<p>AS1.4 Refer above.</p>

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMPLIES	ALTERNATIVE SOLUTIONS
<p>P1.5 Bikeways must be constructed to provide safe and attractive cycle routes for commuter and recreational purposes</p>		N/A	AS1.5 N/A, a bikeway is not proposed in this instance.
<p>Utilities</p> <p>P2 The design and provision of public utilities, including sewerage, water, electricity, gas, street lighting and communication services must facilitate accessibility and ease of maintenance, must optimise life cycle costs, must use best current and alternative technology and must incorporate provisions to minimise adverse environmental impact in the short and long term</p> <p><i>Note:</i> Where a similar or better standard of servicing can be achieved using alternatives to public utilities they may be considered</p> <p>Development must be staged to ensure that each stage is fully serviced before a new area is released</p> <p>The selection of materials used for the construction of water supply and sewerage networks must be determined by suitability, durability, ease of maintenance and cost effectiveness considering whole of life cycle costing, and must achieve beneficial environmental impacts and energy savings from new materials and technologies</p> <p>Adequate buffers must be maintained between utilities and houses to protect residential amenity and health</p>	<p>A2.1 The location, design and proposed construction of electricity, gas, communication services and street lighting are in accordance with Council's Subdivision and Development Guidelines and the requirements of the relevant service providers</p> <p>The location, design and proposed construction of sewerage reticulation, drainage, sewage pumping stations and water supply are in accordance with Council's required standards for the design and construction of water and sewerage reticulation</p> <p>A2.2 Compatible public utility services are co-located in common trenching in order to minimise the land required and the costs for underground services</p> <p>A2.3 Drainage, sewerage and sullage systems are designed so that overflows do not enter residences</p> <p>A2.4 Public utilities are located and aligned so as to:</p> <ul style="list-style-type: none"> • avoid significant trees and/or other habitat areas • minimise earthworks • avoid crossing waterways, waterway 	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>	<p>AS2.1 The location, design and construction of all urban services will comply with Council's current subdivision and development guidelines.</p> <p>AS2.2 Electrical and telecommunications services will be co-located.</p> <p>AS2.3 Refer to AS2.1</p> <p>AS2.4 Refer to AS2.1</p>

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMPLIES	ALTERNATIVE SOLUTIONS
Local treatment plants must be used to treat, recycle and reuse waste in areas where connections to large sewage treatment plants are less economically viable, and planning and amenity considerations are addressed	corridors and/or wetlands, but where such crossings are unavoidable, tunnel boring techniques are used to minimise disturbance and disturbed areas are reinstated and revegetated on completion of works		
P3 Transportation, treatment and disposal of sewage wastes must meet proper standards of durability and environmental performance	A3 The design and construction of sewerage facilities, water supply mains and fixtures, electricity, communications, gas and regulator street lighting are undertaken by properly qualified people	Yes	AS3 All urban services will be designed by RPEQs, who will also oversee the construction of the services.
P4 Development must occur within locations where there is water supply adequate for intended use and fire fighting purposes	A4 The distribution system for all services is in place before the first houses are occupied	Yes	AS4 The proposal complies with Council's requirements.

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LANDSCAPING CODE

4 Performance Criteria and Acceptable Solutions

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMPLIES	ALTERNATIVE SOLUTIONS
Streetscape, character and planting			
P1 Landscaping work must create a sense of place or specific character, ensure functionality and provide long term visual interest	<p>A1.1 Selected plants provide visual interest through form, texture and variations in seasonal colour</p> <p>A1.2 Where a street or a locality has a specific character derived from existing vegetation, similar species are planted on site and on the street, except where the existing species are undesirable species listed in the Planting Species Planning Scheme Policy</p> <p>OR</p> <p>Where within or adjacent to Suburban Centres Improvement Project (SCIP) areas and the Queen Street, Chinatown and Brunswick Street Malls landscaping is in accordance with Council's Centres Detail Design Manual 1999</p> <p>A1.3 A minimum of 80% of proposed landscape area is open to the sky</p>	Yes	AS1.1-1.3 A landscaping plan addressing this issue is currently being prepared and will be submitted to Council shortly.
P2 Landscaping must be consistent with the established landscape character of the area and accommodate the retention of existing vegetation, including street trees	<p>A2.1 Site design integrates the retention of existing trees into development wherever possible</p> <p>A2.2 Established significant vegetation removed and/or damaged is replaced with mature vegetation</p> <p>A2.3 Appropriate site planning and procedures are undertaken to ensure the healthy retention of existing trees by:</p> <ul style="list-style-type: none"> • locating new buildings, carports and driveways in order to enable the retention and long term performance of significant on-site vegetation • erecting a star picket, or durable temporary fence, around the perimeter of the drip line of trees retained • not storing any materials or equipment at the base of the trees retained • carrying out any required pruning or trimming work in accordance with AS4373—Pruning of Amenity Trees by a competent arborist • carrying out tree surgery on vegetation damaged as a result of the development 	Yes	AS2.1-2.3 A landscaping plan addressing this issue is currently being prepared and will be submitted to Council shortly.
P3 Landscaping along residential site boundaries must maintain privacy between the adjoining residences and enhance the visual appearance	<p>A3.1 Landscaped area along the frontage of the site enhances the local character of the area and consists of:</p> <ul style="list-style-type: none"> • shade and/or rounded canopy trees located so as to cast a 	Yes	AS3.1-3.3 A landscaping plan addressing this issue is currently being prepared and will be submitted to Council shortly.

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMPLIES	ALTERNATIVE SOLUTIONS
of the development	<p>minimum of 50% shade to the frontage of the site within 5 years of planting</p> <ul style="list-style-type: none"> • screening shrubs as required to the front of blank walls or undesirable features • low shrubs and ground covers to allow for complete coverage of unsealed ground <p>A3.2 Landscaped area along the rear boundary of the site consists of:</p> <ul style="list-style-type: none"> • a minimum of one tree for every 5–7m capable of growing to a height above the building eaves within 5 years of planting • screening shrubs capable of growing to a height of 3m within 5 years of planting • low shrubs and ground covers to allow for complete coverage of unsealed ground <p>A3.3 Landscaped area along the entire length of the side boundaries of the site consists of:</p> <ul style="list-style-type: none"> • columnar trees at a minimum of one tree for every 3m length of that portion of the boundary immediately adjacent to the building • rounded canopy trees or large spreading trees at a maximum spacing of 10m where sufficient room • screening shrubs, low shrubs and ground cover appropriate for the space available, orientation and functional requirements of the area 	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>	
P4 Landscaping along non-residential site boundaries must screen incompatible activities and enhance the visual appearance of the development	<p>A4.1 Landscaped areas along the frontage of the site include large trees that achieve a canopy spread over a minimum of 50% of the site frontage length within 10 years of planting</p> <p>A4.2 A minimum of 25% of all trees to grow above the height of the eaves of the building</p> <p>A4.3 Spreading trees and shrubs are provided in all landscape areas</p>	Yes	AS4.1-4.3 A landscaping plan addressing this issue is currently being prepared and will be submitted to Council shortly.
P5 Landscaping within landscape and recreation areas must be usable and well designed	<p>A5.1 One shade tree is provided for each private recreation area</p> <p>A5.2 Tree species in common landscape and recreation areas are to provide a minimum of 30% shade over the area within 8 years</p> <p>A5.3 A minimum of half the landscape and recreation area is covered in soft landscaping (turf and planting areas)</p> <p>A5.4 Plants in landscape and recreation areas are</p>	Yes	AS5.1-5.4 A landscaping plan addressing this issue is currently being prepared and will be submitted to Council shortly.

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMPLIES	ALTERNATIVE SOLUTIONS
P10 The amenity of a development must be enhanced through the screening of undesirable features	A10 Landscaped areas along and/or near retaining walls, long unbroken walls, service areas, carparking areas and recreational uses consist of an appropriate combination of trees, shrubs and ground covers	Yes	AS10 A landscaping plan addressing this issue is currently being prepared and will be submitted to Council shortly.
P11 The ecological values of a site or adjoining land must be enhanced	A11.1 Landscape buffering is provided to the edges of any ecologically valuable remnant vegetation on or adjacent to the site A11.2 Proposed planting within this buffer is compatible with existing ecological values	Yes	AS11.1-11.2 A landscaping plan addressing this issue is currently being prepared and will be submitted to Council shortly.
Maintenance and drainage			
P12 Stormwater harvesting must be maximised and any adverse impacts of stormwater minimised	A12.1 Areas of pavement, turf and mulched garden beds are adequately drained. This may be achieved through the provision and/or treatment of swales, spoon drains, field gullies, subsurface drainage and stormwater connections A12.2 Landscape works on site do not restrict the flow of water along overland flow paths A12.3 The opportunities for water infiltration on site are maximised through: • draining a portion of hard surfaced areas towards permeable surfaces • turf and garden beds • minimising the extent of impervious surface finishes on the site	Yes	AS12.1-12.3 A landscaping plan addressing this issue is currently being prepared and will be submitted to Council shortly.
P13 Landscaping works must be capable of efficient and effective maintenance	A13.1 All turf areas on site are accessible externally by standard lawn maintenance equipment and receive adequate sunlight A13.2 A reticulated irrigation system is provided to common landscape and recreation areas and podium planters A13.3 One hose cock is provided within each private landscape and recreation area A13.4 Specimen trees are provided in turfed areas greater than 20m ² A13.5 Drainage of podium planters is connected to the stormwater drain and allows for flush out in future A13.6 Where there is limited on-site maintenance, plant species are selected with long life expectancy and minimal litter drop, pruning, watering and fertilizing requirements	Yes	AS13.1-13.6 It is expected that any future landscaping works over the site will be easy to maintain.

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMPLIES	ALTERNATIVE SOLUTIONS
P14 Tree location and species selection must accommodate vehicle and pedestrian sight lines	A14 Trees with a minimum 1.8m of clear trunk are located near pathways, entries, parking areas, street corners, street lighting and driveways	Yes Yes	AS14 A landscaping plan addressing this issue is currently being prepared and will be submitted to Council shortly.
P15 The landscape design must enhance personal safety and reduce the potential for and fear of crime and vandalism	A15.1 Landscaping enables visibility along pathways to restrict opportunities for concealment A15.2 The use of extensive lengths of dense shrubby vegetation over 1.5m in height is minimised along street frontages and adjacent to open space areas A15.3 Fire resistant species are planted in areas of bushfire hazard and the landscaping designed to minimise bushfire hazard A15.4 Surfaces are stable and useable in all weathers A15.5 Security and foot lighting is provided to site entries, driveways, parking areas, building entries and pedestrian ways	Yes Yes	AS15.1-15.5 A landscaping plan addressing this issue is currently being prepared and will be submitted to Council shortly.
Utilities and services			
P16 The location and type of planting must not compromise the function and accessibility of services and facilities	A16.1 Plants are located to enable tradespersons to access and view meters within the site A16.2 Plant species are selected and sited taking into consideration the location of overhead and underground services A16.3 An irrigation control device is provided and located in common landscape and recreation areas	Yes Yes Yes	AS16.1-16.3 A landscaping plan addressing this issue is currently being prepared and will be submitted to Council shortly..

TRANSPORT, ACCESS, PARKING AND SERVICING CODE

4 Performance Criteria and Acceptable Solutions

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMPLIES	ALTERNATIVE SOLUTIONS
Transport system			
P1 Development with high traffic generating potential must give suitable consideration to transport/land use issues	<p>A1 For any development with:</p> <ul style="list-style-type: none"> • more than 500 low turnover (employee) parking spaces or 200 high turnover (customer or visitor) parking spaces <p>OR</p> <ul style="list-style-type: none"> • access to any roads other than minor roads <p>OR</p> <ul style="list-style-type: none"> • a driveway within 100m of a signalised intersection the transport impacts of the proposal are addressed in accordance with the Transport, Access, Parking and Servicing Planning Scheme Policy 	Yes	AS1 Complies, please find attached a traffic report for the proposal prepared by Holland Traffic Consulting. The report concludes that the proposal is satisfactory from a traffic engineering perspective.
P2 The development must be designed to encourage customers and employees to walk, cycle or use public transport to and from the development instead of using a car	A2 The proposal provides convenient and safe pedestrian and cyclist facilities for access from existing and proposed public transport facilities and public areas	Yes	AS2 Complies, the proposal will have a high level of accessibility to any future public transport/bicycle facilities along New Cleveland Road.
P3 The development must be located on roads identified in the City's Road Hierarchy as appropriate for that type and size of development and/or must be located appropriately in relation to public transport facilities to encourage their use	A3 The proposal is self or code assessable in the Area in which the site is located. Land uses that are consistent with walk-up access will be favoured	Yes	AS3 The proposal is appropriately located in terms of the Council road hierarchy.
P4 Relevant development must not compromise the functions of particular roads as indicated in the City's Road Hierarchy	A4.1 There is no direct access to motorways or arterial routes	Yes	AS4.1 Complies.
	A4.2 Major traffic generators are only accessed from district or suburban roads	Yes	AS4.2 The proposal is not expected to be a major traffic generator and is to be accessed by a suburban access

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMPLIES	ALTERNATIVE SOLUTIONS
			route.
P5 Development must not impact adversely on the safety or operations of the road system	<p>A5.1 One vehicle footpath crossing is provided in accordance with the design vehicle table and site access design guidelines in the Transport, Access, Parking and Servicing Planning Scheme Policy</p> <p>A5.2 A vehicle manoeuvring area is provided on site in accordance with the design vehicle table and servicing layout design guidelines in the Transport, Access, Parking and Servicing Planning Scheme Policy so that the design vehicle can enter and leave the site in a forward gear</p>	<p>Yes</p> <p>Yes</p>	<p>AS5.1 Complies, the current proposal is to be accessed via New Cleveland Road via a crossover designed in accordance with Council standards.</p> <p>AS5.2 Complies, the proposal has been designed to allow Articulated Vehicles (AV) to enter and leave the site in forward gear.</p>
P6 Access, parking and servicing must not reduce the amenity of lands in the vicinity of the site	<p>A6.1 Vehicular site access is located in accordance with the site access design guidelines in the Transport, Access, Parking and Servicing Planning Scheme Policy</p> <p>A6.2 Vehicle site access is provided in accordance with <i>Figure d</i> Standard Non-residential Vehicle Crossing, in Section 3.5.2 of the Transport, Access, Parking and Servicing Planning Scheme Policy</p>	<p>Yes</p> <p>Yes</p>	<p>AS6.1 Complies, access to the proposal is to be via a C4 industrial crossover. The location of the crossover has been identified as per the recommendations of the Holland Traffic Consulting Traffic Report attached.</p> <p>AS6.2 Please refer above.</p>
Vehicle parking			
<p>P7 The layout of development must achieve adequate provision for on-site vehicle parking that is clearly defined, safe and easily accessible and must be designed to contain potential adverse impacts within the site</p> <p>Vehicle parking:</p> <ul style="list-style-type: none"> • must not detract from the aesthetics or amenity of an Area 	<p>A7.1 Parking bays, maneuvering areas and driveways are designed with the dimensions and to the standards set out in the carparking table and carparking layout design guidelines in the Transport, Access, Parking and Servicing Planning Scheme Policy</p> <p>A7.2 For development for any of the uses listed in column 1 of the carparking table, on-site</p>	<p>Yes</p> <p>Yes</p>	<p>AS7.1 Complies, the proposed parking bays, maneuvering areas and common driveway all comply with Council standards.</p> <p>AS7.2 Complies, car parking has been provided for the development in accordance with requirements.</p>

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMPLIES	ALTERNATIVE SOLUTIONS
<ul style="list-style-type: none"> • must discourage on-street parking where parking has adverse traffic management, safety or amenity impacts • must be consistent with convenient pedestrian and cyclist access 	<p>carparking complies with column 2 of that table in the Transport, Access, Parking and Servicing Planning Scheme Policy, except for non-residential development in the City Centre or City Frame</p> <p>A7.3 On-site carparking numbers for development in the City Centre or City Frame as indicated on <i>Map A—City Centre and City Frame Areas</i> do not exceed 1 car space for every 200m² of gross floor area for any development other than multi-unit or single unit dwellings or Short Term Accommodation</p> <p>A7.4 The number of carparking spaces as required by the carparking table are provided. Two per cent of that number of carparking spaces are provided as marked and signed areas for motorcycles, with a minimum of 1 space, each measuring 2.5m by 1.35m</p>	<p>Yes</p> <p>Yes</p>	<p>AS7.3 Please refer to item 7.2 above.</p> <p>AS7.4 Please refer above.</p>
P8 Vehicle parking must have no adverse impact on the residents of adjoining sites in terms of noise, odour or run-off	A8 Carparks are screened from any nearby sensitive receiving environment and stormwater from the carpark does not flow directly into that sensitive receiving environment	Yes	AS8 Car parks have been proposed in accordance with Council requirements and are to be appropriately screened from New Cleveland Road by landscaping.
Servicing			
P9 The layout of development must achieve adequate provision for servicing on site that is clearly defined, safe and easily accessible and must be designed to contain potential adverse impacts of servicing within the site Servicing must be located to discourage on-street loading and must not detract from	<p>A9.1 Servicing facilities are provided on-site in accordance with the design vehicle table in the Transport, Access, Parking and Servicing Planning Scheme Policy</p> <p>A9.2 Loading/unloading facilities and associated vehicle manoeuvring areas on-site are</p>	<p>Yes</p> <p>Yes</p>	<p>AS9.1 Servicing facilities for the site have been provided in accordance with Council standards.</p> <p>AS9.2 Vehicle maneuvering areas (ie for garbage trucks) have been provided in accordance with Council</p>

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMPLIES	ALTERNATIVE SOLUTIONS
the aesthetics or amenity of an Area	designed in accordance with the servicing layout design guidelines in the Transport, Access, Parking and Servicing Planning Scheme Policy		requirements.
Where involving a material change of use to shop or office with a GFA over 2500m²			
P10 The proposal must provide adequately for bicycle access to the site and movement within the site, and for secure and convenient bicycle parking and storage, that: <ul style="list-style-type: none"> • is located close to the building's pedestrian entrance • is obvious, and easily and safely accessible from outside the site • does not impact adversely on visual amenity • does not impede the movement of pedestrians or other vehicles 	A10 Bicycle parking facilities and cyclist facilities are designed and constructed in accordance with AUSTROAD's <i>Traffic Engineering Practice</i> , Part 14—Bicycles	N/A	AS10 N/A, the proposal is for Industrial development.
P11 Adequate bicycle parking, shower cubicles and lockers must be provided to meet the needs of users and to encourage bicycle use by the users of an office or shop	A11.1 Employees of an office or shop have: <ul style="list-style-type: none"> • 1 bicycle space per 500m² of gfa • 1 locker per 2 bicycle parking spaces • 1 shower cubicle with ancillary change rooms per ten bicycle spaces, with a minimum of 1 shower, with provision for both females and males 	N/A	AS11.1 Please refer to AS10 above.
	A11.2 Customers of an office have 1 bicycle parking space per 750m ² of gfa	N/A	AS11.2 Please refer to AS10 above.
	A11.3 Customers of a shop have 1 bicycle parking space per 500m ² of gfa, with a minimum of 10 spaces	N/A	AS11.3 Please refer to AS10 above.

NON-DISCRIMINATORY ACCESS AND USE CODE

Performance Criteria and Acceptable Solution

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMPLIES	ALTERNATIVE SOLUTIONS
<p>P1 Non-discriminatory access must be provided:</p> <ul style="list-style-type: none">• from the road to the accessible entrances of each building or structure on the site• between all accessible buildings and structures on the site• from the site to adjoining sites and areas where an integrated outcome is desirable e.g. in a Centre	<p>A1 Provision is made for non-discriminatory access at the road frontage, within the site and between adjoining sites (where an integrated outcome is desirable) is managed in accordance with AS1428—<i>Design for Access and Mobility</i></p>	<p>Yes</p>	<p>AS1 Complies, appropriate pedestrian connections which accord with Australian Standard 1428, will be provided as required.</p>

APPENDIX D

Environmental Management Register Extract

Released on DES Disclosure Log
RTI Act 2009

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QLD ENVIRONMENTAL PROTECTION AGENCY
ENVIRONMENTAL MANAGEMENT REGISTER (EMR)
CONTAMINATED LAND REGISTER (CLR)

Transaction ID: 943956 EMR Site Id: 61856 06 June 2007
This response relates to a search request received for the site:
Lot: 7 Plan: SP179372

EMR RESULT

The above site IS included on the Environmental Management Register.
Lot: 7 Plan: SP179372
Address: 55 PARINGA RD
MURARRIE QLD 4172

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

LANDFILL - disposing of waste (excluding inert construction and demolition waste).

WASTE STORAGE, TREATMENT OR DISPOSAL - storing, treating, reprocessing or disposing of regulated waste (other than at the place it is generated), including operating a nightsoil disposal site or sewage treatment plant where the site or plant has a design capacity that is more than the equivalent of 50, 000 persons having sludge drying beds or on-site disposal facilities.

A site management plan has been prepared for this site and is included with this search response as Annexure 1. It has been determined that this site is suitable for the following uses, providing the site is used and managed according to the site management plan:

Suitable for industrial/commercial use including premises such as shops, offices and industrial buildings (but excluding uses where regular soil access by children is possible).

Following the date of effect of the site management plan, subsequent uses of the site for notifiable activities or for situations where a hazardous contaminant is released into the soil may result in the need to review suitable uses or amend the attached site management plan.

CLR RESULT

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

ADDITIONAL ADVICE

Note: 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
Registrar, Contaminated Land Unit

ANNEXURE 1 - SITE MANAGEMENT PLAN



1.0 SUMMARY OF CONTAMINATION

This Site Management Plan (SMP) was prepared for the site at 35 Paringa Road, Murarrie. The site occupies Lot 7 on SP179372 and is proposed for development as an industrial/commercial area.

The site is adjacent to the former Bulimba 'A' Power Station. Equipment/operations on the site that potentially cause contamination were:

- small metal-melting furnace;
- ? underground fuel storage;
- ? abrasive blasting;
- ? herbicide use in the vicinity of the rail line;
- ? an on-site sewage system for an amenities block (no longer in use); and
- ? on-site disposal of ash and coke.

Lead (max 1200 mg/kg) was the only contaminant of concern identified in the ash fill.

Note: Lead was detected within the ash fill layer beneath the site at depths ranging from near surface to 4.8 metres below ground level.

Groundwater was identified at a minimum depth of 3m below ground level.

The entire site is underlain by the ash fill. The surface of the site is mostly grass-covered with some areas of trees, over what is predominantly ash/coke fill, with some sandy, silty, gravely fill.

2.0 OBJECTIVES OF THE SMP

The purpose of this SMP is to manage contamination on the site in a manner that protects human health and the environment.

3.0 ACHIEVEMENT AND MAINTENANCE OF OBJECTIVES

3.1 Responsibility. The owner of the land (as defined in the *Environmental Protection Act 1994*) is to ensure that this SMP and any variations approved or required by the administering authority are complied with. The obligations and conditions set out in this SMP bind the owner, from time to time, of the land.

3.2 Third Party Reviewer. A Third Party Reviewer (TPR) approved by the EPA and operating in accordance with the EPA's Terms of Reference for TPR (August 2003) must be appointed for the duration of site assessment and remediation.

3.3 Site Use. The site may be used for industrial/commercial use, as described in the National Environment Protection (Assessment of Site Contamination) Measure, December 1999, Table 5-A Health Investigation Levels Setting F.

3.4 Provision of SMP to appropriate persons. The owner must provide all persons involved in building design and planning and all contractors and lessees conducting building and/or excavation works with a copy of the SMP prior to commencement of site works. All persons occupying or working on the site must comply with the requirements of the SMP.

3.5 Surface capping and protective barriers. The site shall be covered with a minimum of a 300 mm thick layer of grass-covered topsoil, buildings, or a low-permeability layer such as bitumen or concrete, to maintain a barrier between site users and heavy metals contaminated ash and to minimise the potential for heavy metals contaminated ash to enter the environment due to remobilisation by wind and surface water and leaching by infiltrating surface water.

No excavation or penetration of the approved capping may be carried out without written authorisation from the EPA.

3.6 Soil excavation & Removal. Any soil excavated on the site must be assessed for contaminants of concern to determine if the material is contaminated thereby allowing for the development and implementation of appropriate management and disposal/re-use options.

Representative sampling and analysis of soil from excavations in contaminated areas must be managed by a suitably qualified and experienced person in accordance with Section 381 of the *Environmental Protection Act 1994* (EP Act). Contaminated soil must not be removed off-site without a disposal permit in accordance with Section 424 of the EP Act.

3.7 Unexpected Contamination. If during any site earthworks or excavation, offensive or noxious odours and/or evidence of gross contamination not previously detected is observed, site works are to cease in that area and action taken to immediately abate the environmental harm. The administering authority is to be notified by telephone as well as written notification within 48 hours of detection and advised of appropriate remedial action.

Any remedial action is to be developed by an appropriately qualified and experienced person in accordance with Section 381 of the EP Act. All excavation of contaminated soil is to be documented and records kept that demonstrate SMP compliance. Adminstrating Authority approval is required before site works can recommence in the area.

3.8 General Environmental Protection. All earthworks are to be undertaken in accordance with general environmental protection measures to avoid unwanted migration and deposition of soil. These measures include the control of dust, noise, stormwater runoff, sediment, erosion, spillage from haulage trucks and odour releases involving the handling or movement of contaminated material.

Groundwater beneath the site has been found to contain elevated zinc, ammonium, total nitrogen and total phosphorus concentrations. In the event that future development of the site necessitates dewatering and/or the extraction of groundwater, a water management plan shall be prepared, prior to the extraction of groundwater. The water management plan shall detail the treatment or disposal measures that will be implemented to ensure that any contaminated groundwater extracted does not cause environmental harm.

3.9 Workplace Health and Safety. A Workplace Health and Safety Plan (WH&S plan), which conforms to the requirements of the **Workplace Health and Safety Act 1995**, or subsequent amendments to the Act, is to be developed for any site excavation works in contaminated areas. The WH&S plan must specifically address contaminants of concern.

4 MONITORING AND REPORTING

A site inspection is to be undertaken at biennial intervals to ensure that capping and protective barriers including vegetative covers remain in sound condition at all times in accordance with Section 3.5.

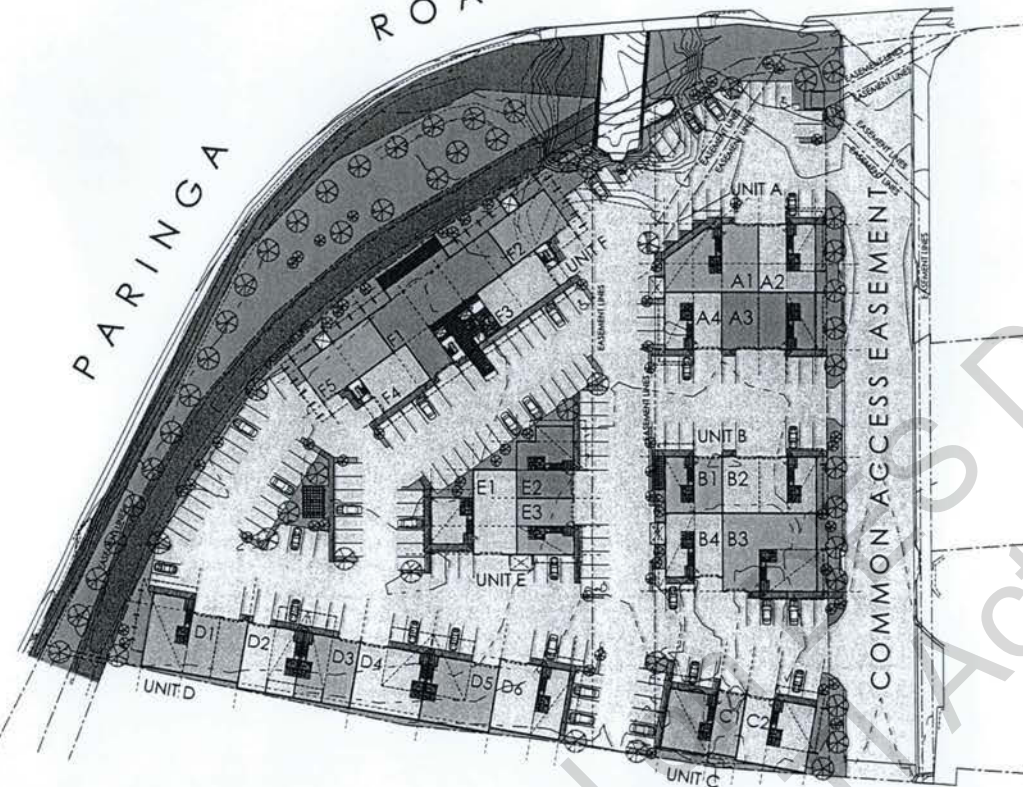
Records are to be kept of all inspections, any soil excavation in contaminated areas, disposal permits and site management plan compliance for review by the administering authority from time to time. The biennial period is to commence from the effective date of this plan.

This Site Management Plan (SMP) has been developed to manage site contamination risks present at the issue date. Subsequent uses of the site may result in the need to review the plan.



PARINGA ROAD

COMMON ACCESS EASEMENT



1 SITE LOCALITY PLAN
SCALE 1:500 @ A1, 1:1000 @ A3

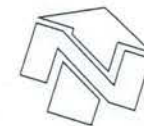
DEVELOPMENT DETAILS GFA

SITE AREA		15,230 m²	
UNIT	GROUND	MEZZ	TOTALS
A1	200 m²	145 m²	
A2	140 m²	80 m²	
A3	195 m²	85 m²	
A4	115 m²	90 m²	
TOTAL BDG A AREAS	650 m²	400 m²	1,050 m²
B1	115 m²	90 m²	
B2	195 m²	85 m²	
B3	270 m²	120 m²	
B4	135 m²	100 m²	
TOTAL BDG B AREAS	715 m²	395 m²	1,110 m²
C1	170 m²	145 m²	
C2	170 m²	110 m²	
TOTAL BDG C AREAS	340 m²	255 m²	595 m²
D1	240 m²	170 m²	
D2	140 m²	80 m²	
D3	140 m²	80 m²	
D4	170 m²	95 m²	
D5	170 m²	95 m²	
D6	180 m²	115 m²	
TOTAL BDG D AREAS	1040 m²	635 m²	1,675 m²
E1	205 m²	115 m²	
E2	140 m²	95 m²	
E3	115 m²	85 m²	
TOTAL BDG E AREAS	460 m²	295 m²	755 m²
TOTAL BDG A to E AREAS	3,205 m²	1,980 m²	5,185 m²
F1 (GRD FLR)	370 m²	(Excludes GF Lobby)	
F2 (GRD FLR)	110 m²		
F3 (GRD FLR)	115 m²		
F4 (GRD FLR)	90 m²		
F5 (GRD FLR)	135 m²		
F - LEVEL 1 (SINGLE TENANT)	1205 m²		
F - LEVEL 2 (SINGLE TENANT)	1175 m²		
TOTAL BDG F AREAS	820 m²	2,380 m²	3,200 m²
TOTAL DEVELOPMENT	4,025 m²	4,360 m²	8,385 m²

CAR PARKING:
 BDG F PARKING REQUIRED: 2/UNIT + 1/100m² (42)
 BDGs A to E PARKING REQUIRED: 2/UNIT + 1/100m² (91)
 TOTAL BCC PARKING REQUIRED: 133
 (@ 2/UNIT + 1/100)
 PARKING PROVIDED: 174 CARPARKS
 6 MOTOR BIKES
 TYPICAL CARPARK SPACE: 2.6 x 5.4m

GENERAL NOTES

1. CONFIRM ALL RELEVANT DIMENSIONS, LEVELS AND DETAILS ON SITE PRIOR TO COMMENCEMENT OF ALL WORK.
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ISSUE	AMENDMENT	DATE
AMENDMENTS		

HUSBAND & LEITH
 ARCHITECTS
 10/12 PARADE DRIVE, MURARREE QLD 4172
 TEL: 07 5555 5555 FAX: 07 5555 5555

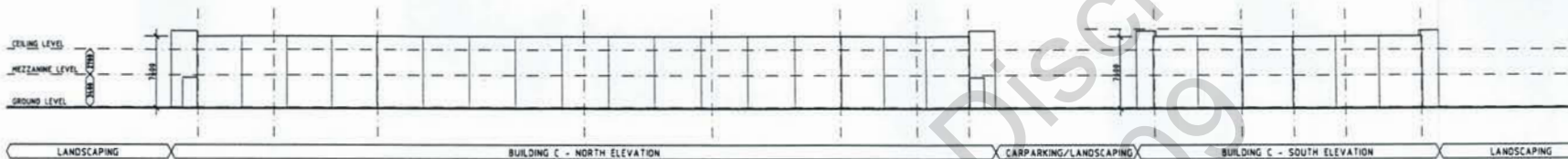
PROJECT
 NEW WAREHOUSE
 DEVELOPMENT
 LOCATION
 35 PARINGA ROAD
 MURARREE, QLD 4172
 CLIENT
 API NEXUS PTY LTD

TITLE
 SITE LOCALITY PLAN

SCALE	DATE	DRAWN
1:500	02/12/07	CH
JOB NUMBER	SHEET NO	ISSUE
1342	DA01	B



5 ELEVATIONS
SCALE 1:250 @ A1



5 ELEVATIONS
SCALE 1:250 @ A1



5 ELEVATIONS
SCALE 1:250 @ A1



5 ELEVATIONS
SCALE 1:250 @ A1



5 ELEVATIONS
SCALE 1:250 @ A1

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LEGEND
PC: PAINTED FLY COR
AW: ALUMINIUM
BR: BRICK PATTERN
ST: STAINLESS STEEL
GR: GROUNDING SYSTEM WITH
COLUMBIA SYSTEM - PFC
SHEATHING
AL: ALUMINIUM
HLS: HOLE SHEET

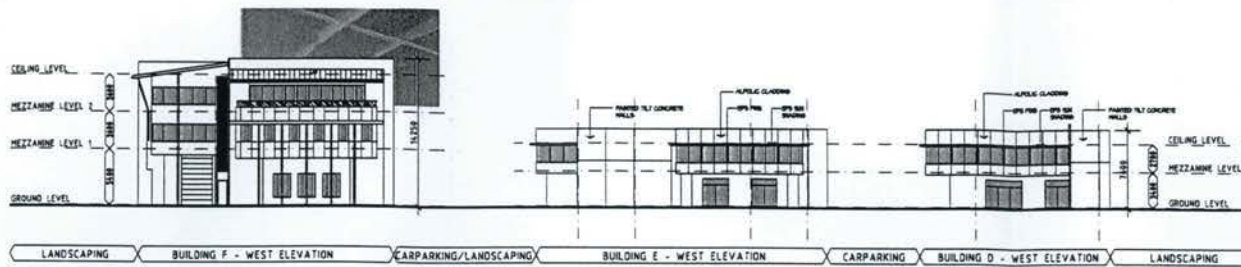


DATE: 29/11/07
DRAWN: CH/VK
CHECKED: DA05
SCALE: 1:250

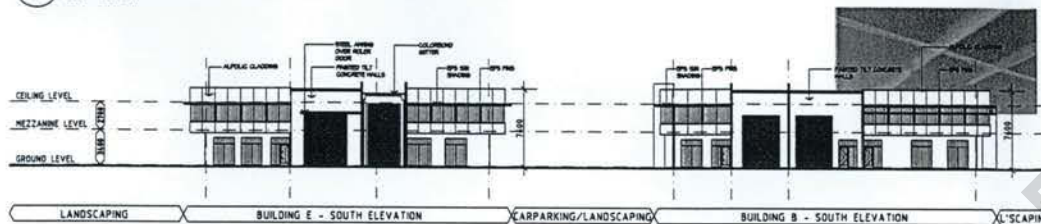
Husband & Leith
ARCHITECTS
Suite 10, Clarendon Court, 100 Clarendon Road, Clarendon QLD 4111
Ph: 07 488 0000 Fax: 07 488 0001
www.husbandleith.com.au

PROJECT
NEW WAREHOUSE
DEVELOPMENT
LOCATION
35 PARINGA ROAD
MURARREE, QLD 4172
CLIENT
API NEXUS PTY LTD
TITLE
ELEVATIONS/SECTIONS

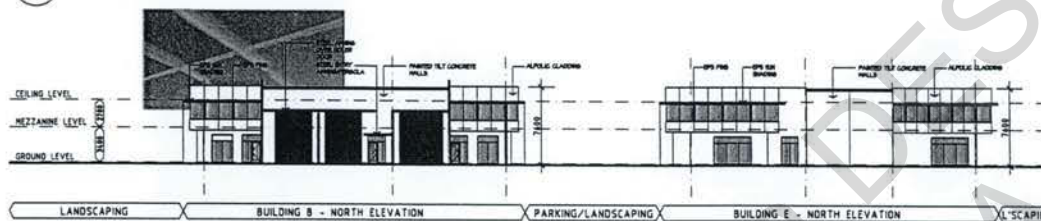
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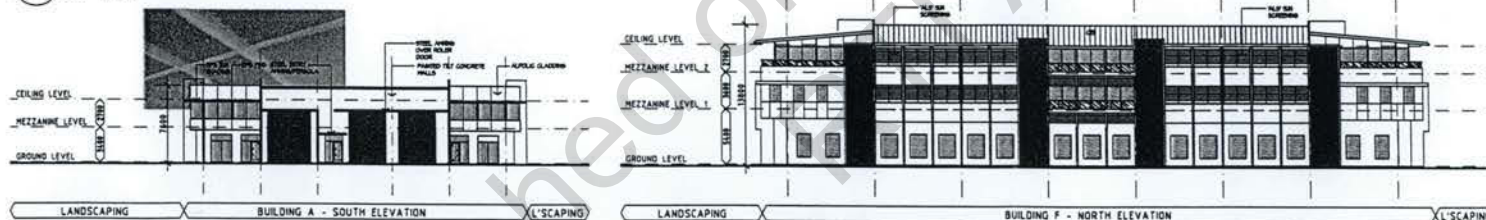
1 ELEVATIONS
SCALE 1:250 @ A1



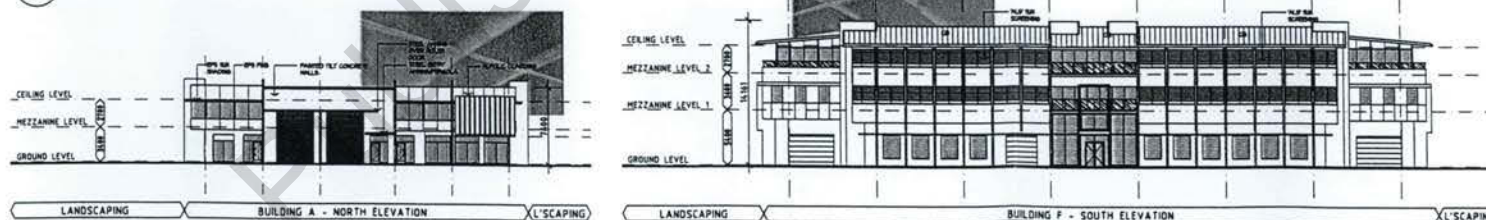
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SCALE 1:250 @ A1



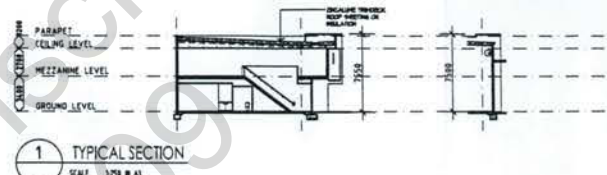
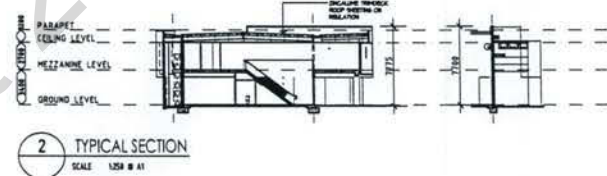
3 ELEVATIONS
SCALE 1:250 @ A1



4 ELEVATIONS
SCALE 1:250 @ A1



5 ELEVATIONS
SCALE 1:250 @ A1



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LEGEND	
PG	PAINTED TLT CONC
AW	ALUMINUM WINDOW
BR	BRICK BATTEN
ST	STEEL ROOF
CS	COLORADO SHEDDING
CS	COLORADO SHEDDING WITH COLORADO SHEDDING + PG
AL	ALUMINUM WINDOW

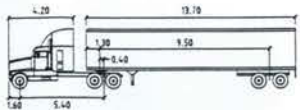


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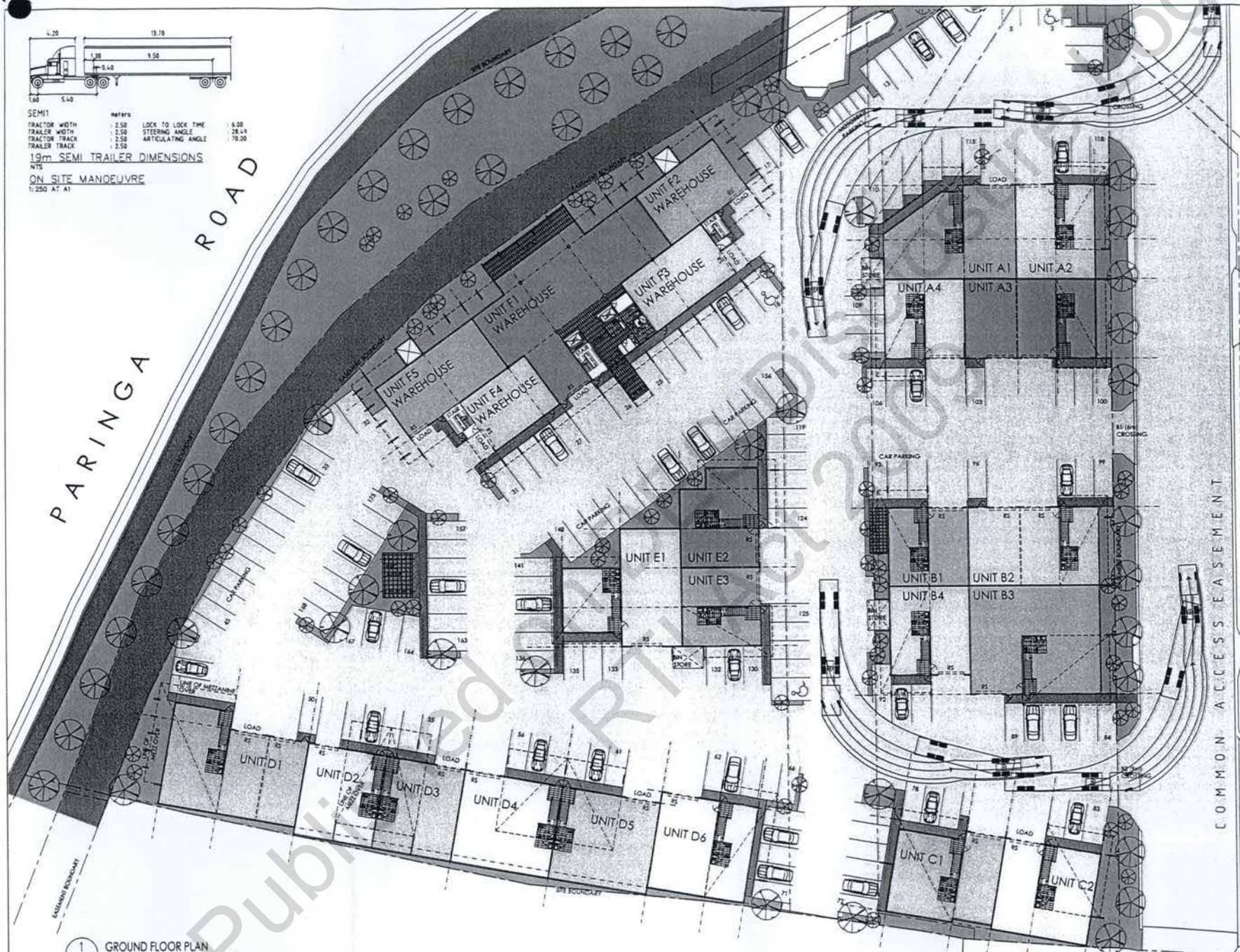


PROJECT
NEW WAREHOUSE
DEVELOPMENT
LOCATION
35 PARINGA ROAD
MURARREE, QLD 4172
CLIENT
API NEXUS PTY LTD
TITLE
ELEVATIONS/SECTIONS

SCALE	DATE	DRAWN
1:250	29/11/07	CH/VK
1:250	13/12/07	DA06
1:250		B



SEMI
TRACTOR WIDTH 2.50
TRACTOR TRACK 2.50
TRAILER WIDTH 2.50
TRAILER TRACK 2.50
13.70m SEMI TRAILER DIMENSIONS
ON SITE MANOEUVRE
1:250 AT A1



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APT nexus

ISSUE AMENDMENT DATE
Amendments

Husband & Leith
ARCHITECTS

35 PARINGA ROAD
MURARREE, QLD 4172
APT NEXUS PTY LTD

PROJECT: NEW WAREHOUSE DEVELOPMENT
LOCATION: 35 PARINGA ROAD, MURARREE, QLD 4172
CLIENT: APT NEXUS PTY LTD
TITLE: AV TRUCK MANOEUVRE

SCALE: 1:250 DATE: 02/12/07 DRAWN: CH
JOB NUMBER: 134.2 SHEET NO: DA07 ISSUE: B

1 GROUND FLOOR PLAN

SCALE: 1:250 @ A1

R

19-079

File A

Page 91 of 209

Proposed Industry/Warehouse Development

35 Paringa Road, Murarrie

TRAFFIC ENGINEERING REPORT

Prepared for:

API Nexus Property Group No. 1 Pty Ltd

December 2007

Reference: 23929

TRAFFIC • PARKING • ACOUSTICS

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Rev No.	Author	Reviewer		Description	Date
		Name	Signature		
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Table of Contents

1.	Background	1
2.	The Proposed Development	2
3.	Existing Transport Infrastructure	3
3.1	The Road Network	3
3.2	Road Planning	3
3.3	Public Transport and Pedestrian Facilities	3
4.	Car Parking Arrangements	4
4.1	Council Requirements	4
4.2	Proposed Parking Arrangements and Their Adequacy	4
5.	Existing Traffic Volumes	5
6.	Estimated Future Transport Demands	6
6.1	Estimated Development Traffic Generation	6
6.2	Estimated Development Traffic Distribution	6
6.3	Future (2019) Base Traffic Demands	7
6.4	Future (2019) Project Traffic Demands	7
7.	Road Network Performance	9
7.1	Analysis	9
7.2	Conclusions	9
8.	Site Access Arrangements	11
8.1	Council Requirements	11
8.2	Proposed Access Arrangements & Their Adequacy	11
9.	Service Vehicle Arrangements	12
9.1	Council Requirements	12
9.2	Estimated Service Vehicle Traffic Generation	12
9.3	Proposed Service Vehicle Arrangements & Their Adequacy	12
10.	Public Transport, Pedestrian and Bicycle Facilities	13
11.	Developer Contributions	14
12.	Recommendations	15

12.1	Impact on Surrounding Road Network	15
12.2	Development Access	15
12.3	Car Parking Arrangements	15
12.4	Service Vehicle Arrangements	15
12.5	Public Transport and Bicycle / Pedestrian Facilities	15
12.6	External Works	15

Table Index

Table 3.1: Local Road Hierarchy	3
Table 7.1: Summary of Sidra Outputs	9

Figure Index

Figure 1.1: Site Location	1
Figure 5.1: Existing (Surveyed) Peak Hour Traffic Volumes 2007	5
Figure 6.1: Estimated Distribution of Development Generated Traffic	6
Figure 6.2: Estimated 2019 Peak Hour Traffic, Without Development (4.5%pa growth)	7
Figure 6.3: Estimated 2019 Peak Hour Traffic, With Development	8
Figure 9.1: AV Access to the Site	12

Appendices

- A Proposed Development Layout
- B Analysis Outputs

1. Background

TTM Consulting has been engaged by API Nexus Property Group No.1 to prepare a traffic engineering report investigating a proposed Industry/Warehouse Development. It is understood that a Development Application will be lodged with Brisbane City Council.

The site is located at 35 Paringa Road, Murarrie near Queensport Rd N as shown in Figure 1.1. The property description is Lot 7 on SP179372. The site has road frontage to Paringa Road, and is currently unoccupied.

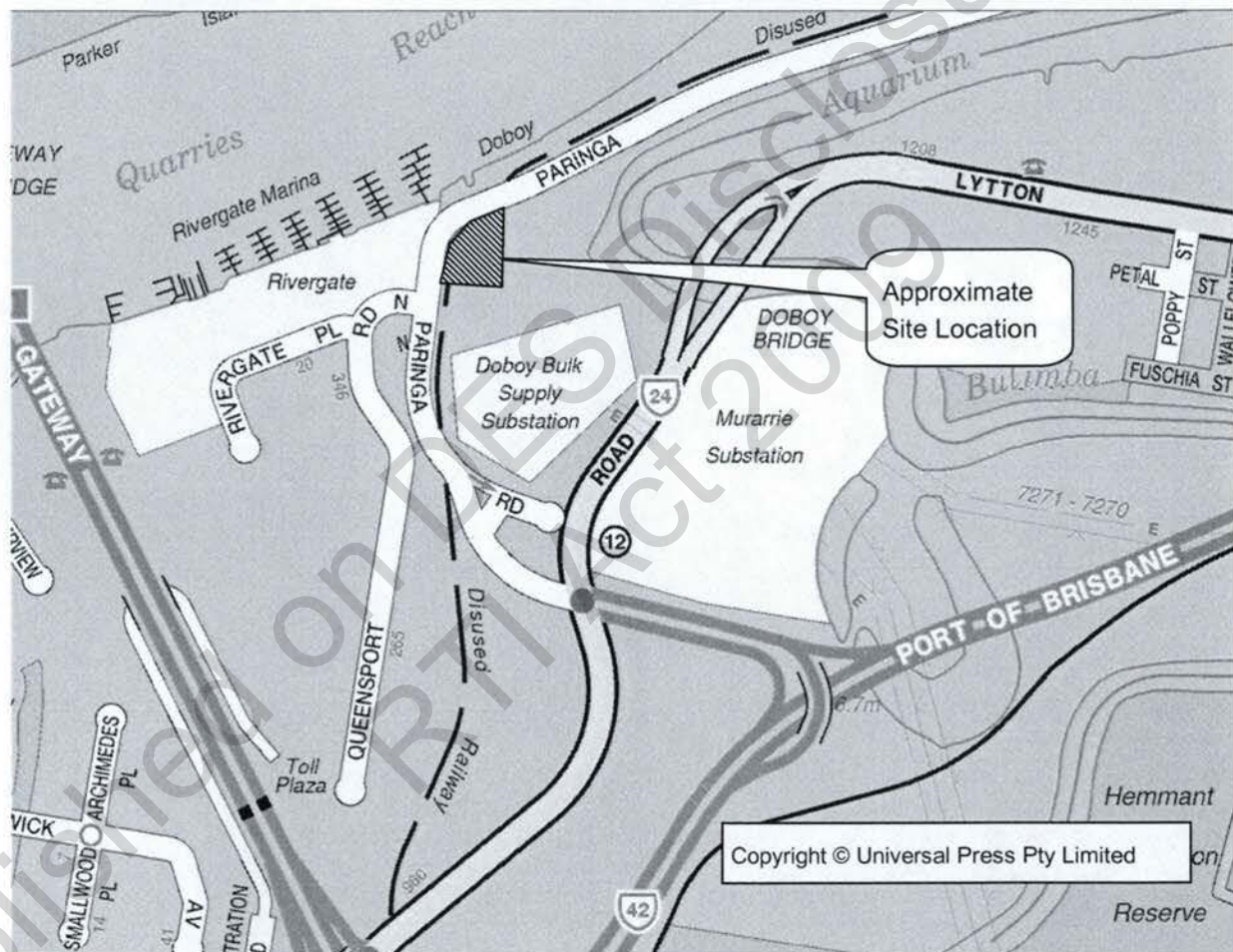


Figure 1.1: Site Location

2. The Proposed Development

The proposed development includes the following components:

- Industry/Warehouse development totalling 8,385m² gfa to be provided as 24 warehouse and industry tenancies
- a total of 180 parking spaces (incl. 3 x PWD spaces, 6 x motorcycle spaces)
- Vehicular access to the site via an existing 13m wide common property driveway which accesses Paringa Road on the northern boundary
- on-site servicing consisting of Articulate Vehicle access
- on-site refuse collection to be catered

A copy of the development plans is included as Appendix A.

3. Existing Transport Infrastructure

3.1 The Road Network

The majority of roads in the immediate vicinity of the site are administered by Brisbane City Council, the exceptions being Lytton road, which is administered by the Department of Main Roads. The hierarchy and characteristics of roads in the immediate vicinity of the site are shown below in Table 3.1.

Table 3.1: Local Road Hierarchy

Road	Speed Limit	Lanes	Classification	Management
◀ Paringa Road	60kph	2 (undivided)	Suburban Route	BCC
◀ Queensport Road N	50kph	2 (undivided)	Local Access	BCC
◀ Lytton Road	70kph	4 (divided)	District Access	DMR

Paringa Road has an 11m wide carriageway at the proposed access. The intersection of Paringa Road and Lytton Road is priority signalised.

At the site frontage there is a railway line, which crosses through the intersection of Paringa Road and the site access. No consideration has been given to the impact on this railway due to its disused status and as the existing configuration for the access intersection, adjacent to the crossing, will be retained in its current form.

3.2 Road Planning

TTM have discussed the planning of the future road network in the vicinity of the subject site with the Department of Main Roads. It is understood that DMR is currently reviewing the operation of the Paringa Road/Lytton Road intersection due to congestion, particularly on the right hand turn from Paringa Road. At this stage this is in an investigation stage only and no plans for any upgrade works in the vicinity of the site have been proposed.

DMR did not specify any other works in the vicinity of the site which will impact upon or be impacted by the proposed development.

3.3 Public Transport and Pedestrian Facilities

The nearest public transport infrastructure is the Great Circle Bus Route, which operates on Queensport Road s, approximately 1.5km south of the site.

No significant pedestrian or cyclist infrastructure is located in the vicinity of the site.

4. Car Parking Arrangements

4.1 Council Requirements

Council parking requirements for this type of development are:

- For a minimum parking provision of 2 spaces per tenancy, plus 1 spaces per 100m² gfa for warehouse = 132 spaces
- Industrial staff parking spaces to measure no less than 5.4m x 2.4m
- PWD parking spaces to measure no less than 5.4m x 3.2m.
- Motorcycle parking spaces to measure no less than 2.5m x 1.35m.
- Parking spaces located immediately adjacent to a wall should be 0.3m wider than standard.
- Minimum parking aisle width of 6.2m
- To allow manoeuvring from end spaces in terminated aisles, they should incorporate extensions of 2m or have an effective aisle width of 8m.

4.2 Proposed Parking Arrangements and Their Adequacy

The proposed parking arrangements have the following characteristics:

- The total proposed on-site parking supply for the development is 180 spaces (incl. 3 x PWD spaces and 6 x motorcycle spaces) – *Council requirements are satisfied.*
- Parking spaces measure no less than 2.6m x 5.4m – *Council requirements are satisfied.*
- PWD parking spaces measure no less than 3.2m x 5.4m – *Council requirements are satisfied.*
- Motorcycle parking spaces measure no less than 1.35m x 2.5m – *Council requirements are satisfied.*
- Parking aisles are a minimum of 7.0m wide – *Council requirements are satisfied.*
- The terminated aisle has a 1m extension and a 7m aisle width, allowing vehicle manoeuvres – *Council requirements are satisfied.*

The proposed carpark layout complies with all Council Requirements and is therefore considered suitable.

5. Existing Traffic Volumes

Data obtained from the DMR count database for the Paringa Road / Lytton Road intersection for Thursday 22nd November 2007 is shown below in Figure 5.1.

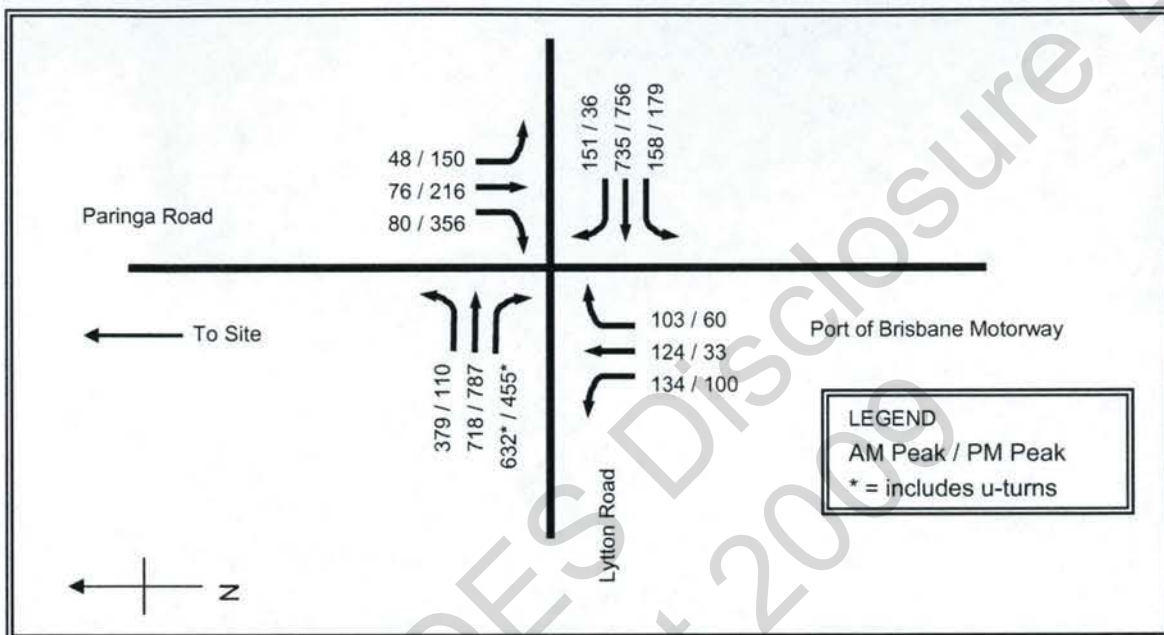


Figure 5.1: Existing (Surveyed) Peak Hour Traffic Volumes 2007

6. Estimated Future Transport Demands

6.1 Estimated Development Traffic Generation

The Department of Main Roads 'Road Planning and Design Manual' recommends using specific generation rates, for planning purposes, for different development types. Application of these rates to the proposed development, results in the following estimate of development site traffic generation:

Peak Hour

- Peak hour traffic generation for Industry/Warehouse = $0.7\text{vph} / 100\text{m}^2\text{ gfa} = 59\text{vph}$ (in+out)

Daily

- Daily traffic generation for Industry/Warehouse = $7\text{vpd} / 100\text{m}^2\text{ gfa} = 587\text{vpd}$ (in+out)

6.2 Estimated Development Traffic Distribution

The distribution of development generation traffic is based on the following:

- 80% of development traffic is inbound in the AM Peak, with the remaining 20% outbound
- 20% of development traffic is inbound in the PM Peak, with the remaining 80% outbound
- 5% of traffic is local (i.e. does not access Paringa Road)
- The remaining traffic movements are based on corresponding movements in the survey data.

The estimated distribution of development generated traffic is shown in Figure 6.1.

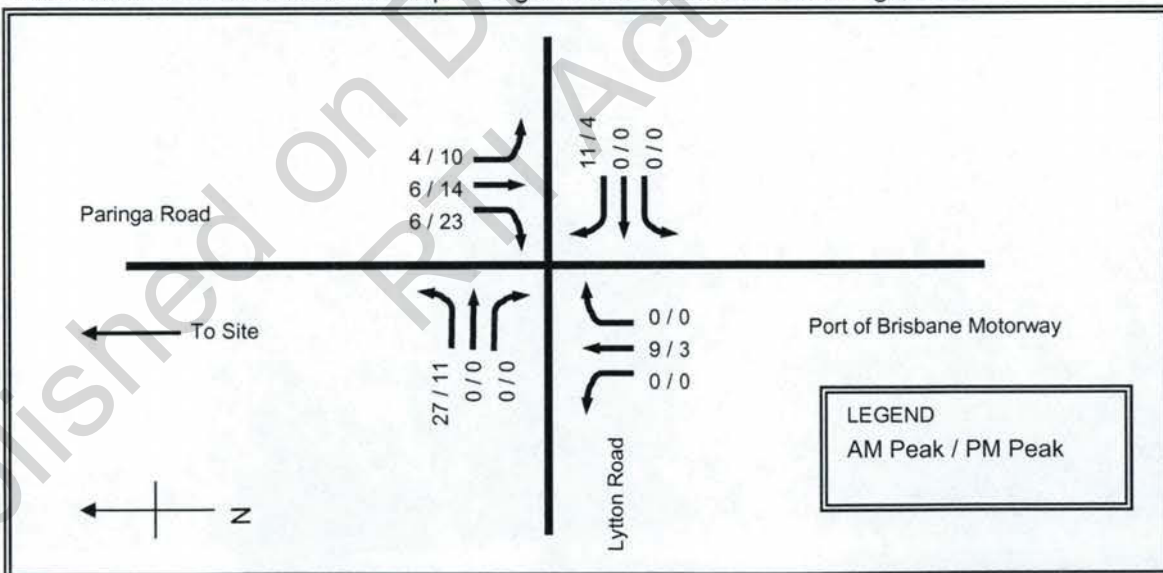


Figure 6.1: Estimated Distribution of Development Generated Traffic

6.3 Future (2019) Base Traffic Demands

Figure 6.2 shows the future (2019) base traffic demands, based on an application of an annual growth rate of 4.5% for a period of 12 years (i.e. 10 years past an assumed 2009 completion date of the project) to the 2007 traffic volumes. This growth rate has been applied only to volumes not utilising Paringa Road (i.e. through volumes). This growth rate is based on the difference between TTM surveyed volumes from March 2005. During the 2.5 years between surveys the overall traffic growth at the intersection (excluding Paringa Road) is 12%, which equates to 4.5% per annum.

Paringa Road traffic growth over the same period has been extremely significant. Due to the considerable development on the Paringa Road catchment during this period, traffic volumes on Paringa Road have increased by 206%, at 56% per annum. The majority of this catchment is now developed and as such this level of growth is not sustainable through the design horizon. However, some further development, including this proposal, is still likely. During the design horizon, TTM has estimated that the catchment is capable of increasing by a further 30% on the current traffic, to create an ultimate traffic scenario for Paringa Road.

The ultimate traffic scenario for Paringa Road, combined with through traffic volumes increasing by 4.5% per annum, is presented in Figure 6.2.

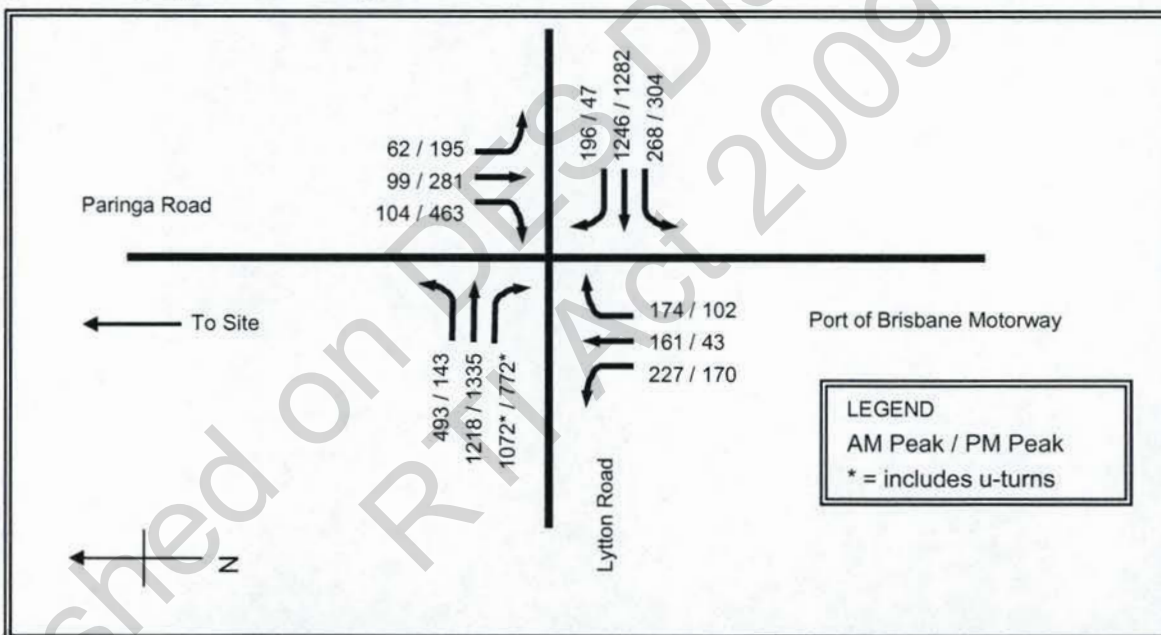


Figure 6.2: Estimated 2019 Peak Hour Traffic, Without Development (4.5%pa growth)

6.4 Future (2019) Project Traffic Demands

The future project case scenario is obtained by the addition of development traffic generation shown in Figure 6.1 to the base traffic volumes shown in Figure 6.2. These expected traffic movements are shown in Figure 6.3.

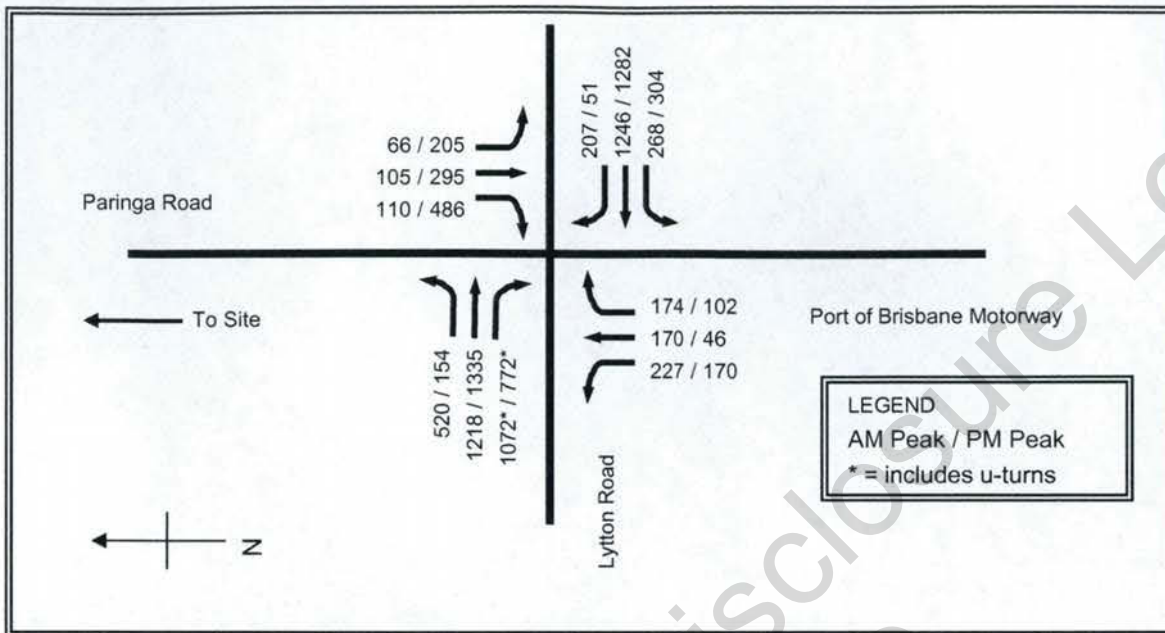


Figure 6.3: Estimated 2019 Peak Hour Traffic, With Development

7. Road Network Performance

Section 3.2 of the Guidelines for Assessment of Road Impacts of Development Proposals states the following criteria for Traffic Operation Assessment:

Traffic operation impacts need to be considered for any section of a SCR where the construction or operational traffic generated by the development equals or exceeds 5% of the existing AADT on the road section, intersection movements or turning movements.

Given that this development represents less than 1% of the traffic on Lytton Road, it is not necessary to analyse the impact of the development traffic on this section of road. The development does however represent up to 10% of the traffic on movements on the Paringa Road approach at the intersection of Paringa Road and Lytton Road, therefore, analysis of the performance of this intersection is required.

The priority control for this intersection is provided by signals. As such, analysis of this intersection has been undertaken, utilising Sidra Intersection Analysis Software

The summary of these results are below, with calculations shown in Appendix B.

7.1 Analysis

Table 7.1 gives a summary of the outputs for the various traffic cases applied to the intersection.

Table 7.1: Summary of Sidra Outputs

Case	Degree of Saturation	Average Delay	Level of Service	95 th Percentile Critical Queue			
				South	East	North	West
AM Current Case	84.5%	27.0	C	24	63	50	116
AM Base Case	102.5%	70.1	E	82	114	144	388
AM Project Case	103.4%	73.6	E	82	114	148	388
PM Current Case	99.9%	45.9	D	30	36	159	179
PM Base Case	109.0%	86.2	F	50	48	159	388
PM Project Case	110.1%	89.8	F	50	56	159	388

For each approach, the critical queue length given is for the right hand turn on the respective approach.

7.2 Conclusions

This analysis shows that the intersection fails in the PM peak in the current traffic scenario. It also demonstrates that in the future cases, without the proposed development, the intersection fails in all cases with degree of saturation over 100% and level of service E or worse.

Comparing the 2019 cases with and without the proposed development show that the additional development traffic will result in the following:

- queues lengthening by less than 1 vehicle
- degree of saturation increasing by around 1%
- minor increases in average delay.



Therefore, it is concluded that the proposed development will have a negligible impact on the operation of the external road network and that any upgrade works conducted to address the existing traffic issues are likely to cater for the development traffic.

Published on DES Disclosure Log
RTI Act 2009

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8. Site Access Arrangements

8.1 Council Requirements

With regard to site access, Council guidelines require the following:

- a low/medium turnover carpark with a capacity between 25 and 250 vehicles and access from a major road to incorporate a 9.5m wide Type C1 driveway crossover.
- a driveway located on a major road and catering for LRV service vehicles, to incorporate a 12m wide Type C2 driveway crossover
- a driveway on a major road to be not less than:
 - 20m from a minor intersection
 - 30m from a major intersection
 - 15m from an adjacent driveway
 - 15m from a median break
 - Clear of queuing at signals
- Sight distance (for access to 184 parking spaces from a 60kph major road) to ideally be 110m, and a minimum of 85m.
- an exit queue capacity of 6 vehicles (i.e. 42m) is required for car parks with a capacity between of 151 and 200 cars
- the first 6m of driveway inside the site boundary to be no steeper than 1in20

8.2 Proposed Access Arrangements & Their Adequacy

The proposed access will be via an existing 13m wide communal access road along the eastern boundary of the site. This access road provides sufficient width to cater for the turn manoeuvres of the development traffic to and from the site. At the intersection of this access road with Paringa Road, sight distance in excess of 150m is available in each direction. Queuing is restricted to 4 cars, however, the low traffic generation of the proposed development car parks will ensure this is adequate to prevent queuing onto Paringa Road.

At the interface of the development carpark and the communal access road, it is proposed to provide three access driveways. The northern and southern driveways will be 9m wide, while the central driveway will be 6m wide.

9. Service Vehicle Arrangements

9.1 Council Requirements

Brisbane City Council requires both Occasional and Regular Service Vehicle Access are provided for a Warehouse Development.

9.2 Estimated Service Vehicle Traffic Generation

Due to the size of the individual tenancies, the frequency of Articulate Vehicles on the site is expected to be occasional. Generally LRV's, including refuse collection vehicles, will be the regular access design vehicle for the site.

9.3 Proposed Service Vehicle Arrangements & Their Adequacy

The site has been designed to allow an Articulate Vehicle to access the site by entering and departing in a forward gear. As shown in Figure 9.1, an AV will generally be restricted to the aisle connecting the access points. Access to other aisles is available, however this will require the truck to reverse through sections of the site.

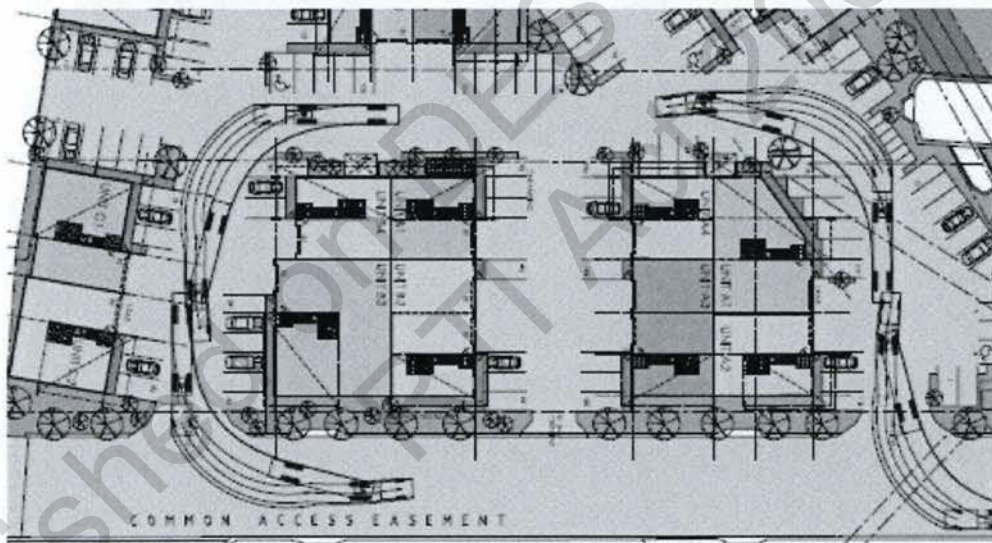


Figure 9.1: AV Access to the Site

The 7m wide aisles will allow an LRV to have access through the entire site. This will allow refuse collection from each tenancy. It is proposed that each individual tenancy will have an industrial bin located immediately inside the main access roller door. These bins will be wheeled outside at the time of collection and collected outside, adjacent to the roller door, where height is not an issue.

10. Public Transport, Pedestrian and Bicycle Facilities

There are no public transport facilities in the vicinity of this site and the scale of the proposed development does not warrant bus services being extended to provide access.

A standard condition of approval will be the construction of pedestrian footpaths across the frontage of the site subsequent to construction activity on the site. Otherwise there are no pedestrian or cyclist networks in the area to connect to.

11. Developer Contributions

The traffic generated by the proposed development will have an insignificant impact on the road network in the vicinity of the site. As such, no contributions for specific upgrades is considered necessary of the proposed development.

It is also understood that transport contributions to Brisbane City Council under its infrastructure planning scheme policy have already been conditioned and paid as part of the previous subdivision approval over the site.

12. Recommendations

12.1 Impact on Surrounding Road Network

The intersection of Paringa Road and Lytton Road is already operating at capacity and will continue to deteriorate over the design horizon, with or without the proposed development. In the future analysis cases, the impact of adding the development traffic is considered insignificant, with degree of saturation, queue lengths and average delays only having very minor increases.

12.2 Development Access

The proposed access meets Council Requirements and is therefore considered appropriate.

12.3 Car Parking Arrangements

The carpark arrangements exceed Council Requirements and are therefore considered appropriate.

12.4 Service Vehicle Arrangements

The service vehicle arrangements exceed Council Requirements and are therefore considered appropriate.

12.5 Public Transport and Bicycle / Pedestrian Facilities

There are no sufficient pedestrian, cyclist or public transport networks in the vicinity of the site for the proposed development to connect to. As such, no upgrades of these facilities are considered necessary.

12.6 External Works

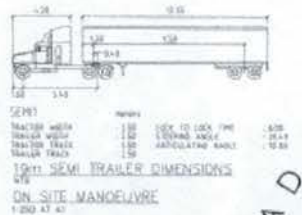
No external works are considered necessary due to the minor impact of the proposed development on the external road network.

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Appendix A

PROPOSED DEVELOPMENT LAYOUT





Appendix B

ANALYSIS OUTPUTS

Movement Summary

Paringa Road/Lytton Road Intersection

2007 Current AM Peak Traffic

Signalised - Fixed time

Cycle Time = 70 seconds

Vehicle Movements

Mov ID	Turn	Dem Flow (veh/h)	%HV	Deg of Satn (v/c)	Aver Delay (sec)	Level of Service	95% Back of Queue (m)	Prop. Queued	Eff. Stop Rate	Aver Speed (km/h)
Freeway Ramps										
1	L	141	17.0	0.080	8.1	LOS A#	3#	0.00	0.60	49.8
2	T	131	19.1	0.512	35.4	LOS D	33	0.99	0.75	30.4
3	R	108	26.9	0.380	43.8	LOS D	24	0.98	0.75	27.7
Approach		380	20.5	0.512	27.6	LOS C	33	0.62	0.69	34.4
Lytton Rd (East)										
4	L	166	41.0	0.171	13.0	LOS B	25	0.40	0.70	49.8
5	T	774	15.0	0.817	27.4	LOS C	144	0.94	0.88	36.8
6	R	159	30.2	0.633	41.6	LOS D	63	0.98	0.84	30.3
Approach		1099	21.1	0.817	27.3	LOS C	144	0.86	0.85	37.1
Paringa Road										
7	L	51	35.3	0.032	8.5	LOS A#	1#	0.00	0.59	49.8
8	T	80	68.8	0.326	35.5	LOS D	23	0.98	0.72	30.4
9	R	84	67.9	0.737	49.1	LOS D	50	1.00	0.90	26.3
Approach		215	60.5	0.737	34.4	LOS C	50	0.75	0.76	31.4
Lytton Road (West)										
10	L	399	24.1	0.332	10.3	LOS B	41	0.37	0.69	47.3
11	T	756	19.0	0.643	18.4	LOS B	116	0.84	0.72	39.8
12	R	665	18.9	0.845	43.6	LOS D	116	1.00	1.03	27.8
Approach		1820	20.1	0.845	25.8	LOS C	116	0.79	0.83	35.4
All Vehicles		3514	22.9	0.845	27.0	LOS C	144	0.79	0.82	35.5

Symbols which may appear in this table:

Following Degree of Saturation

x = 1.00 for Short Lane with resulting Excess Flow

* x = 1.00 due to minimum capacity

Following LOS

- Based on density for continuous movements

Following Queue

- Density for continuous movement

**SIDRA
INTERSECTION**

Movement Summary

Paringa Road/Lytton Road Intersection

2007 Current PM Peak Traffic

Signalised - Fixed time

Cycle Time = 150 seconds

Vehicle Movements

Mov ID	Turn	Dem Flow (veh/h)	%HV	Deg of Satn (v/c)	Aver Delay (sec)	Level of Service	95% Back of Queue (m)	Prop. Queued	Eff. Stop Rate	Aver Speed (km/h)
Freeway Ramps										
1	L	105	17.1	0.060	8.0	LOS A#	2#	0.00	0.60	49.8
2	T	35	20.0	0.295	79.9	LOS E	20	1.00	0.70	18.8
3	R	63	27.0	0.476	90.3	LOS F	30	1.00	0.72	17.5
Approach		203	20.7	0.476	46.0	LOS D	30	0.48	0.65	26.8
Lytton Rd (East)										
4	L	188	41.0	0.223	16.3	LOS B	56	0.38	0.71	46.6
5	T	796	15.0	0.965	76.5	LOS E	354	0.97	1.02	20.2
6	R	38	28.9	0.505	90.1	LOS F	36	1.00	0.74	18.2
Approach		1021	20.3	0.965	65.9	LOS E	354	0.86	0.95	22.4
Paringa Road										
7	L	158	34.8	0.100	8.6	LOS A#	3#	0.00	0.59	49.8
8	T	227	43.9	0.316	32.3	LOS C	119	0.72	0.61	31.8
9	R	375	104.2	0.999#	54.0	LOS D	159	1.00	0.85	24.9
Approach		630	60.1	1.000	41.5	LOS C	159	0.80	0.83	31.3
Lytton Road (West)										
10	L	116	24.1	0.090	8.6	LOS A	7	0.11	0.62	49.2
11	T	828	19.0	0.727	41.2	LOS D	250	0.88	0.78	28.2
12	R	479	19.0	0.949	102.7	LOS F	179	1.00	1.12	16.0
Approach		1423	19.4	0.949	59.2	LOS E	250	0.86	0.88	23.0
All Vehicles		3407	26.5	0.999	54.9	LOS D	354	0.79	0.85	24.5

Symbols which may appear in this table:

Following Degree of Saturation

x = 1.00 for Short Lane with resulting Excess Flow

* x = 1.00 due to minimum capacity

Following LOS

- Based on density for continuous movements

Following Queue

- Density for continuous movement

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Movement Summary

Paringa Road/Lytton Road Intersection

2019 Future AM Peak Traffic, without development

Signalised - Fixed time

Cycle Time = 150 seconds

Vehicle Movements

Mov ID	Turn	Dem Flow (veh/h)	%HV	Deg of Satn (v/c)	Aver Delay (sec)	Level of Service	95% Back of Queue (m)	Prop. Queued	Eff. Stop Rate	Aver Speed (km/h)
Freeway Ramps										
1	L	239	17.2	0.136	8.1	LOS A#	5#	0.00	0.60	49.8
2	T	169	18.9	0.942	89.6	LOS F	87	1.00	0.93	17.3
3	R	183	26.8	0.921	102.1	LOS F	82	1.00	1.01	16.0
Approach		591	20.6	0.942	60.5	LOS E	87	0.60	0.82	22.8
Lytton Rd (East)										
4	L	282	41.1	0.357	22.4	LOS C	105	0.50	0.73	41.2
5	T	1312	14.8	1.022	82.5	LOS F	690	0.94	1.12	19.1
6	R	206	33.1	1.000#	65.0	LOS E	114	0.98	0.82	23.0
Approach		1781	20.7	1.022	72.0	LOS E	690	0.88	1.04	21.3
Paringa Road										
7	L	65	35.4	0.041	8.5	LOS A#	1#	0.00	0.59	49.8
8	T	104	69.2	0.455	74.5	LOS E	58	1.00	0.76	19.7
9	R	109	67.9	1.025	146.6	LOS F	144	1.00	1.23	12.2
Approach		278	60.8	1.025	87.4	LOS F	144	0.76	0.90	17.9
Lytton Road (West)										
10	L	519	24.1	0.646	12.6	LOS B	106	0.36	0.70	45.2
11	T	1282	17.4	0.990	65.4	LOS E	663	0.93	1.05	21.4
12	R	1128	21.2	1.000#	105.1	LOS F	388	1.00	1.21	15.7
Approach		2811	19.9	1.000	72.7	LOS E	663	0.89	1.09	20.8
All Vehicles		5599	21.8	1.025	70.1	LOS E	690	0.83	1.01	20.9

Symbols which may appear in this table:

Following Degree of Saturation

x = 1.00 for Short Lane with resulting Excess Flow

* x = 1.00 due to minimum capacity

Following LOS

- Based on density for continuous movements

Following Queue

- Density for continuous movement

**SIDRA
INTERSECTION**

Movement Summary

Paringa Road/Lytton Road Intersection

2019 Future PM Peak Traffic, without development

Signalised - Fixed time

Cycle Time = 150 seconds

Vehicle Movements

Mov ID	Turn	Dem Flow (veh/h)	%HV	Deg of Satn (v/c)	Aver Delay (sec)	Level of Service	95% Back of Queue (m)	Prop. Queued	Eff. Stop Rate	Aver Speed (km/h)
Freeway Ramps										
1	L	179	16.8	0.102	8.1	LOS A#	3#	0.00	0.60	49.8
2	T	45	19.6	0.386	80.4	LOS F	26	1.00	0.71	18.7
3	R	107	27.1	0.809	95.4	LOS F	50	1.00	0.88	16.8
Approach		332	20.5	0.809	46.2	LOS D	50	0.46	0.70	26.8
Lytton Rd (East)										
4	L	320	40.9	0.479	33.6	LOS C	133	0.64	0.88	34.2
5	T	1349	15.0	1.083	112.8	LOS F	810	0.95	1.27	15.1
6	R	49	30.0	0.781	95.8	LOS F	48	1.00	0.85	17.4
Approach		1719	20.2	1.083	97.6	LOS F	810	0.90	1.19	16.9
Paringa Road										
7	L	205	35.1	0.130	8.6	LOS A#	4#	0.00	0.59	49.8
8	T	296	34.3	1.089	149.5	LOS F	415	1.00	0.66	14.1
9	R	487	176.0	1.000#	69.8	LOS E	159	0.98	0.83	21.1
Approach		689	58.6	1.089	150.7	LOS F	415	1.13	0.97	20.3
Lytton Road (West)										
10	L	151	24.0	0.118	8.7	LOS A	10	0.12	0.62	49.1
11	T	1405	18.5	0.816	24.1	LOS C	395	0.79	0.72	36.1
12	R	813	19.9	1.090	184.5	LOS F	388	1.00	1.52	10.1
Approach		2330	19.3	1.090	76.8	LOS E	395	0.83	0.99	19.6
All Vehicles		5406	23.5	1.090	86.2	LOS F	810	0.81	0.97	19.0

Symbols which may appear in this table:

Following Degree of Saturation

x = 1.00 for Short Lane with resulting Excess Flow

* x = 1.00 due to minimum capacity

Following LOS

- Based on density for continuous movements

Following Queue

- Density for continuous movement

R

SIDRA INTERSECTION

Movement Summary

Paringa Road/Lytton Road Intersection

2019 Future AM Peak Traffic, with development

Signalised - Fixed time

Cycle Time = 150 seconds

Vehicle Movements

Mov ID	Turn	Dem Flow (veh/h)	%HV	Deg of Satn (v/c)	Aver Delay (sec)	Level of Service	95% Back of Queue (m)	Prop. Queued	Eff. Stop Rate	Aver Speed (km/h)
Freeway Ramps										
1	L	239	17.2	0.136	8.1	LOS A#	5#	0.00	0.60	49.8
2	T	179	19.0	0.998	102.2	LOS F	99	1.00	0.99	15.8
3	R	183	26.8	0.921	102.1	LOS F	82	1.00	1.01	16.0
Approach		601	20.6	0.998	64.7	LOS E	99	0.60	0.84	21.8
Lytton Rd (East)										
4	L	282	41.1	0.355	22.0	LOS C	104	0.50	0.73	41.5
5	T	1312	14.7	1.034	87.6	LOS F	719	0.94	1.15	18.3
6	R	218	35.0	1.000#	65.5	LOS E	114	0.98	0.82	22.8
Approach		1780	20.7	1.034	76.5	LOS E	719	0.89	1.07	20.5
Paringa Road										
7	L	69	34.8	0.044	8.5	LOS A#	1#	0.00	0.59	49.8
8	T	111	69.1	0.444	73.3	LOS E	60	0.99	0.76	19.9
9	R	116	68.1	1.008	136.6	LOS F	148	1.00	1.21	12.9
Approach		295	60.7	1.008	83.0	LOS F	148	0.76	0.90	18.5
Lytton Road (West)										
10	L	547	23.9	0.679	12.7	LOS B	114	0.38	0.71	45.1
11	T	1282	17.1	1.007	71.9	LOS E	709	0.94	1.09	20.2
12	R	1128	21.7	1.000#	109.6	LOS F	388	1.00	1.24	15.2
Approach		2817	20.0	1.007	77.3	LOS E	709	0.90	1.12	20.0
All Vehicles		5666	21.8	1.034	73.6	LOS E	719	0.83	1.03	20.3

Symbols which may appear in this table:

Following Degree of Saturation

x = 1.00 for Short Lane with resulting Excess Flow

* x = 1.00 due to minimum capacity

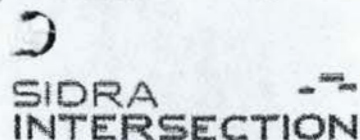
Following LOS

- Based on density for continuous movements

Following Queue

- Density for continuous movement

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Movement Summary

Paringa Road/Lytton Road Intersection

2019 Future PM Peak Traffic, with development

Signalised - Fixed time

Cycle Time = 150 seconds

Vehicle Movements

Mov ID	Turn	Dem Flow (veh/h)	%HV	Deg of Satn (v/c)	Aver Delay (sec)	Level of Service	95% Back of Queue (m)	Prop. Queued	Eff. Stop Rate	Aver Speed (km/h)
Freeway Ramps										
1	L	179	16.8	0.102	8.1	LOS A#	3#	0.00	0.60	49.8
2	T	48	18.8	0.401	80.5	LOS F	27	1.00	0.71	18.7
3	R	107	27.1	0.809	95.4	LOS F	50	1.00	0.88	16.8
Approach		334	20.4	0.809	46.5	LOS D	50	0.46	0.70	26.7
Lytton Rd (East)										
4	L	320	40.9	0.482	34.0	LOS C	135	0.65	0.88	34.0
5	T	1349	15.0	1.101	122.3	LOS F	842	0.96	1.31	14.2
6	R	57	29.8	0.889	101.4	LOS F	56	1.00	0.92	16.7
Approach		1726	20.3	1.101	105.3	LOS F	842	0.90	1.22	16.0
Paringa Road										
7	L	216	35.2	0.137	8.6	LOS A#	5#	0.00	0.59	49.8
8	T	311	33.9	1.098	148.6	LOS F	454	1.00	0.63	15.0
9	R	512	182.0	1.000#	68.0	LOS E	159	0.97	0.83	21.5
Approach		717	58.6	1.098	151.4	LOS F	454	1.14	0.95	21.2
Lytton Road (West)										
10	L	162	24.1	0.127	8.7	LOS A	11	0.12	0.62	49.1
11	T	1405	18.3	0.846	25.9	LOS C	417	0.82	0.75	35.1
12	R	813	20.3	1.101	193.5	LOS F	388	1.00	1.54	9.7
Approach		2325	19.3	1.101	79.9	LOS E	417	0.85	1.02	19.2
All Vehicles		5477	23.5	1.101	89.8	LOS F	842	0.82	0.99	18.5

Symbols which may appear in this table:

Following Degree of Saturation

x = 1.00 for Short Lane with resulting Excess Flow

* x = 1.00 due to minimum capacity

Following LOS

- Based on density for continuous movements

Following Queue

- Density for continuous movement

R

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

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.

Enquiries to: Miguel Zavaleta
Telephone: (07) 3225 1080 miguel.zavaleta@epa.qld.gov.au
Your reference: DRS/USE/H06-949907
Our reference: App'n: 61854 Part 1 File No.: BNE3112

IPA Access
ENTERED
Date 25/6/06 By 73(2)Irrelevant

CC: 73(2)Irrelevant
Planning Initiatives
PO Box 1774
NEW FARM QLD 4005

Please update
EMR & CARMS
73(2)Irrelevant
25/7/06

Brisbane City Council
GPO Box 1434
BRISBANE QLD 4001

Attention: 73(2)Irrelevant

Re: Application (No. DRS/USE/H06-949907) for development approval for assessable development to be carried out at 39A Paringa Road, Murrarie Qld 4172 (Lot 5 on SP179372).

Pursuant to the following items of Table 2 Schedule 2 of the *Integrated Planning Regulation 1998*, the Environmental Protection Agency – Contaminated Land Unit 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*

The Environmental Protection Agency – Contaminated Land Unit (EPA-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 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

73(2)Irrelevant

Signed

25/7/2006
Date

Delegate of Administering Authority
Environmental Protection Act 1994.

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Concurrence agency response

Sections 3.3.16 and 3.5.18 *Integrated Planning Act 1997*

Applicant:	Gale Developments
Council Application Number:	DRS/USE/H06-949907
EPA Application Number:	61854 Part 1
Date application received by EPA:	21/07/2006
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 - Industry & Warehouse

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):

39A Paringa Road, Murrarrie Qld 4172
(Lot 5 on SP179372)

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

Conditions of the development approval

At all times while the use continues and the subject land is on the Environmental Management Register (EMR) the applicant must comply with the approved Site Management Plan (SMP) for **Lot 5 on SP179372** issued under the *Environmental Protection Act 1994* by the Environmental Protection Agency (Contaminated Land Unit).

Additional comments or advice about the application

A copy of the current SMP, with an effective date of 25/02/2006, is attached. The SMP has specific requirements which apply to excavation during site construction works and for the removal of soil from the site.

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.

The Environmental Protection Agency is recognised as a concurrence agency under the *Integrated Planning Regulation 1998* for the protection of the environment by the management of contaminated land. The Environmental Protection Agency 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 ~

ANNEXURE 1 - SITE MANAGEMENT PLAN

LOT : 5 PLAN : SP179372 FILE REF : BNE3112 PRINTED: 25/07/2006

DATE OF EFFECT : 25/02/2006

1.0 SUMMARY OF CONTAMINATION

- The site is the former Bulimba 'A' Power Station. Equipment/operations on the site that potentially cause contamination were:
 - plant maintenance and overhaul workshops;
 - chemical and materials testing laboratories;
 - small metal-melting furnace;
 - underground fuel storage;
 - abrasive blasting;
 - on-site disposal of chem-clean residues (acetic acid/ammonium solutions, with possibly some iron and copper;
 - on-site disposal of ash and coke
- The contaminants of concern are as follows
 - Copper (max 1830 mg/kg);
 - Lead (max 2680 mg/kg); and
 - Zinc (max 570 mg/kg).

Note: Contaminants were detected within the ash/coke fill layer beneath the site at depths ranging from near surface to 6.5 metres below ground level.

Note: Groundwater was identified at a minimum depth of 3m below ground level.

The entire subject site is underlain by the ash/coke fill. The surface of the site is partially grass-covered and some areas consist of a roadbase material cover, over the ash/coke fill.

2.0 OBJECTIVES OF THE SMP

The purpose of this SMP is to manage contamination on the site in a manner that protects human health and the environment.

3.0 ACHIEVEMENT AND MAINTENANCE OF OBJECTIVES

3.1 *Responsibility.* The owner of the land (as defined in the *Environmental Protection Act 1994*) is to ensure that this SMP and any variations approved or required by the administering authority are complied with. The obligations and conditions set out in this SMP bind the owner, from time to time, of the land.

3.2 *Site Use.* The site may be used for industrial/commercial use, as described in the National Environment Protection (Assessment of Site Contamination) Measure, December 1999, Table 5-A Health Investigation Levels Setting F.

3.3 *Provision of SMP to appropriate persons.* The owner must provide all persons involved in building design and planning and all contractors and lessees conducting building and/or excavation works with a copy of the SMP prior to commencement of site works. All persons occupying or working on the site must comply with the requirements of the SMP.

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3.4 *Surface capping and protective barriers.* The site shall be covered with a minimum of a 300 mm thick layer of grass-covered topsoil, buildings, or a low-permeability layer such as bitumen or concrete, to maintain a barrier between site users and heavy metals contaminated ash and to minimise the potential for heavy metals contaminated ash to enter the environment due to remobilisation by wind and surface water and leaching by infiltrating surface water.

No excavation or penetration of the approved capping may be carried out without written authorisation from the EPA.

3.5 *Soil excavation & Removal.* Any soil excavated on the site must be assessed for contaminants of concern to determine if the material is contaminated thereby allowing for the development and implementation of appropriate management and disposal/re-use options.

Representative sampling and analysis of soil from excavations in contaminated areas must be managed by a suitably qualified and experienced person in accordance with Section 381 of the *Environmental Protection Act 1994* (EP Act). Contaminated soil must not be removed off-site without a disposal permit in accordance with Section 424 of the EP Act.

3.6 *Unexpected Contamination.* If during any site earthworks or excavation, offensive or noxious odours and/or evidence of gross contamination not previously detected is observed, site works are to cease in that area and action taken to immediately abate the environmental harm. The administering authority is to be notified in writing within 2 business days of detection and advised of appropriate remedial action.

Any remedial action is to be developed by an appropriately qualified and experienced person in accordance with Section 381 of the EP Act.

3.7 *General Environmental Protection.* All earthworks are to be undertaken in accordance with general environmental protection measures to avoid unwanted migration and deposition of soil. These measures include the control of dust, noise, stormwater runoff, sediment, erosion, spillage from haulage trucks and odour releases involving the handling or movement of contaminated material.

Groundwater beneath the site has been found to contain elevated heavy metals, including copper, lead and zinc, ammonium and total phosphorus concentrations. In the event that future development of the site necessitates dewatering and/or the extraction of groundwater, a water management plan shall be prepared, prior to the extraction of groundwater. The water management plan shall detail the treatment or disposal measures that will be implemented to ensure that any contaminated groundwater extracted does not cause environmental harm.

3.8 *Workplace Health and Safety.* A Workplace Health and Safety Plan (WH&S plan), which conforms to the requirements of the *Workplace Health and Safety Act 1995* is to be developed for any site excavation works in contaminated areas. The WH&S plan must specifically address contaminants of concern.

4.0 MONITORING AND REPORTING

A site inspection is to be undertaken at biennial intervals to ensure that capping and protective barriers including vegetative covers remain in sound condition at all times in accordance with section 3.4.

Records are to be kept of all inspections, any soil excavation in contaminated areas, disposal permits and site management plan compliance for review by the administering authority from time to time.

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The biennial period is to commence from the effective date of this plan.

This Site Management Plan (SMP) has been developed to manage site contamination risks at the issue date. Subsequent uses of the site may result in the need to review the plan.

Published on DES Disclosure Log
RTI Act 2009

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Tuesday, 25 July 2006

Proposal: Material Change of Use Industry & Warehouse
Council: Brisbane City Council LA App'n No: DRS/USE/H06-949907
Site Address: 39A Paringa Road, Murrarie Qld 4172
Property Description: Lot 5 on SP179372
Applicant Name: 73(2)Irrelevant Planning Initiatives

Records

On 25/02/2006, a SMP was approved for this lot. In accordance with the SMP the site may be used for industrial/commercial.

The proposal is for MCU (Industrial units).

The SMP contains provisions for capping, excavation restriction beyond the minimum cover and requirements for water management among others.

From the information provided, it is possible to infer that site is relative flat therefore minor excavation may be required during building works. The SMP has provisions for excavation.

No objection was found therefore it is recommended to approve the enclosed CAR with standard condition for compliance with the approved SMP

Assessor Name: Miguel Zavaleta

Date: 25/07/06 73(2)Irrelevant

73(2)Irrelevant

73(2)Irrelevant

25/6/2007

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PLANNING INITIATIVES

DEVELOPMENT PLANNING CONSULTANTS



BNE 2006/4796

Our Ref: 1182 AN

17th January 2006

Environmental Protection Agency
Contaminated Land Unit
Level 16, 288 Edward Street
BRISBANE QLD 4000

APPLICATION NUMBER:	61854 PT1
FILE NUMBER:	BNE 3112 Vol 4
REFERRAL DATE:	21 JUL 06
DATE INFO REQUEST DUE:	04 AUG 06
RCU No.	N/A
OFFICER:	

Dear Sir/Madam,

DEVELOPMENT APPLICATION – 39A Paringa Road, Murarrie
Described as Lot 5 on SP179372, Parish of Bulimba

We have lodged a Development Application with Brisbane City Council regarding the above site. The proposal is for a Development Permit for a Material Change of Use. As required, we are referring it to you as a concurrence agency.

Attached is a copy of the following:-

- ❖ Application Form
- ❖ Proposed Site Plans
- ❖ Planning Report
- ❖ Acknowledgement Notice

Would you please let me know of any requirements that your Agency has for the application.

Yours faithfully,
PLANNING INITIATIVES

73(2)Irrelevant



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Level 1, 895 Ann Street
Fortitude Valley Qld 4006
PO Box 1774
New Farm Qld 4005

File A

Telephone (07) 3666 0766
Facsimile (07) 3666 0788
admin@planning-initiatives.com
Jilland Pty Ltd ABN 23 893 260 230



Application No: DRS/USE/H06-949907
Project No: DRS/PRO/P06-116054
Contact: Mark Connellan
Telephone: (07) 3403 5611

Brisbane City Council
ABN 72 002 765 795

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

Facsimile 07 3403 5311

19 July 2006

73(2)Irrelevant

Planning Initiatives
PO Box 1774
NEW FARM QLD 4005

Dear 73(2)Irrelevant

**Acknowledgment notice under section 3.2.3 of the *Integrated Planning Act 1997*:
Development Application for Industry & Warehouse on land at 39A Paringa Road
Murarrie Qld 4172 and described as Lot 5 on SP179372, Parish of Bulimba.**

I refer to the above application that the Council received on 5 July 2006 and advise that I have been appointed as the Council's Assessment Manager for this application. Please find attached the acknowledgment notice details in accordance with the requirements of section 3.2.3 of the *Integrated Planning Act 1997*. I would appreciate it if you would check the attached details and contact me if any of these are incorrect or incomplete.

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

The Council has identified Agility Management Pty Ltd as a third party advice agency because the proposal is located within 100 metres of a gas pipeline.

The Principal Town Planner is the delegate appointed by the Council to determine the application.

If there is any matter that you would like to discuss please telephone me on 3403 5611.

Yours faithfully,

73(2)Irrelevant

Mark Connellan
Urban Planner
Development Assessment Team East
Development and Regulatory Services
Customer and Community Services

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

APPLICANT DETAILS:

Gale Developments
C/- Planning Initiatives
Po Box 1774
NEW FARM QLD 4005

SITE:

Address of Site:
39A Paringa Road Murarrie Qld 4172
Real Property Description:
Lot 5 on SP179372, Parish of Bulimba
Area Classification:
General Industry Area
Name of Owner:
Royal Oak Trust
Name of Ward:
Doboy

APPLICATION:

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

Description of Proposal:

Industry & Warehouse

Council File Reference:

DRS/USE/H06-949907

Lodgement Date:

5 July 2006

CODE OR IMPACT ASSESSMENT:

In accordance with section 3.2.3(2) of the *Integrated Planning Act 1997*, Council advises that the application will be assessed using Code Assessment procedures.

APPLICABLE CODES

In accordance with section 3.2.3(2)(c) of the *Integrated Planning Act 1997*, Council advises that the following codes may be applicable to your application:

Acid Sulphate Soils Code
Gas Pipeline Code
Industrial Amenity and Performance Code (primary code)
Industrial Design Code (primary code)
Landscaping Code
Non-discriminatory Access Code
Services, Works and Infrastructure Code
Stormwater Management Code
Transport, Access, Parking and Servicing Code
Waste Water Management Code (on-site effluent)

Wetland Code

PUBLIC NOTIFICATION REQUIRED:

This application does not require any public notification.

REFERRAL AGENCIES:

The following were Advice Agencies for this application:

✓ **ENERGEX Ltd**
Chief Executive Officer
Attention: 73(2)Irrelevant
Senior Town Planner
Network Property Asset Department
GPO Box 1461
BRISBANE QLD 4001

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

The following were Concurrence Agencies for this application:

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

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

The following third party advice agency has been identified and will be consulted during the assessment of the application:

✓ **Agility Management Pty Ltd**
Attn: 73(2)Irrelevant
Level 2
96 Mt Gravatt-Capalaba Road
Upper Mt Gravatt QLD 4122

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

INFORMATION REQUEST:

The council may make an 'information request' under section 3.3.6 of the *Integrated Planning Act 1997*. We will notify you within 10 business days whether or not further information is required.

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Form 1 Development Application

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Common details

PART A

The completion of all applicable questions on Part A is mandatory for all applications. Part A must be accompanied by the completed IDAS Assessment Checklist if required, and by one (1) or more other completed parts of the Form as required. For more information on the parts of the Form refer to www.ipa.qld.gov.au. Any information requested in the form may be provided in an attachment to the application. For further information about completing the following details, refer to Guide 1.

Description of land

All land the subject of the application, must be identified. However, a description of the land is not required in relation to a mobile or temporary Environmentally Relevant Activity (ERA).

Advice for completing Q2 - Q2 applies if development is proposed within a water body or watercourse.

Advice for completing Q3 - Most land can be identified by a lot on plan description. These details can be obtained from title documents or through the local government.

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

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

Advice for completing Q7 - Q7 does not apply if the development is within a water body or watercourse.

Advice for completing Q8 - Q8 applies if development is within a local government area.

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

Advice for completing Q9 - Q9 applies if development is on strategic port land or a strategic port land tidal area. For more details refer to Guide 11.

1. Street address: *(including house number, street name, suburb/locality name & postcode) (if applicable)*
55 Paringa Road, Murarie
2. Name of water body or watercourse, within which the development is proposed: *(if applicable)*
NA
3. Lot on plan description (eg. Lot 123 on RP 4567) / GPS coordinates:
Lot 5 & Common Property on SP179372, Parish of Bulimba
4. The above description is for: *(tick applicable box)*
☒ (i) the land on which the development is proposed; or
☐ (ii) the land adjoining the water body or watercourse, within which the development is proposed; or
☐ (iii) the water body or watercourse.
5. Shop / tenancy number: NA
6. Storey / level: NA
7. Total area of land: (m² or ha): 6732m²
8. Local government area in which the land is situated: (eg. Esk, Hervey Bay, Woocoo etc.) *(if applicable)*
Brisbane City Council
9. Port authority for the strategic port land or strategic port land tidal area on which the development is proposed: (eg. Port of Brisbane, Port of Townsville) *(if applicable)*
NA

Proposal details

If there is insufficient room available, details may be provided in an attachment to the application.

10. Existing use of the land: (eg. vacant, single house, shop etc.)
Vacant
11. Proposed use of the land: (eg. 6 unit apartment building, 30 lot residential subdivision, ERA for aquaculture in ponds with a total area of 7 ha for which wastes are released into waters etc.)
Industrial units

Other applicable parts of Form 1

Part A must always be accompanied by other completed parts of Form 1. For information about when a part of Form 1 may apply refer to Guide 1.

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

Applicant details

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

When signing and lodging this application

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

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

13. Applicant's name:
Gale Developments
c/- Planning Initiatives
14. Contact number:
(07) 3666-0766
15. Contact person:
73(2)Irrelevant
16. Facsimile number/e-mail address:
73(2)Irrelevant@planning-initiatives.com
17. Postal address:
PO Box 1774, New Farm, QLD, 4005
18. Signature:
73(2)Irrelevant
73(2)Irrelevant
73(2)Irrelevant
19. Date:
27/06/06

Land owner's consent (if applicable)

Section 3.2.1(3) of the IPA prescribes that an application must contain, or be supported by, the written consent of the land owner/s, if the application involves:

- (i) a material change of use;
- (ii) reconfiguration of a lot;
- (iii) work on land below high-water mark & not within a canal as defined under the *Coastal Protection and Management Act 1995*; or
- (iv) work on rail corridor land defined under the *Transport Infrastructure Act 1994*.

Section 3.8.1(2)(a) of the IPA provides that landowner's consent is not required for a mobile or temporary ERA.

For more information refer to Guide 1.

20. Land owner's consent to the making of this application:

Name	Signature	Date
(i) Gale Developments Pty Ltd	73(2) Irrelevant	27/06/06
(ii) Body Corporate for Bridgeview on Gateway CTS		30/06/06
(iii)		
(iv)		
(v)		

Resource entitlement (if applicable)

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

Advice for completing Q22

Refer to schedule 10 of the *Integrated Planning Regulation 1998* that prescribes the nature of evidence required by the State in support of the lodging of this development application.

21. Does this application involve taking or interfering with (other than interfering with quarry material on State coastal land under the *Coastal Protection and Management Act 1995*) a State resource?

☒ NO - go to Q24

☐ YES - go to Q22

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

☐ (i) of the allocation of, or entitlement to, the resource - attach evidence

☐ (ii) the chief executive of the department administering the resource is satisfied the development is consistent with an allocation of, or entitlement to, the resource - go to Q23

☐ (iii) the chief executive of the department administering the resource is satisfied the development application may proceed in the absence of an allocation of, or entitlement to, the resource - go to Q23

23. Evidence of the resource entitlement:

(i) Resource entitlement / authority details

(ii) Name of delegated officer

(iii) Position of delegated officer

(iv) Signature of delegated officer

(v) Date

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

Assessment triggers

This checklist does not apply if the application requires the completion of Parts A and B of the Form only. It must be completed for all other applications.

24. Is the IDAS Assessment Checklist completed and attached to this application?

☒ YES

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

Plans / drawings / reports

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

25. Plans/drawings/reports accompanying this application:

Plan / Drawing / Report Number	Title	Date
(i) A001 F	Site Survey	07/06/06
(ii) A002 F	Site Plan	07/06/06
(iii) A101 F	Ground Floor Plan	07/06/06
(iv) A102 F	First Floor Plan	07/06/06
(v) A201 F & A202 F	Elevations & Sections	07/06/06

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

OFFICE USE ONLY (applicable to assessment manager's)

FEE (\$)	DATE RECEIVED	RECEIVING OFFICER'S NAME/S	REFERENCE NUMBER/S
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Notification of Engagement of Private Certifier (Optional format)

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

Date of engagement: / / Accreditation Number: _____ Name: _____ Signature: _____

Form 1 Development Application

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Material change of use

assessable against a local government's planning scheme

PART D

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

Nature of the application A development permit authorises development to occur, while a preliminary approval is a step in the approval process and does not authorise development to occur.	1. This application is for: (tick 1 or both if applicable) ☐ Preliminary approval for a material change of use of premises including conceptual design for any associated works that require approval under the planning scheme (i.e. consideration of the proposal concept) AND / OR ☒ Development permit for a material change of use of premises including conceptual design for any associated works that require approval under the planning scheme.
The subject land For the definition of "gross floor area" go to the planning scheme against which the application will be assessed.	2. How the subject land is identified in the planning scheme (name the zone, precinct etc.) General Industry Area, Australia Trade Coast Local Plan 3. Existing gross floor area: (if applicable) N/A 4. Are there any existing easements on the land? ☒ NO ☐ YES – attach plans of the location and details of the purpose of the easement
Material change of use details	5. Details of the change to the use of the land: (eg. vacant land to shopping centre, house to apartment building, vacant land to industry (tyre manufacturing) etc.) Vacant to Industry / Warehouse 6. Number of employees: N/A 7. Operating days and hours: N/A
Associated building works details (if applicable) For the definition of "site cover", "gross floor area" and "storey" go to the planning scheme against which the application will be assessed.	8. Site cover: <75% 9. Gross floor area: 1,859m2 10. Number of on-site car parking spaces: 44 11. Number of storeys / maximum height above natural ground: <15m 12. Number of employees Not known at this stage 13. Hours and days the use will operate Not known at this stage
Associated operational works details (if applicable)	14. Details of associated operational works (eg. landscaping, cut and fill, drainage, road works etc.) N/A

PLEASE NOTE

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

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

OFFICE USE ONLY (applicable to assessment manager)

DATE RECEIVED		REFERENCE NUMBER/S	R
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Form 1 Development Application

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IDAS Assessment Checklist

(Formerly the "Referrals Checklist")

IMPORTANT NOTE FOR ALL APPLICANTS:

1. This checklist was formerly referred to as the "Referrals Checklist". Some of the 'Guides' to using the IDAS Application Forms continue to refer to this document as the "Referrals Checklist". The name of this checklist was changed from 25 July 2005 to more accurately describe its function.
2. Under the IPA and IDAS framework, an application may require assessment by the local Council and/or certain Queensland State entities (e.g. Environmental Protection Agency, Dept. of Natural Resources and Mines, Queensland Heritage Council etc.).
3. This checklist is provided to assist applicants to determine when an application requires assessment by a Queensland State entity and may also assist the applicant to determine the assessment manager¹ for the application.
4. Therefore, the completion of **all questions** in section 1 of this checklist is **mandatory** for all applications (other than those requiring the completion of Parts A & B only).
5. It is the responsibility of the applicant to accurately complete this checklist.
6. Depending on the nature of the application, an applicable State entity may be either the assessment manager or an IDAS referral agency for the application.
7. The assessment manager for the application will rely on the information provided in this checklist (as well as any material lodged in support of the application) to identify any applicable referral agencies for the application in the Acknowledgement Notice. The assessment manager will also rely on this information when identifying if the application triggers referral coordination².
8. To assist you in answering the following questions a series of guides are available free from www.ipa.qld.gov.au.
9. Any other parts of Form 1 that this checklist requires to be completed are available from the Council or the applicable State entity, or can be downloaded free from www.ipa.qld.gov.au.
10. Section 2 provides advice about the referrals that can be required for applications for building work assessable against the *Standard Building Regulation 1993* (SBR).

SECTION 1 - STATE ASSESSMENT (completion mandatory)

Note: The following state assessment triggers apply to development other than for building work assessable against the *Standard Building Regulation 1993* (SBR).

<p>Environmentally relevant activity For more information refer to Guide 4. Unless you answered "none of the above" to Q1, the application requires assessment by the administering authority³. If an entity, other than the administering authority, is the assessment manager for the application, the administering authority is a concurrence agency for the application in relation to this matter. Note: An application involving ERA 19 and/or 20 will also require completion of Part K₇ of Form 1 for approval where an allocation under the <i>Water Act 2000</i> is required.</p>	<p>1. The application involves: (tick applicable box/es)</p> <p>☐ (i) an environmentally relevant activity (ERA) for which a code for environmental compliance has not been made - complete Part G of Form 1</p> <p>☐ (ii) a mobile or temporary ERA for which a code of environmental compliance has not been made - complete Part G of Form 1</p> <p>☒ (iii) none of the above</p>
<p>State-controlled road matters For more information refer to Guide 3. Unless you answered "none of the above" to Q2, the application triggers referral to the Department of Main Roads (DMR) as a referral agency. In certain circumstances DMR will be an advice agency, while in other circumstances DMR will be a concurrence agency. Schedule 2 of the IP Regulation will assist you to determine where DMR is an advice or concurrence agency for the application.</p>	<p>2. The application involves: (tick applicable box/es)</p> <p>☐ (i) development on land contiguous⁴ to a State controlled road and for -</p> <p>☐ (a) material change of use assessable against the planning scheme;</p> <p>☐ (b) reconfiguring a lot unless -</p> <ul style="list-style-type: none"> • the total number of lots is not increased; and • the total number of lots abutting the State-controlled road is not increased; <p>☐ (c) operational work (not associated with a material change of use assessable against the planning scheme or reconfiguring a lot mentioned in (b) above)-</p> <ul style="list-style-type: none"> • associated with access to a State-controlled road; or • for filling or excavation; or • involving the redirection or intensification of site stormwater from the land, through a pipe with a cross-sectional area greater than 625 cm² that directs stormwater to a State-controlled road.

¹ The assessment manager is responsible for assessing and deciding an IDAS application. The assessment manager for an application is prescribed in schedule 8A of the IPA.

² For additional information refer to Guide 6 'Does my application trigger the referral coordination process?'

³ The 'administering authority' may be either the Environmental Protection Agency, the relevant local government (for a devolved ERA) or the Queensland Department of Primary Industries and Fisheries (for a delegated ERA).

⁴ Land contiguous to a State-controlled road is defined in schedule 14 of the IP Regulation to mean land - if part of the land is within 100m of the State-controlled road; or that is part of a future State-controlled road.

State-controlled road matters (cont)

- ☐ (ii) development on land **not contiguous** to a State-controlled road and -
- ☐ (a) **material change of use** -
- assessable against the local government's planning scheme; and
 - mentioned in schedule 5 of the IP Regulation and exceeding the thresholds set by that schedule;
- ☐ (b) **reconfiguring a lot** for a purpose mentioned in schedule 5 of the IP regulation and exceeding the thresholds set by that schedule;
- ☐ (c) **operational work** (not associated with a material change of use assessable against the planning scheme or reconfiguring a lot mentioned in (b) above)-
- assessable against the local government's planning scheme; and
 - mentioned in schedule 5 of the IP Regulation and exceeding the thresholds set by that schedule.
- ☒ (iii) none of the above

Clearing vegetation

For more information refer to Guide 12.

Unless you answered "none of the above" to Q3, the application requires assessment by the Department of Natural Resources and Mines (NR&M).

If an agency other than NR&M is the assessment manager for the application, NR&M is a concurrence agency for the application in relation to this matter.

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

- ☐ (i) **material change of use** -
- (a) assessable against the planning scheme;
- (b) on a lot containing -
- a category 1, 2 or 3 area shown on a property map of assessable vegetation; or
 - if there is no property map of assessable vegetation for the lot - remnant vegetation;
- (c) where the existing use of the land is a rural or environmental use; and
- (d) where the size of the land is 2 hectares or larger - complete Part J of Form 1
- ☐ (ii) **reconfiguring a lot** -
- (a) on a lot containing a category 1, 2 or 3 area shown on a property map of assessable vegetation or, if there is no property map of assessable vegetation for the lot, remnant vegetation;
- (b) where the size of the lot before the reconfiguration is 2 hectares or larger;
- (c) where 2 or more lots are created; and
- (d) where the size of any lot created is 25 hectares or smaller - complete Part J of Form 1
- ☐ (iii) **operational work** -
- (a) for the clearing of native vegetation where the vegetation clearing is made assessable under Schedule 8 of the IPA; and
- (b) not associated with a material change of use assessable against the planning scheme mentioned in (i) or reconfiguring a lot mentioned in (ii) - complete Part J of Form 1
- ☒ (iv) none of the above.

Strategic port land

For more information refer to Guide 11.

If you ticked (i) - the relevant Port Authority is the assessment manager for the application.

If you ticked (ii) Queensland Transport is a concurrence agency for the application.

4. The application involves:

- ☐ (i) development on strategic port land as defined in the *Transport Infrastructure Act 1994* (TI Act) - complete Part I of Form 1
- ☐ (ii) a **material change of use** that is **inconsistent** with the land use plan approved under the TI Act for the strategic port land - complete Part I of Form 1
- ☒ (iii) none of the above

Acid sulfate soils

For more information refer to Guide 10.

Unless you answered "none of the above" to Q5, the application requires assessment by Department of Natural Resources and Mines (NR&M).

If an agency other than NR&M is the assessment manager for the application, NR&M is an advice agency for the application in relation to this matter.

5. The application involves development on land situated in an identified⁵ local government area and where the surface of the land is: (tick applicable box)

- ☐ (i) below 20m AHD⁶ and the development will involve the excavation of 1000m³ or more of soil or sediment at or below 5m AHD, or
- ☐ (ii) at or below 5m AHD and the development will involve filling the site with 1000m³ or more of material
- ☒ (iii) none of the above

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

6 Australian Height Datum (AHD).

Major hazard facilities or possible major hazard facilitiesFor more information refer to Guide 17.If you answered "YES" to Q6, the application requires assessment by the Department of Emergency Services (DES).

If an agency other than DES is the assessment manager for the application, DES is a concurrence agency for the application in relation to this matter.

6. Does the application involve a **material change of use** for a major hazard facility or possible major hazard facility as defined under the *Dangerous Goods Safety Management Act 2001*?

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

Water related development under the Water Act 2000For more information about items (a) – (d), refer to Guide 15. For more information about item (e), refer to Guide 14 Does my application involve assessment of a referable dam?Unless you answered "none of the above" to Q7, the application requires assessment by the Department of Natural Resources and Mines (NR&M).

If an agency other than NR&M is the assessment manager for the application, NR&M is a concurrence agency for the application in relation to this matter.

7. The application involves:

- ☐ (i) **operational work**, for taking or interfering with water under the *Water Act 2000*, that is: (tick applicable box/es)
- ☐ (a) in a watercourse, lake or spring, or from a dam constructed on a watercourse (eg. a pump, gravity diversion, stream re-direction, weir or dam) - complete Part K₂, K₃, K₄, K₆, or K₉ of Form 1 whichever is applicable;
- ☐ (b) for an artesian bore anywhere in the State, no matter what the use - complete Part K₁ of Form 1;
- ☐ (c) for a subartesian bore, in declared groundwater area⁷, for use for purposes other than stock and/or domestic use - complete Part K₁ of Form 1;
- ☐ (d) for a subartesian bore, in certain declared groundwater area, for use for stock and/or domestic purposes - complete Part K₁ of Form 1;
- ☐ (e) for constructing a referable dam⁸ or that will increase the storage capacity of a referable dam by more than 10% - complete Part K₅ of Form 1; OR
- ☐ (f) for taking or interfering with overland flow water - complete Parts K₈ and G of Form 1
- ☒ (ii) none of the above.

Removal of quarry material from a watercourseFor more information refer to Guide 16.If you answered "YES" to Q8, the application requires assessment by the Department of Natural Resources and Mines (NR&M).

If an agency other than NR&M is the assessment manager for the application, NR&M is a concurrence agency for the application in relation to this matter.

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

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

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

Operational works in a tidal area or coastal management districtFor more information refer to Guide 18. For more information about prescribed tidal work in local government tidal areas refer to Guide 24.Unless you answered "none of the above" to Q9, the application requires assessment by the Environmental Protection Agency (EPA).

If an agency other than EPA is the assessment manager for the application, EPA is a concurrence agency for the application in relation to this matter.

Local government is the assessment manager for all prescribed tidal work.

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

- ☐ (i) **tidal work**¹⁰ as defined under the *Coastal Protection and Management Act 1995* (the Coastal Act) that is not prescribed tidal work - complete Part M of Form 1; OR
- ☐ (ii) tidal work that is **prescribed tidal work**¹¹ other than in a canal¹² - complete Part P of Form 1; OR
- ☐ (iii) carried out within a **coastal management district** under the Coastal Act and for - complete Part M of Form 1 if any box/es (a) to (j) below are ticked.
- ☐ (a) constructing or installing works in a watercourse between MHWS and HAT (i.e. other than those works in tidal water) where the development has been determined not to be assessable against the *Water Act 2000*;
- ☐ (b) constructing a canal¹² intended to be connected to tidal waters;
- ☐ (c) constructing an artificial waterway;
- ☐ (d) reclaiming land under tidal water;
- ☐ (e) disposing of dredge spoil or other solid waste material in tidal water;
- ☐ (f) interfering with quarry material on State coastal land above high-water mark;
- ☐ (g) draining or allowing drainage or flow of water or other matter across State coastal land above high-water mark;
- ☐ (h) removing or interfering with coastal dunes on land, other than State coastal land, that is in an erosion prone area and above high-water mark;
- ☐ (i) constructing a bank or bund wall to establish a ponded pasture on land, other than State coastal land, above high-water mark; or
- ☒ (iv) none of the above.

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

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

9 Watercourse is defined in sch 10 of the IPA.

10 Tidal work is defined in sch 10 of the IPA.

11 Prescribed tidal work is defined in the *Coastal Protection and Management Regulation 2003* and includes certain tidal works completely or partly within a local government tidal area.

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

<p>Operational work below high water mark</p> <p>For more information refer to <u>Guide 18</u>. For more information about prescribed tidal work in local government tidal areas refer to <u>Guide 24</u>.</p> <p>Unless you answered "none of the above" to Q10, the application triggers referral to <u>Queensland Transport (QT) (Maritime Safety Qld)</u> as a concurrence agency.</p> <p>Local government is the assessment manager for all prescribed tidal work.</p>	<p>10. The application involves operational work that is: (tick the applicable box/es)</p> <p>☐ (i) tidal work¹³ as defined under the <i>Coastal Protection and Management Act 1995</i> (the Coastal Act) that is not prescribed tidal work – complete Part M of Form 1; or</p> <p>☐ (ii) tidal work that is prescribed tidal work¹⁴ – complete Part P of Form 1; or</p> <p>☐ (iii) carried out within a coastal management district¹⁵ under the Coastal Act and for –</p> <p>☐ (a) disposing of dredge spoil or other solid waste material in tidal water – complete Part M of Form 1;</p> <p>☐ (b) reclaiming land under tidal water – complete Part M of Form 1; or</p> <p>☐ (c) constructing a canal¹⁶, if the canal is associated with reconfiguring a lot – complete Part M of Form 1;</p> <p>☒ (iv) none of the above.</p>
<p>Coastal management</p> <p>For more information refer to <u>Guide 18</u>.</p> <p>Unless you answered "none of the above" to Q11, the application requires assessment by the <u>Environmental Protection Agency (EPA)</u>.</p> <p>If an agency other than EPA is the assessment manager for the application, EPA is a concurrence agency for the application in relation to this matter.</p>	<p>11. The application involves: (tick the applicable box/es)</p> <p>☐ (i) a material change of use assessable under a planning scheme involving operational work carried out completely or partly in a coastal management district¹⁵</p> <p>☐ (ii) a material change of use assessable under a planning scheme involving building work, carried out completely or partly in a coastal management district that is –</p> <ul style="list-style-type: none"> the construction of a new premises with a GFA¹⁷ of at least 1000m² the enlargement of the GFA of existing premises by more than 1000m² <p>☐ (iii) reconfiguring a lot assessable under schedule 8 of the IPA where the land is situated completely or partly in a coastal management district</p> <p>☐ (iv) reconfiguring a lot¹⁸ assessable under schedule 8 of the IPA and in connection with the construction of a canal¹⁶ – complete Part M of Form 1</p> <p>☒ (v) none of the above</p>
<p>Development within the limits of a port</p> <p>For more information refer to <u>Guide 18</u>. For information about prescribed tidal work refer to <u>Guide 24</u>.</p> <p>If you answered "YES" to Q12, the application triggers referral to the <u>Port Authority</u>.</p> <p>The Port Authority is a concurrence agency if the development is –</p> <ul style="list-style-type: none"> within 200m of a shipping channel or an entry and exit shipping corridor for the port within 1000m of a swing basin, a commercial shipping wharf, a mooring, anchorage or spoil grounds; within 1000m of a planned port facility identified in a land use plan approved under the <i>Transport Infrastructure Act 1994</i>. <p>In all other situation the Port Authority is an advice agency.</p>	<p>12. Does the application involve development below high water mark¹⁹ and within the limits of a port under the <i>Transport Infrastructure Act 1994</i>?</p> <p>☒ NO</p> <p>☐ YES – complete Part M of Form 1, or Part P of Form 1 if the work is prescribed tidal work</p>
<p>Marinas</p> <p>For more information refer to <u>Guide 18</u>. For information about whether a marina is prescribed tidal work refer to <u>Guide 24</u>. The local government is the assessment manager for all prescribed tidal work.</p> <p>If you answered "YES" to Q13, the application triggers referral to <u>Queensland Fire and Rescue Service</u> as an advice agency.</p>	<p>13. Does the application involve operational work that is tidal work for a marina²⁰ with more than 6 vessel berths?</p> <p>☒ NO</p> <p>☐ YES – complete Part M of Form 1, or Part P of Form 1 if the tidal work is prescribed tidal work</p>
<p>Tidal works in strategic port land tidal areas</p> <p>For more information refer to <u>Guide 18</u>.</p> <p>Unless you answered "NO" to Q14, the relevant <u>Port Authority</u> is the assessment manager for the application and the <u>Environmental Protection Agency (EPA)</u> and <u>Queensland Transport (QT)</u> are concurrence agencies for the application.</p>	<p>14. Does the application involve tidal works within a strategic port land tidal area²¹?</p> <p>☒ NO</p> <p>☐ YES – complete Part M of Form 1</p>

13 Tidal work is defined in sch 10 of the IPA.

14 Prescribed tidal work is defined in the *Coastal Protection and Management Regulation 2003* and includes certain tidal works completely or partly within a local government tidal area.

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

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

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

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

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

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

Heritage For further information refer to <u>Guide 19</u> . If you answered "YES" to Q15, the application triggers referral to the <u>Queensland Heritage Council</u> as concurrence agency for the application.	15. Does the application involve development in a heritage registered place as defined under the <i>Queensland Heritage Act 1992</i> ? ☒ NO ☐ YES – complete Part C of Form 1
Declared catchment areas For more information, including a list of the declared catchment areas within Queensland, refer to <u>Guide 13</u> . Unless you answered "none of the above" to Q16, the application requires assessment by the <u>Department of Natural Resources and Mines (NR&M)</u> . If an agency other than NR&M is the assessment manager for the application, NR&M is a concurrence agency for the application in relation to this matter.	16. The application is in an area declared to be a catchment area under the <i>Water Act 2000</i> and involves: (tick the applicable box/es) ☐ (i) reconfiguring a lot , if any lot resulting from the reconfiguration is less than 16 hectares; ☐ (ii) development assessable against the planning scheme involving the establishment or expansion of a waste water disposal system, other than a disposal system for carrying out an environmentally relevant activity under the <i>Environmental Protection Act 1994</i> ; ☒ (iii) none of the above
Contaminated land Applications involving material change of use and/or reconfiguring a lot may trigger this referral. For more information refer to <u>Guide 5</u> . Unless you answered "none of the above" to Q17, the application requires assessment by the <u>Environmental Protection Agency (EPA)</u> . If an agency other than EPA is the assessment manager for the application, EPA will be a concurrence agency for the application in relation to this matter.	17. The application involves: (tick the applicable box/es) ☐ (i) reconfiguring a lot for which all of part of the premises are – (a) premises mentioned in the IPA, schedule 8, part 1, table 2 – • item 5, including the exemption otherwise provided for by paragraph (d); • item 6, including the exemption otherwise provided for by paragraph (e); or • item 7, including the exemption otherwise provided for a mining activity or petroleum activity; or (b) in an area for which an area management advice has been given for unexploded ordnance - complete Part N of Form 1 ☒ (ii) a material change of use – (a) made assessable under the IPA, schedule 8, part 1, table 2, items 5 to 7; or (b) assessable against the planning scheme and if all or part of the premises is in an area for which an area management advice has been given for unexploded ordnance - complete Part N of Form 1 ☐ (iii) none of the above
Electricity infrastructure For more information refer to schedule 2 of the <u>IP Regulation</u> . Unless you answered "none of the above" to Q18, the application triggers referral to the <u>agency to which the easement is granted in favour of</u> as advice agency.	18. The application involves: (tick the applicable box/es) ☐ (i) reconfiguring a lot where any part of the lot is – • subject to an easement in favour of a distribution entity or transmission entity under the <i>Electricity Act 1994</i> and the easement is for a transmission grid or supply network under that Act; or • situated within 100m of a substation site; ☒ (ii) a material change of use , assessable against a planning scheme and not associated with reconfiguring a lot if – • any part of the premises is subject to an easement in favour of a distribution entity or transmission entity under the <i>Electricity Act 1994</i> and the easement is for a transmission grid or supply network under that Act; and • any structure or work that is the natural and ordinary consequence of the use is, or will be, located wholly or partly in the easement; ☐ (iii) a material change of use , assessable against a planning scheme and not associated with reconfiguring a lot if any part of the premises is situated within 100m of a substation site; ☐ (iv) operational work that is filling or excavation assessable against the planning scheme, not associated with reconfiguring a lot, if – • any part of the premises is subject to an easement in favour of a distribution entity or transmission entity under the <i>Electricity Act 1994</i> and the work is located wholly or partly in the easement; • the work is located wholly or partly within 10m of a substation site; ☐ (v) none of the above.

Land designated for community infrastructure

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

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

If you answered "YES" to Q19, the application requires assessment by the chief executive of the department administering the Act authorising the development for the designated purpose.

If an agency other than the designator is the assessment manager for the application, the designating agency will be a concurrence agency for the application in relation to this matter.

19. Does the application involve development assessable against the planning scheme and on land designated for community infrastructure?

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

☒ NO
☐ YES

SEQ Regional Plan

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

Unless you answered "none of the above" to Q20, the application requires assessment by the Office of Urban Management (OUM).

20. The application involves a **material change of use** of premises in the SEQ Region²² for: (tick the applicable box/es)

- ☐ (i) urban activities²³, other than where the premises are zoned for urban activities under a planning scheme in a rural village²⁴ or the Mt Lindesay/North Beaudesert Study Area, for which all or part of the premises, the subject of the development, is in the –
 - (a) Regional Landscape and Rural Production Area;
 - (b) Rural Living Area;
 - (c) Investigation Area; or
 - (d) Mt Lindesay/North Beaudesert Investigation Area.
- ☐ (ii) rural residential purposes²⁵ where the premises are not zoned for rural residential purposes and the premises are in the –
 - (a) Regional Landscape and Rural Production Area;
 - (b) Investigation Area; or
 - (c) Mt Lindesay/North Beaudesert Investigation Area;
- ☒ (iii) none of the above

Fisheries matters

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

Unless you answered "none of the above" to Q21, the application requires assessment by the Department of Primary Industries and Fisheries (DPI&F).

If an agency other than DPI&F is the assessment manager for the application, DPI&F is a concurrence agency for the application in relation to items (i) – (iv) and an advice agency in relation to item (v).

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

- ☐ (i) an assessable **material change of use** for aquaculture - complete Part O₁ of Form 1;
- ☐ (ii) assessable **operational work** that is the construction or raising of a waterway barrier - complete Part O₃ of Form 1;
- ☐ (iii) assessable **operational work** completely or partly within a declared fish habitat area - complete Part O₂ of Form 1;
- ☐ (iv) assessable **operational work** that is the removal, destruction or damage of a marine plant - complete Part O₂ of Form 1;
- ☐ (v) development assessable under the IPA, schedule 8, part 1, on land that adjoins a declared fish habitat area;
- ☒ (vi) none of the above.

²² Local Governments within the SEQ Region are identified in the South East Queensland Regional Plan as Beaudesert Shire, Boonah Shire, Brisbane City, Caboolture Shire, Caloundra City, Esk Shire, Gatton Shire, Gold Coast City, Ipswich City, Kilcoy Shire, Laidley Shire, Logan City, Maroochy Shire, Noosa Shire, Pine Rivers Shire, Redcliffe City, Redland Shire and Toowoomba City.

²³ Urban activity means urban activity as defined in schedule 2, Part H Regulatory Provisions, South East Queensland Regional Plan. The term includes some facilities and purposes and excludes some purposes. A single residential dwelling on a lot is not included in urban activity.

²⁴ Rural village means rural village as defined in schedule 2, Part H Regulatory Provisions, South East Queensland Regional Plan.

²⁵ Rural residential purpose means rural residential purpose as defined in schedule 2, Part H Regulatory Provisions, South East Queensland Regional Plan.

Integration of land use and public transport

For more information refer to Guide 23, schedule 8A of the IPA & schedule 2 of the IP Regulation.

Unless you answered 'none of the above', the application triggers referral to QT as a concurrence agency.

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

- ☐ (i) a **material change of use** assessable against the planning scheme for a purpose mentioned in schedule 13C of the IP Regulation and exceeding the thresholds set by that schedule.
- ☐ (ii) **reconfiguring a lot** —
- ☐ (a) on land that is completely or partly within a public transport corridor, and the total number of lots increases;
 - ☐ (b) on land that is completely or partly within a future public transport corridor or an airport's public safety area;
 - ☐ (c) on land that is within 400m of a public passenger transport facility or a future public passenger transport facility, and the total site area is 5000m² or greater;
 - ☐ (d) for a residential purpose within the 25 ANEF contour for an airport;
 - ☐ (e) for a residential purpose resulting in 100 or more allotments.
- ☐ (iii) **operational work** assessable against the planning scheme, but not associated with a material change of use mentioned in (i) above or reconfiguring a lot mentioned in (ii) above, on land that —
- ☐ (a) is completely or partly within a public transport corridor or a future public transport corridor;
 - ☐ (b) will result in work that encroaches into an airport's operational airspace.
- ☒ (iv) none of the above.

Railway safety and efficiency

For more information refer to Guide 23, schedule 8A of the IPA & schedule 2 of the IP Regulation.

Unless you answered 'none of the above', the application triggers referral to QT as a concurrence agency.

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

- ☐ (i) a **material change of use** assessable against the planning scheme for a purpose mentioned in schedule 13D of the IP Regulation and exceeding the thresholds set by that schedule.
- ☐ (ii) **reconfiguring a lot** —
- ☐ (a) on land that is completely or partly within a future public transport corridor, future railway land or a railway tunnel easement;
 - ☐ (b) on land that is within 400m of a Citytrain passenger railway station or a future Citytrain passenger railway station, and the total site area is 5000m² or greater;
 - ☐ (c) on land that abuts rail corridor land, commercial corridor land or future railway land, and the total number of lots increases;
 - ☐ (d) on land that abuts rail corridor land, commercial corridor land or future railway land and an easement abutting the corridor or future railway land is created;
 - ☐ (e) on land that is completely or partly within 100m of, and abutting an approach to, a railway level crossing, and the total number of lots increases;
 - ☐ (f) for a residential purpose resulting in 100 or more allotments.
- ☐ (iii) **operational work** assessable against the planning scheme, but not associated with a material change of use mentioned in (i) above or reconfiguring a lot mentioned in (ii) above, involving extracting, excavating or filling greater than 50m³, on land that —
- ☐ (a) is completely or partly within rail corridor land or commercial corridor land, and the work is not for rail transport infrastructure or other rail infrastructure;
 - ☐ (b) is completely or partly within future railway land, or a railway tunnel easement;
 - ☐ (c) abuts rail corridor land, commercial corridor land or future railway land, and the work is within 25m of the railway boundary.
- ☒ (iv) none of the above.

Referral coordination

An information request requires referral coordination if the application involves —

- (i) 3 or more concurrence agencies; or
- (ii) a facility or area assessable under a planning scheme and prescribed in schedule 7 or 8 of the IP Regulation; or
- (iii) development which is subject to an application for preliminary approval mentioned in s3.1.6 of the IPA.

For more information go to Guide 2 and Guide 6.

24. Does the application trigger referral coordination?

- ☒ NO
- ☐ YES, as the application: (tick the applicable box/es)
- ☐ (i) triggers 3 or more concurrence agencies;
 - ☐ (ii) involves a **material change of use** made assessable under a planning scheme and prescribed in schedule 7 of the IP Regulation;
 - ☐ (iii) involves a **material change of use** (other than a dwelling house, outbuilding or farm building) made assessable under a planning scheme, or **reconfiguring a lot**, in an area prescribed in schedule 8 of the IP Regulation;
 - ☐ (iv) is for a preliminary approval mentioned in s3.1.6 of the IPA.

Referral agency responses prior to lodgement

Under s3.3.2 of IPA, a referral agency may give a referral agency response on a matter within its jurisdiction about a proposal before an application for the proposal is made to the assessment manager.

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

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

☒ NO

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

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

OFFICE USE ONLY (applicable to assessment manager)

DATE RECEIVED

REFERENCE NUMBER/S

SECTION 2 – BUILDING REFERRALS (completion **not** mandatory)

Note: Below is a list of the referrals that can apply to an application for building work assessable against the *Standard Building Regulation 1993* (SBR)). This section of the IDAS Assessment Checklist is provided for **advice only**. This section of the IDAS Assessment Checklist is **not** required to be completed and lodged with an application for building work assessable against the SBR only.

Fire safety For more information go to schedule 2 of the <i>IP Regulation</i>	1. An application may trigger referral to Qld Fire and Rescue Services as an advice agency if the building work the subject of the application requires the installation of a fire safety system.
Fire safety for budget accommodation For more information go to schedule 2 of the <i>IP Regulation</i>	2. An application may trigger referral to Qld Fire and Rescue Services as an advice agency if the building work the subject of the application requires the installation of a fire safety system for a budget accommodation building.
Spray painting For more information go to schedule 2 of the <i>IP Regulation</i>	3. An application may trigger referral to the Department of Industrial Relations (DIR) as a concurrence agency if the application involves a workplace incorporating spray painting.
Retail meat premises For more information go to schedule 2 of the <i>IP Regulation</i>	4. An application may trigger referral to Safe Food Qld as a concurrence agency if the application involves a retail meat premises.
Private health facilities For more information go to schedule 2 of the <i>IP Regulation</i>	5. An application may trigger referral to the Department of Health as a concurrence agency if the application involves a private health facility.
Workplace area less than 2.3m² For more information go to schedule 2 of the <i>IP Regulation</i>	6. An application may trigger referral to the Department of Industrial Relations (DIR) as an advice agency if the application involves a work place area less than 2.3m ² .
Land contiguous to a State-controlled road For more information go to schedule 2 of the <i>IP Regulation</i>	7. An application may trigger referral to the Department of Main Roads as a concurrence agency or advice agency if the application involves land contiguous to a State-controlled road.
Pastoral workers accommodation For more information go to schedule 2 of the <i>IP Regulation</i>	8. An application may trigger referral to the Department of Industrial Relations (DIR) as a concurrence agency if the application involves pastoral workers accommodation.
Child care centre For more information go to schedule 2 of the <i>IP Regulation</i>	9. An application may trigger referral to the Department of Communities as a concurrence agency if the application involves a childcare centre.
Coastal development For more information go to schedule 2 of the <i>IP Regulation</i>	10. An application may trigger referral to the Environmental Protection Agency (EPA) as a concurrence agency if the application involves land completely or partly seaward of a coastal building line ²⁶ .
Heritage For more information go to schedule 2 of the <i>IP Regulation</i>	11. An application may trigger referral to the Heritage Council as a concurrence agency if the application involves a heritage registered place.
Fisheries matters For more information go to schedule 2 of the <i>IP Regulation</i>	12. An application may trigger referral to the Department of Primary Industries and Fisheries (DPI&F) as a concurrence agency if the application involves assessable building work in a declared fish habitat area; or as an advice agency if the application involves assessable building work on land that adjoins a declared fish habitat area.
Integration of land use and public transport For more information go to schedule 2 of the <i>IP Regulation</i>	13. An application may trigger referral to Queensland Transport as a concurrence agency if the application involves existing or future public transport corridors, or airport operational airspace ²⁷ .
Railway safety and efficiency For more information go to schedule 2 of the <i>IP Regulation</i>	14. An application may trigger referral to Queensland Transport as a concurrence agency if the application involves future railway land.

²⁶ Coastal building lines are prescribed under the *Coastal Protection and Management Act 1995*.

²⁷ Operational airspace is as defined in State Planning Policy 1/02 "Development in the Vicinity of Certain Airports and Aviation Facilities".

QLD ENVIRONMENTAL PROTECTION AGENCY
ENVIRONMENTAL MANAGEMENT REGISTER (EMR)
CONTAMINATED LAND REGISTER (CLR)

Transaction ID: 842279 EMR Site Id: 61854 04 July 2006
This response relates to a search request received for the site:
Lot: 5 Plan: SP179372

EMR RESULT

The above site IS included on the Environmental Management Register.

Lot: 5 Plan: SP179372
Address: 39A PARINGA ROAD
MURARRIE 4172

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

WASTE STORAGE, TREATMENT OR DISPOSAL - storing, treating, reprocessing or disposing of regulated waste (other than at the place it is generated), including operating a nightsoil disposal site or sewage treatment plant where the site or plant has a design capacity that is more than the equivalent of 50, 000 persons having sludge drying beds or on-site disposal facilities.

ABRASIVE BLASTING - carrying out abrasive blast cleaning (other than cleaning carried out in fully enclosed booths) or disposing of abrasive blasting material.

A site management plan has been prepared for this site and is included with this search response as Annexure 1. It has been determined that this site is suitable for the following uses, providing the site is used and managed according to the site management plan: Suitable for industrial/commercial use including premises such as shops, offices and industrial buildings (but excluding uses where regular soil access by children is possible).

Following the date of effect of the site management plan, subsequent uses of the site for notifiable activities or for situations where a hazardous contaminant is released into the soil may result in the need to review suitable uses or amend the attached site management plan.

CLR RESULT

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

ADDITIONAL ADVICE

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

Alternatively, searches may be posted to Smart Service Queensland (Contaminated Land Search, PO Box 10817, Brisbane Adelaide Street, Queensland 4001) or fax (07) 3 405 0965 or 1300 300 768.

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

Lindi Bowen
Registrar, Contaminated Land Unit

ANNEXURE 1 - SITE MANAGEMENT PLAN

LOT : 5 PLAN : SP179372 FILE REF : BNE3112 PRINTED: 04/07/2006

DATE OF EFFECT : 25/02/2006

1.0 SUMMARY OF CONTAMINATION

? The site is the former Bulimba 'A' Power Station. Equipment/operations on the site that

potentially cause contamination were:

- ? plant maintenance and overhaul workshops;
- ? chemical and materials testing laboratories;
- ? small metal-melting furnace;
- ? underground fuel storage;
- ? abrasive blasting;
- ? on-site disposal of chem-clean residues (acetic acid/ammonium solutions, with possibly some iron and copper;
- ? on-site disposal of ash and coke

? The contaminants of concern are as follows

- ? Copper (max 1830 mg/kg);
- ? Lead (max 2680 mg/kg); and
- ? Zinc (max 570 mg/kg).

Note: Contaminants were detected within the ash/coke fill layer beneath the site at depths ranging from near surface to 6.5 metres below ground level.

Note: Groundwater was identified at a minimum depth of 3m below ground level.

The entire subject site is underlain by the ash/coke fill. The surface of the site is partially grass-covered and some areas consist of a roadbase material cover, over the ash/coke fill.

2.0 OBJECTIVES OF THE SMP

The purpose of this SMP is to manage contamination on the site in a manner that protects human health and the environment.

3.0 ACHIEVEMENT AND MAINTENANCE OF OBJECTIVES

3.1 *Responsibility.* The owner of the land (as defined in the *Environmental Protection Act 1994*) is to ensure that this SMP and any variations approved or required by the administering authority are complied with. The obligations and conditions set out in this SMP bind the owner, from time to time, of the land.

3.2 *Site Use.* The site may be used for industrial/commercial use, as described in the

National Environment Protection (Assessment of Site Contamination) Measure, December 1999, Table 5-A Health Investigation Levels Setting F.

3.3 *Provision of SMP to appropriate persons.* The owner must provide all persons involved in building design and planning and all contractors and lessees conducting building and/or excavation works with a copy of the SMP prior to commencement of site works. All persons occupying or working on the site must comply with the requirements of the SMP.

3.4 *Surface capping and protective barriers.* The site shall be covered with a minimum of a 300 mm thick layer of grass-covered topsoil, buildings, or a low-permeability layer such as bitumen or concrete, to maintain a barrier between site users and heavy metals contaminated ash and to minimise the potential for heavy metals contaminated ash to enter the environment due to remobilisation by wind and surface water and leaching by infiltrating surface water.

No excavation or penetration of the approved capping may be carried out without written authorisation from the EPA.

3.5 *Soil excavation & Removal.* Any soil excavated on the site must be assessed for contaminants of concern to determine if the material is contaminated thereby allowing for the development and implementation of appropriate management and disposal/re-use options.

Representative sampling and analysis of soil from excavations in contaminated areas must be managed by a suitably qualified and experienced person in accordance with Section 381 of the *Environmental Protection Act 1994* (EP Act). Contaminated soil must not be removed off-site without a disposal permit in accordance with Section 424 of the EP Act.

3.6 *Unexpected Contamination.* If during any site earthworks or excavation, offensive or noxious odours and/or evidence of gross contamination not previously detected is observed, site works are to cease in that area and action taken to immediately abate the environmental harm. The administering authority is to be notified in writing within 2 business days of detection and advised of appropriate remedial action.

Any remedial action is to be developed by an appropriately qualified and experienced person in accordance with Section 381 of the EP Act.

3.7 *General Environmental Protection.* All earthworks are to be undertaken in accordance with general environmental protection measures to avoid unwanted migration and deposition of soil. These measures include the control of dust, noise, stormwater runoff, sediment, erosion, spillage from haulage trucks and odour releases involving the handling or movement of contaminated material.

Groundwater beneath the site has been found to contain elevated heavy metals, including copper, lead and zinc, ammonium and total phosphorus concentrations. In the event that future development of the site necessitates dewatering and/or the extraction of groundwater, a water management plan shall be prepared, prior to the extraction of groundwater. The water management plan shall detail the treatment or disposal measures that will be implemented to ensure that any contaminated groundwater extracted does not cause environmental harm.

3.8 *Workplace Health and Safety.* A Workplace Health and Safety Plan (WH&S plan), which conforms to the requirements of the *Workplace Health and Safety Act 1995* is to be

developed for any site excavation works in contaminated areas. The WH&S plan must specifically address contaminants of concern.

4.0 MONITORING AND REPORTING

A site inspection is to be undertaken at biennial intervals to ensure that capping and protective barriers including vegetative covers remain in sound condition at all times in accordance with section 3.4.

Records are to be kept of all inspections, any soil excavation in contaminated areas, disposal permits and site management plan compliance for review by the administering authority from time to time.

The biennial period is to commence from the effective date of this plan.

This Site Management Plan (SMP) has been developed to manage site contamination risks present at the issue date. Subsequent uses of the site may result in the need to review the plan.

**TOWN PLANNING
ASSESSMENT
REPORT**

**PROPOSED INDUSTRY &
WAREHOUSE**

55 PARINGA ROAD, MURRARIE

June 2006

CONTENTS

- 1.0 INTRODUCTION
- 2.0 EXECUTIVE SUMMARY
- 3.0 SITE HISTORY
- 4.0 SITE CHARACTERISTICS
- 5.0 CITY PLAN 2000
- 6.0 CONCLUSIONS

Published on DES Disclosure Log
RTI Act 2009

1.0 INTRODUCTION

It is proposed to build 12 units to be used for Industrial Purposes and ancillary offices on land at Paringa Road, Murarrie. The use of these buildings is defined as "Industry" & "Warehouse" under City Plan 2000.

Having regard to the meaning of "development" at Section 1.3.2 of the IPA, the proposal is considered to constitute:

- Material Change of Use.
- Building Work
- Plumbing & Drainage Work.
- Operational Work

The type of approval being sought is for the issuing by Council of a Development Permit for the Material Change of Use aspect of the proposed development.

The Level of Assessment for the proposed use is Code and is to be considered under the Code Assessment procedures of the *Integrated Planning Act 1997 (IPA)*.

The matter is not one to which section 3.3.5(1) of *IPA* applies.

2.0 EXECUTIVE SUMMARY

Site Details

Address: 55 Paringa Road, Murarrie

RPD: Lot 5 and Common Property on SP179372 Parish of Bulimba

Site Area: 6,732m²

Area: General Industry Area

Local Plan: Australia Trade Coast Local Plan

Local Plan Precinct: Not applicable

Owner: Gale Developments Pty Ltd

Application Details

Type of Application: Code Assessment.

Description of Proposal:

Use	Warehouse & Industry
No of Tenancies	12
GFA	1,857m ²
Frontage	Paringa Road approx 40m
No of Cars	44

Purpose: Warehouse & Industry

Applicant: Gale Developments Pty Ltd

Contact:

73(2)Irrelevant

Planning Initiatives

Ph: 3666 0766

Fax: 3666 0788

Our Reference: 1263AN

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Proposal

It is proposed to develop 12 tenancies to be used for the purpose of Industry / Warehouse and ancillary offices on the subject site at 55 Paringa Road, Murrarie.

The use of the site is classified as Industry & Warehouse in the City Plan 2000 definitions and this use is to be located on Lot 5 on SP179372, Parish of Bulimba. Access will be over the common property and as such, this land has been included as part of the application. This application seeks a development permit for the material change of use of premises for the purpose of Industry / Warehouse and ancillary office. The proposal at hand will not store any dangerous goods that will exceed the allowable limits as listed in Schedule 2.

The proposal is depicted upon the following plans;

- ◆ Plan No A001/J *Survey Plan* Dated 05-07-2006
- ◆ Plan No A002/J *Site Plan* Dated 05-07-2006
- ◆ Plan No A101/J *Ground Floor Plan* Dated 05-07-2006
- ◆ Plan No A102/J *First Floor Plan* Dated 05-07-2006
- ◆ Plan No A201/J *Elevations* Dated 05-07-2006
- ◆ Plan No A202/J *Sections* Dated 05-07-2006

3.0 SITE HISTORY

The subject site is presently vacant. The subject site forms part of a recently approved reconfiguration of 55 Paringa Road, Murrarie. We attach a copy of the reconfiguration plans for Council's reference.

- To the applicant's knowledge, there have not been any refusals or unauthorised use of the site.

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4.0 SITE CHARACTERISTICS

Topography/Slope/Views

Topographically, the site is generally flat. The site has views of the Brisbane River and Gateway Bridge.

Shape of the Site

The site is regular in shape.

Street Furniture

Street furniture around the subject site is consistent with that found in the Murarrie area.

Existing significant Vegetation

There is no significant vegetation on the subject site.

Surrounding Land Use

Vacant land and industrial buildings bound the site.

Site Context

The subject site is located on Paringa Road which forms the main access to Gibson Island. The site is surrounded by vacant land and industrial buildings.

Built Form of the Area

The built form of the area ranges in various sized industrial buildings associated with the General Industry Area.

Anticipated Future Development

It is anticipated that the future development of the area will be consistent with the intent of the General Industry Area.

Area

The site is presently classified in the General Industry Area.

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5.0 CITY PLAN

Since the proposal represents a new use of the site, it is a Material Change of Use.

It is considered that the proposal is defined as Industry / Warehouse.

The Level of Assessment for the proposed development is Code.

This proposal will address the relevant Primary Codes of.

- Australia Trade Coast Local Plan Code
- Industrial Amenity and Performance Code
- Industrial Design Code.

And the relevant secondary codes of

- Landscaping Code
- Non-Discriminatory Access and Use Code
- Service Works and Infrastructure Code
- Stormwater Management Code
- Transport Access Parking and Service Code
- Wetland Code

The proposed development is not a development to which section 3.3.5(1) of the Act applies.

The subject site is not listed on the Contaminated Land Register (CLR). The site is, however, listed on the Environmental Management Register (EMR). A site Management Plan has previously been approved by the Environmental Protection Agency and we attach a copy of the EMR search for Council's reference.

No State Planning Policies apply to the subject site.

PRIMARY CODES

Australian Trade Coast Local Plan Performance Criteria and Acceptable Solutions

The subject site is not located within a Precinct of the Australian Trade Coast Local Plan, therefore only P1 of section 5.1 of the Local Plan may have application.

Performance Criteria	Acceptable Solutions	Proposed Solutions
P1 Development must occur in a manner that ensures the efficient provision of..	A1.1 Industrial development proceeds in a manner consistent with the Australian Trade Coast Staging Plan A1.2 Development approval may be considered for proposals that do not accord with the Australian Trade Coast Staging Plan	A1.1 & A1.2 Not applicable The subject site is not one that is affected by the Staging provisions of the Local Plan.

Industrial Amenity and Performance Code Performance Criteria and Acceptable Solutions

Performance Criteria	Acceptable Solutions for Self Assessment	Acceptable Solutions for Code Assessment	Proposed Solutions
P1 The use must be of a scale and intensity that has minimal impacts on the surrounding area	A1.1 The use does not involve exposed stockpiles of raw or processed material greater than a total volume of 30 m3	A1 No Acceptable Solution is prescribed	P1 Complies The future uses will be consistent with uses expected in the General Industry Area and therefore of a scale and intensity that has minimal impacts on the surrounding area.
P2 Emissions of contaminants including air pollutants, noise, vibration, heat,	A2 Not applicable	A2 No significant emissions of contaminants occur beyond the boundary	A2 Complies As above and there will be no significant emissions of contaminants beyond

light radioactivity and electromagnetic radiation must ...		of the site	the boundary of the site. In addition there will be minimal impacts from the proposed development.
P3 Emissions of air pollutants including photochemical smog precursors and particulates must not detrimentally affect regional air quality	A3 No applicable	A3 Not applicable	A3 Complies As in A1 and there will be no emissions of air pollutants on the site.
P4 Emissions of greenhouse gases (carbon dioxide, nitrous oxide and methane) must not cause environmental harm	A4 Not applicable	A4 Not applicable	A4 Complies As in A1 and there will be no emissions of greenhouse gases (carbon dioxide, nitrous oxide and methane) that will cause environmental harm.
P5 Emissions of contaminants to surface or groundwater (including contaminated stormwater) must not result in environmental harm or nuisance <i>Note: For guidance on assessing potential impacts and performance requirements refer to the Management of Urban Stormwater Quality Planning Scheme Policy</i>	A5 Not applicable	A5.1 Liquid or solid wastes (other than stormwater) are not discharged to land or waters A5.2 Storage's of potentially contaminating substances or areas where potentially contaminating activities	A5.1 Complies As in A1 and there will be no liquid or solid wastes (other than stormwater) that will be discharged to land or waters. A5.2 Complies As in A1 and there will be no storage of potentially contaminating substances and areas where potentially contaminating activities are conducted will be covered and contained to prevent the ingress of rainfall or run-off and to control spillage. A5.3 Complies As in A1 the use will not involve exposed stockpiles of raw or

		A5.3 The use does not involve exposed stockpiles of raw or processed material greater than a total volume of 30m3	processed material greater than a total volume of 30 m3.
P6 Emission of contaminants must not result in environmental harm or nuisance from ground contamination	A6 Not applicable	A6 The use does not have the potential to result in release of contaminants to ground	A6 Complies As in A1 and the use does not have the potential to result in release of contaminants to ground.
P7 The risk to public safety, property and the environment from technological hazards (fire, explosion, and chemical release) must be as low as reasonably practical and within acceptable limits <i>Note: For guidance on assessment and performance requirements refer to the Hazard and Risk Assessment Planning Scheme Policy</i>	A7 Not applicable	A7 The use does not include Storage of Dangerous Goods above the volumes / quantities identified in Chapter 3, Industrial Areas, Schedule 2	A7 Complies As in A1 and the use does not include Storage of Dangerous Goods.
P8 The production of solid and liquid wastes must be prevented, or minimised to the greatest extent practical	A8 Not applicable	A8 Not applicable	A8 Complies As in A1 and the production of solid and liquid wastes will be prevented, or minimised to the greatest extent practical.

<p><i>Note: The Waste Management Strategy for Queensland provides guidance on waste management strategies</i></p>			
<p>P9 Non-discriminatory access must be provided to the proposal from adjoining roads and public areas</p>	<p>A9 Changes of level at the site boundary allow access to the proposal from the road to comply with AS1428 – Design for Access and Mobility</p>	<p>A9 Changes of level at the site boundary allow access to the proposal from the road to comply with AS1428 – Design for Access and Mobility</p>	<p>A9 Complies Changes of level at the site boundary will allow access to the proposal from the road to comply with AS1428 – Design for Access and Mobility.</p>
<p>P10 Traffic generated by the use must not result in environmental nuisance or adversely impact on the safety of road users and residents</p>	<p>A10.1 Heavy vehicle access to the site does not use residential streets classified as neighbourhood access or local access</p> <p>Additional requirements – where within 150 m of a sensitive receiving environment:</p> <p>A10.2 Heavy vehicle movements are restricted to between 7:00 am to 7:00 pm Monday to Saturday</p>	<p>A10.1 Heavy vehicle access to the site does not use residential streets classified as neighbourhood access or local access</p> <p>Additional requirements – where within 150 m of a sensitive receiving environment:</p> <p>A10.2 Heavy vehicle movements are restricted to between 7:00 am to 7:00 pm Monday to Saturday</p>	<p>A10.1 Complies As in A1 and heavy vehicle access to the site will not use residential streets classified as neighbourhood access or local access.</p> <p>A10.2 Not applicable The site is not within 150m of any sensitive receiving environments.</p>

	A10.3 All haul routes and on-site manoeuvring areas are sealed	A10.3 All haul routes and on-site manoeuvring areas are sealed	A10.3 Not applicable The site is not within 150m of any sensitive receiving environments.
P11 The layout of the proposal must achieve adequate provision for servicing on site that is clearly defined, safe and easily accessible and must be designed to contain potential adverse impacts of servicing within the site Servicing must be located to discourage on-street loading and must not detract from the aesthetics or amenity of the Area	A11 Loading / unloading and associated manoeuvring areas on site are designed in accordance with the servicing layout design guidelines in Section 4 of the Transport, Access, Parking and Servicing Planning Scheme Policy	A11 Loading / unloading and associated manoeuvring areas on site are designed in accordance with the servicing layout design guidelines in Section 4 of the Transport, Access, Parking and Servicing Planning Scheme Policy	A11 Complies Loading / unloading and associated manoeuvring areas on site have been designed in accordance with the servicing layout design guidelines in Section 4 of the Transport, Access, Parking and Servicing Planning Scheme Policy.

**Industrial Design Code
Performance Criteria and Acceptable Solutions**

General

Performance Criteria	Acceptable Solutions	Proposed Solutions
P1 Buildings must be of a scale and design generally compatible with those of nearby buildings and must contribute positively to the visual character of the area, especially as seen from the street Building must achieve a standard of visual amenity that is acceptable having regard to the desirable character of the locality	A1.1 Building height is no more than 15 m A1.2 No part of any building or structure is closer than 6m to any road frontage A1.3 The main entry to the building is easily identifiable, and directly accessible, from the street	A1.1 Complies The proposed building height will be less than 15m. A1.2 Complies No part of any building or structure will be closer than 6m to any road frontage A1.3 Complies The main entry to the building will be easily identifiable and accessible from the street.

	<p>A1.4 Vehicle unloading and outdoor storage areas are designed and located to be unobtrusive from the street</p> <p>A1.5 The ground storey of buildings is designed with office, display windows, entrance foyers and building forecourts orientated or opening to nearby footpaths or roads</p> <p>A1.6 Site cover does not exceed:</p> <ul style="list-style-type: none"> • 75% in the Future Industry, Light Industry and General Industry Areas • 25% in the Heavy Industry and Extractive Industry Areas 	<p>A1.4 Complies Vehicle unloading and outdoor storage areas have been designed and located to be unobtrusive from the street.</p> <p>A1.5 Complies The proposal is designed with office, display windows, entrance foyers, recreation area and building forecourts orientated or opening to nearby footpaths or roads</p> <p>A1.6 Complies The site cover will not exceed 75%.</p>
<p>P2 Landscape Areas must be located where planting will ameliorate the view of the development from major public vantage points</p> <p>Landscaping to road frontages must make a positive contribution to the streetscape and incorporate bold landscape elements that complement the scale and bulk of industrial forms.</p>	<p>A2.1 At least 3% of the site is landscaped</p> <p>A2.2 Tree planting is provided to landscape frontages that will achieve canopy spread over 50% of the site frontage within 5 years of planting</p> <p>A2.3 Existing trees that already contribute to these requirements are retained</p> <p>A2.4 Shade trees are provided in car parking areas at a ratio of 1 tree for each 6 car parking spaces</p>	<p>A2.1 Complies In excess of 3% of the site will be landscaped.</p> <p>A2.2 Complies Tree planting will be provided to landscape frontages that will achieve canopy spread over 50% of the site frontage within 5 years of planting.</p> <p>A2.3 Complies Existing trees on site will be retained where possible.</p> <p>A2.4 Complies Where appropriate, shade trees will be provided in car parking areas.</p>

	<p>A2.5 Large trees and spreading ground covers are provided in all landscape areas within the site</p> <p>A2.6 Large screening shrubs of an appropriate density and size to complement the scale and bulk of the subject building are provided in areas where screening is a priority</p> <p>A2.7 A landscaped strip with a minimum width of 2 m is provided along the frontage of the site</p>	<p>A2.5 Complies Large trees and spreading ground covers will be provided in all landscape areas within the site.</p> <p>A2.6 Complies Large screening shrubs of an appropriate density and size to complement the scale and bulk of the subject building will be provided in areas where screening is a priority</p> <p>A2.7 Complies A landscaping strip of 2m will be provided along the frontage of the site.</p>
<p>P3 Building design must allow for the infrastructure and service requirements of future users</p>	<p>A3 Design makes allowances for proposed and future infrastructure requirements, including where relevant:</p> <ul style="list-style-type: none"> • access and space allocation for any future trade waste connections to sewer • storage tanks • refuse storage areas • recycling storage areas • waste pre-treatment devices • other ancillary equipment • trade waste connections • car parking and manoeuvring areas 	<p>A3 Complies The design will make allowances for proposed and future infrastructure requirements, including where relevant:</p> <ul style="list-style-type: none"> • access and space allocation for any future trade waste connections to sewer • storage tanks • refuse storage areas • recycling storage areas • waste pre-treatment devices • other ancillary equipment • trade waste connections • car parking and manoeuvring areas

<p>P4 Stormwater must not contaminate surface water or ground water</p>	<p>A4.1 Areas where potentially contaminating substances are stored or used are roofed</p> <p>A4.2 Provision is made for spills to be bunded and retained on site for removal and disposal by an approved means</p> <p>A4.3 Surfaces where spillages can occur are sealed with concrete, asphalt or similar impervious substance</p> <p>A4.4 Roofwater is piped away from areas of potential contamination</p>	<p>A4.1 Complies Areas where potentially contaminating substances are stored or used will be roofed.</p> <p>A4.2 Complies Provision will be made for spills to be bunded and retained on site for removal and disposal by an approved means.</p> <p>A4.3 Complies Surfaces where spillages can occur will be sealed with concrete, asphalt or similar impervious substance.</p> <p>A4.4 Complies Roofwater will be piped away from areas of potential contamination.</p>
<p>P5 The proposal must create a socially, visually and physically amenable work environment</p>	<p>A5.1 On-site recreation areas are provided for staff and:</p> <ul style="list-style-type: none"> • include seating, tables and rubbish bin • are adequately protected from the weather • are safely accessible to all staff • are located away from noisy or odorous activities <p>Refer to <i>Figure a</i></p> <p>A5.2 Non-slip, easily cleaned paving materials are used in pedestrian areas where oil and water are likely to accumulate</p>	<p>A5.1 Complies On-site recreation areas will be provided for staff and will include seating, tables and rubbish bin, will be adequately protected from the weather, will be safely accessible to all staff and will be located away from noisy or odorous activities.</p> <p>A5.2 Complies Non-slip, easily cleaned paving materials will be used in pedestrian areas where oil and water are likely to accumulate.</p>

	<p>A5.3 Site illumination is provided within parking and pedestrian areas during hours of operation</p> <p>A5.4 The development is designed in accordance with <i>Crime Prevention through Environmental Design 1997</i> principles</p>	<p>A5.3 Complies Site illumination will be provided within parking and pedestrian areas during hours of operation.</p> <p>A5.4 Complies The development has been designed in accordance with Crime Prevention through Environmental Design 1997 principles.</p>
	<p>P6 The design of the proposal minimises noise impacts on surrounding uses</p>	<p>A6 The building design and layout locates potential noise sources away from sensitive surrounding uses</p> <p>A6 Complies The building design and layout locates potential noise sources away from sensitive surrounding uses. The proposed use will not, however, provide any major noise impacts on surrounding lands.</p>
<p>P7 Proposals must not constitute a safety hazard to aviation operations</p> <p><i>Note: For guidance on assessing potential hazards to aviation operations refer to the Airports Planning Scheme Policy</i></p>	<p>A7.1 Proposals do not emit high electromagnetic or signal transmissions in the vicinity of airports or airport navigational systems</p> <p>A7.2 No building, structure, object or activity exceeds 110 m in height outside of prescribed airspace for Brisbane or Archerfield Airports</p> <p>OR</p> <p>No building, structure, object or activity more than 15 m above ground level intrudes into private airspace for Brisbane or Archerfield Airports</p>	<p>A7.1 Complies The proposal will not emit high electromagnetic or signal transmissions in the vicinity of airports or airport navigational systems.</p> <p>A7.2 Complies No building, structure, object or activity is more than 15 m above ground.</p>

Applies to sites fronting an arterial road, a suburban access road or a limited access arterial road

Performance Criteria	Acceptable Solutions	Proposed Solutions
The Performance Criteria and Acceptable Solutions have no application as the site does not front an arterial road, a suburban access road or a limited access arterial road.		

Applies to Light Industry Area or a General Industry Area within 150 m of a sensitive receiving environment

Performance Criteria	Acceptable Solutions	Proposed Solutions
The Performance Criteria and Acceptable Solutions have no application as the site is not within 150 m of a sensitive receiving environment.		

SECONDARY CODES

Landscaping Code

Performance Criteria and Acceptable Solutions

Performance Criteria	Acceptable Solutions	Proposed Solutions
Streetscape, character and planting		
P1 Landscaping work must create a sense of place or specific character, ensure functionality and provide long term visual interest.	A1.1 Selected plants provide visual interest through form, texture and variations in seasonal colour	A1.1 Complies The Selected plants will provide visual interest through form, texture and variations in seasonal colour
	A1.2 Where a street or a locality has a specific character derived from existing vegetation, similar species are planted on site and on the street, except where the existing species are undesirable species listed in the Planting Species Planning Scheme Policy OR Where within or adjacent to Suburban Centres Improvement Project (SCIP) areas and the Queen Street, Chinatown and Brunswick Street Malls	A1.2 Complies Similar vegetation will be used to that found in the street.

	landscaping is in accordance with Council's Centres Detail Design Manual 1999	
	A1.3 A minimum of 80% of proposed landscape area is open to the sky	A1.3 Complies A minimum of 80% of proposed landscape area will be open to the sky
P2 Landscaping must be consistent with the established landscape character of the area and accommodate the retention of existing vegetation, including street trees	<p>A2.1 Site design integrates the retention of existing trees into development wherever possible</p> <p>A2.2 Established significant vegetation removed and / or damaged is replaced with mature vegetation</p> <p>A2.3 Appropriate site planning and procedures are undertaken to ensure the healthy retention of existing trees by:</p> <ul style="list-style-type: none"> • locating new buildings, car parks and driveways in order to enable the retention and long term performance of significant on-site vegetation • erecting a star picket, or durable temporary fence, around the perimeter of the drip line of trees retained • not storing any materials or equipment at the base of the trees retained • carrying out any 	<p>A2.1 – A2.3 Not applicable The site contains no significant vegetation.</p>

	<p>required pruning or trimming work in accordance with <i>AS4373 – Pruning of Amenity Trees</i> by a competent arborist</p> <ul style="list-style-type: none"> • carrying out tree surgery on vegetation damaged as a result of the development 	
<p>P3 Landscaping along residential boundaries must maintain privacy between the adjoining residences and enhance the visual appearance of the development</p>	<p>A3.1 Landscaped area along the frontage of the site enhances the local character of the area and consists of:</p> <ul style="list-style-type: none"> • shade and / or rounded canopy trees located so as to cast a minimum of 50% shade to the frontage of the site within 5 years of planting • screening shrubs as required to the front of blank walls or undesirable features • low shrubs and ground covers to allow for complete coverage of unsealed ground <p>A3.2 Landscaped area along the rear boundary of the site consists of:</p> <ul style="list-style-type: none"> • a minimum of one tree for every 5-7 m capable of growing to a height above the building eaves within 5 years of planting • screening shrubs capable of growing 	<p>A3.1 Complies Landscaping along the frontage of the site will enhance the local character of the area and will consist of:</p> <ul style="list-style-type: none"> • shade and / or rounded canopy trees located so as to cast a minimum of 50% shade to the frontage of the site within 5 years of planting • screening shrubs as required to the front of blank walls or undesirable features • low shrubs and ground covers to allow for complete coverage of unsealed ground <p>A3.2 Complies The site is located in the General Industry Area and no rear boundary setbacks are required.</p>

	<p>to a height of 3 m within 5 years of planting</p> <ul style="list-style-type: none"> • low shrubs and ground covers to allow for complete coverage of unsealed ground <p>A3.3 Landscaped area along the entire length of the side boundaries of the site consists of:</p> <ul style="list-style-type: none"> • columnar trees at a minimum of one tree for every 3 m length of that portion of the boundary immediately adjacent to the building • rounded canopy trees or large spreading trees at a maximum spacing of 10 m where sufficient room • screening shrubs, low shrubs and ground cover appropriate for the space available, orientation and functional requirements of the area 	<p>A3.3 Not applicable The site is located in the General Industry Area and no side boundary setbacks are required.</p>
<p>P4 Landscaping along non-residential boundaries must screen incompatible activities and enhance the visual appearance of the development</p>	<p>A4.1 Landscaped areas along the frontage of the site include large trees that achieve a canopy spread over a minimum of 50% of the site frontage length within 10 years of planting</p>	<p>A4.1 Complies Landscaped areas along the frontage of the site will include large trees that achieve a canopy spread over a minimum of 50% of the site frontage length within 10 years of planting</p>

	<p>A4.2 A minimum of 25 % of all trees to grow above the height of the eaves of the building</p> <p>A4.3 Spreading trees and shrubs are provided in all landscape areas</p>	<p>A4.2 Complies A minimum of 25 % of all trees will grow above the height of the eaves of the building</p> <p>A4.3 Complies Spreading trees and shrubs will be provided in all landscape areas</p>
<p>P5 Landscaping within landscape and recreation areas must be usable and well designed</p>	<p>A5.1 One shade tree is provided for each private recreation area</p> <p>A5.2 Tree species in common landscape and recreation areas are to provide a minimum of 30% shade over the area within 8 years</p> <p>A5.3 A minimum of half the landscape and recreation area is covered in soft landscaping (turf and planting areas)</p> <p>A5.4 Plants in landscape and recreation areas are located to:</p> <ul style="list-style-type: none"> • maximise the exposure to the prevailing north-east to south summer breezes and the north-east winter morning sun • minimise the exposure to the prevailing west to south-west winter winds 	<p>A5.1 Complies One shade tree will be provided for each private recreation area</p> <p>A5.2 Complies Tree species in common landscape and recreation areas will provide a minimum of 30% shade over the area within 8 years</p> <p>A5.3 Complies A minimum of half the landscape and recreation area will be covered in soft landscaping (turf and planting areas)</p> <p>A5.4 Complies Plants in landscape and recreation areas will be located to:</p> <ul style="list-style-type: none"> • maximise the exposure to the prevailing north-east to south summer breezes and the north-east winter morning sun • minimise the exposure to the prevailing west to south-west winter winds
<p>P6 Adequate shading must be provided for car parking areas, driveways and internal roadway through landscaping</p>	<p>A6.1 Trees are planted at regular intervals throughout the car parking area, driveways and internal roadways</p>	<p>A6.1 Complies Trees will be planted at regular intervals throughout the car parking area, driveways and internal roadways</p>

	<p>A6.2 A minimum of one shade tree is provided for every 6 car parking spaces</p> <p>A6.3 Trees within car parking areas are protected by raised kerbs, wheel stops or bollards</p> <p>A6.4 Trees planted within car parking areas are provided with:</p> <ul style="list-style-type: none"> • a minimum planting area of 1.2 m² with a minimum topsoil depth of 0.8 m (if surrounded by hard surfaces) • permeable surface treatments for all spillover car parking areas 	<p>A6.2 Complies Shade trees will be provided with the carparking areas where practical.</p> <p>A6.3 Complies Trees within car parking areas will be protected by raised kerbs, wheel stops or bollards</p> <p>A6.4 Complies Trees planted within car parking areas are provided with:</p> <ul style="list-style-type: none"> • a minimum planting area of 1.2 m² with a minimum topsoil depth of 0.8 m (if surrounded by hard surfaces) • permeable surface treatments for all spillover car parking areas
<p>P7 Plant selection must address the functional issues of the development including:</p> <ul style="list-style-type: none"> • screening and buffering • street presentation • shading 	<p>A7 Species are selected in accordance with the Planting Species Planning Scheme Policy</p>	<p>A7 Complies Species selection will be in accordance with the Planting Species Planning Scheme Policy.</p>
Screening and buffering		
<p>P8 Overlooking into private courtyards and neighbouring residential dwellings must be screened</p>	<p>A8 Landscaped areas along the front, side and rear boundaries of the site comply with Acceptable Solutions A3.1 and A3.2</p>	<p>A8 Complies Landscaped areas along the front, side and rear boundaries of the site will comply with Acceptable Solutions A3.1 and A3.2.</p>
<p>P9 Acoustic barriers and long fences along road frontages and within the development must be screened</p>	<p>A9.1 Recessed areas, at least 1.2 m deep, are provided at regular intervals along the fence line, over a minimum of 25% of the length of the fence</p>	<p>A9.1 – A9.3 Not applicable There will be no fence along the road frontage.</p>

	<p>A9.2 All planting and recessed areas are located within the property boundary</p> <p>A9.3 Trees, shrubs and ground covers are planted within these recesses</p>	
P10 The amenity of a development must be enhanced through the screening of undesirable features	A10 Landscaped areas along and / or near retaining walls, long unbroken walls, service areas, car parking areas and recreational uses consist of an appropriate combination of trees, shrubs and ground covers	A10 Complies Landscaped areas along and / or near retaining walls, long unbroken walls, service areas, car parking areas and recreational uses will consist of an appropriate combination of trees, shrubs and ground covers.
P11 The ecological values of a site or adjoining land must be enhanced	<p>A11.1 Landscape buffering is provided to the edges of any ecologically valuable remnant vegetation on or adjacent to the site</p> <p>A11.2 Proposed planting within this buffer is compatible with existing ecological values</p>	<p>A11.1 Not applicable No ecologically valuable remnant vegetation is present on or adjacent to the site.</p> <p>A11.2 Complies Proposed planting within buffers will be compatible with existing ecological values</p>
Maintenance and drainage		
P12 Stormwater harvesting must be maximised and any adverse impacts of stormwater minimised	A12.1 Areas of pavement, turf and mulched garden beds are adequately drained. This may be achieved through the provision and / or treatment of swales, spoon drains, field gullies, subsurface drainage and stormwater connections	A12.1 Complies Pavement, turf and mulched garden beds will be adequately drained through the provision and / or treatment of swales, spoon drains, field gullies, subsurface drainage and stormwater connections

	<p>A12.2 Landscape works on site do not restrict the flow of water along overland flow paths</p> <p>A12.3 The opportunities for water infiltration on site are maximised through:</p> <ul style="list-style-type: none"> • draining a portion of hard surfaced areas towards permeable surfaces • turf and garden beds • minimising the extent of impervious surface finishes on the site 	<p>A12.2 Complies Any landscape works will not restrict the flow of water along overland flow paths</p> <p>A12.3 Complies Water infiltration on site will be maximised through draining a portion of hard surfaced areas towards permeable surfaces turf and garden beds and minimising the extent of impervious surface finishes on the site</p>
	<p>P13 Landscaping works must be capable of efficient and effective maintenance</p> <p>A13.1 All turf areas on site are accessible externally by standard lawn maintenance equipment and receive adequate sunlight</p> <p>A13.2 A reticulated irrigation system is provided to common landscape and recreation areas and podium planters</p> <p>A13.3 One hose cock is provided within each private landscape and recreation area</p> <p>A13.4 Specimen trees are provided in turfed areas greater than 20 m²</p> <p>A13.5 Drainage of podium planters is connected to the stormwater drain and allows for flush out</p>	<p>A13.1 Complies All turf areas on site are accessible externally by standard lawn maintenance equipment and receive adequate sunlight</p> <p>A13.2 Complies A reticulated irrigation system will be provided to common landscape and recreation areas and podium planters</p> <p>A13.3 Complies One hose cock will be provided within each private landscape and recreation area</p> <p>A13.4 Complies Specimen trees will be provided in turfed areas greater than 20 m²</p> <p>A13.5 Complies Drainage of podium planters is connected to the stormwater drain and</p>

	in future	allows for flush out in future
	A13.6 Where there is limited on-site maintenance, plant species are selected with long life expectancy and minimal litter drop, pruning, watering and fertilising requirements	A13.6 Complies Where there is limited on-site maintenance, plant species will be selected with long life expectancy and minimal litter drop, pruning, watering and fertilising requirements
Safety		
P14 Tree location and species selection must accommodate vehicle and pedestrian sight lines	A14 Trees with a minimum 1.8 m of clear trunk are located near pathways, entries, parking areas, street corners, street lighting and driveways	A14 Complies Trees with a minimum 1.8m of clear trunk will be located near pathways, entries, parking areas, street corners, street lighting and driveways
P15 The landscape design must enhance personal safety and reduce the potential for and fear of crime and vandalism	A15.1 Landscaping enables visibility along pathways to restrict opportunities for concealment	A15.1 Complies Landscaping enables visibility along pathways to restrict opportunities for concealment
	A15.2 The use of extensive lengths of dense shrubby vegetation over 1.5 m in height is minimised along street frontages and adjacent to open space areas	A15.2 Complies The use of dense shrubby vegetation over 1.5m in height will be minimised along street frontages.
	A15.3 Fire resistant species are planted in areas of bushfire hazard and the landscaping designed to minimise bushfire hazard	A15.3 Not applicable The site is not in an area at risk from bushfires.
	A15.4 Surfaces are stable and useable in all weathers	A15.4 Complies Surfaces will be stable and usable in all forms of weather.
	A15.5 Security and foot lighting is provided to site entries, driveways, parking areas, building	A15.5 Complies Security and foot lighting will be provided to site entries, driveways,

	entries and pedestrian ways	parking areas, building entries and pedestrian ways
Utilities and services		
P16 The location and type of planting must not compromise the function and accessibility of services and facilities	<p>A16.1 Plants are located to enable tradespersons to access and view meters within the site</p> <p>A16.2 Plant species are selected and sited taking into consideration the location of overhead and underground services</p> <p>A16.3 An irrigation control device is provided and located in common landscape and recreation areas</p>	<p>A16.1 Complies Vegetation will be located to enable tradespersons to access and view meters within the site.</p> <p>A16.2 Complies Plant species are selected and sited taking into consideration the location of overhead and underground services.</p> <p>A16.3 Complies An irrigation control device is provided and located in common landscape and recreation areas.</p>

***Non-discriminatory Access and Use Code
Performance Criteria and Acceptable Solutions***

Performance Criteria	Acceptable Solutions	Proposed Solutions
P1 Non-discriminatory access must be provided from the site to adjoining sites and areas where an integrated outcome is desirable eg, within a Centre	A1 Changes of level at the site boundary allow access to the proposal from the road and to adjoining sites to comply with AS1428 – <i>Design for Access and Mobility</i>	A1 Complies Changes of level at the site boundary allow access to the proposal from the road and to adjoining sites to comply with AS1428 – <i>Design for Access and Mobility</i>

**Services, Works and Infrastructure Code
Performance Criteria and Acceptable Solutions**

Performance Criteria	Acceptable Solutions	Proposed Solutions
P1 Land used for urban purposes must be serviced adequately with regard to water, waste disposal, drainage, telecommunication and energy	A1 The land is provided with: <ul style="list-style-type: none"> reticulated water, sewerage, drainage, electricity and telephone services gas service where reasonable 	A1 Complies The land is provided with reticulated water, sewerage, drainage, electricity and telephone services.
P2 Frontage to the site must provide the following to an appropriate urban standard: <ul style="list-style-type: none"> an effective, high quality paved roadway an effective, high quality roadway kerb and channel safe, high quality crossings over channels and walkways safe, accessible high quality bikeways a safe, accessible, high quality public walkway compatible and integrated with the surrounding environment provision of and alteration to required public utilities effective drainage appropriate conduits to facilitate the provision of required street lighting systems and traffic signals 	A2 The following are provided or already exist at the frontage of the site, to the standard that would have applied if the development formed part of a new subdivision: <ul style="list-style-type: none"> concrete kerb and channel forming and grading to walkways crossings over channels and walkways a constructed bikeway a constructed walkway, minimum 1.2 m wide and full width from the property line to the kerb in Multi-purpose Centres reconstruction of any damaged public walkway in concrete construction of the carriageway payment of costs for required alterations to public utility mains, services or installations construction of and required alterations to public utility mains, services or installations drainage works installation of electrical conduits 	A2 Complies The subject site already contains: <ul style="list-style-type: none"> an effective, high quality paved roadway an effective, high quality roadway kerb and channel safe, high quality crossings over channels and walkways safe, accessible high quality bikeways a safe, accessible, high quality public walkway compatible and integrated with the surrounding environment provision of and alteration to required public utilities effective drainage appropriate conduits to facilitate the provision of required street lighting systems and traffic signals

Stormwater Management Code

The issues relating to Stormwater Management within the site will be addressed as part of further approvals required for the proposal. It is intended, however, for all stormwater to run to the connection within the Common Property and be appropriately piped.

Transport, Access, Parking and Servicing Code

The purpose of this Code is to:

- ensure that development utilises all relevant transport modes, including walking, cycling and public transport, and does not impact adversely on the efficiency and safety of transport corridors or diminish the amenity of nearby land uses
- ensure that carparking spaces and associated manoeuvring areas provided on a development site are designed to be safe and functional and meet the reasonable requirements of the development activity
- ensure that adequate provision is made for service vehicles to meet the reasonable requirements of the development.

Performance Criteria	Acceptable Solutions	Proposed Solutions
Transport system		
P1 Development with high traffic generating potential must give suitable consideration to transport/land use issues	A1 For any development with: <ul style="list-style-type: none">• more than 500 low turnover (employee) parking spaces or 200 high turnover (customer or visitor) parking spaces OR <ul style="list-style-type: none">• access to any roads other than minor roads OR <ul style="list-style-type: none">• a driveway within 100 m of a signalised intersection <p>the transport impacts of the proposal are addressed in accordance with the</p>	A1 Not applicable The proposal will not generate high amounts of traffic.

	Transport, Access, Parking and Servicing Planning Scheme Policy	
P2 The development must be designed to encourage customers and employees to walk, cycle or use public transport to and from the development instead of using a car	A2 The proposal provides convenient and safe pedestrian and cyclist facilities from existing and proposed public transport facilities and public areas	A2 Not applicable The proposal will provide convenient and safe pedestrian and cyclist facilities from existing and proposed public transport facilities and public areas.
P3 The development must be located on roads identified in the City's Road Hierarchy as appropriate for that type and size of development and/or must be located appropriately in relation to public transport facilities to encourage their use.	A3 The proposal is self or code assessable in the Area in which the site is located. Land uses that are consistent with walk-up access will be favoured	A3 Complies The proposal is Code Assessable.
P4 Relevant development must not compromise the functions of particular roads as indicated in the City's Road Hierarchy	A4.1 There is no direct access to motorways or arterial routes	A4.1 Complies There is no direct access to motorways or arterial routes.
	A4.2 Major traffic generators are only accessed from district or suburban roads	A4.2 Not applicable The site is accessed via an industrial road network.
P5 Development must not impact adversely on the safety or operations of the road system.	A5.1 One vehicle footpath crossing is provided in accordance with the design vehicle table and site access design guidelines in the Transport, Access, Parking and Servicing Planning Scheme Policy	A5.1 Performance Solution There is one footpath crossings. This accesses common property within the approved subdivision. This access will not have major impacts on the functioning of that road.
	A5.2 A vehicle manoeuvring area is provided on site in accordance with the design vehicle table and servicing layout design guideline in the Transport, Access, Parking and Servicing Planning Scheme Policy so that the	A5.2 Complies Vehicles will be able to manoeuvre on site. It is expected that the majority of deliveries within the site will be via an MRV. Adequate manoeuvring has also been allowed for an RCV.

	design vehicle can enter and leave the site in a forward gear	
P6 Access, parking and servicing must not reduce the amenity of lands in the vicinity of the site	<p>A6.1 Vehicular site access is located in accordance with the site access design guidelines in the Transport, Access, Parking and Servicing Planning Scheme Policy</p> <p>A6.2 Vehicle site access is provided in accordance with <i>Figure d</i> Standard Non-residential Vehicle Crossing, in Section 3.5.2 of the Transport, Access, Parking and Servicing Planning Scheme Policy</p>	<p>A6.1 Complies Vehicular site access will be located in accordance with the site access design guidelines in the Transport, Access, Parking and Servicing Planning Scheme Policy.</p> <p>A6.2 Complies Vehicle site access will be provided in accordance with <i>Figure d</i> Standard Non-residential Vehicle Crossing, in Section 3.5.2 of the Transport, Access, Parking and Servicing Planning Scheme Policy.</p>
Vehicle Parking		
<p>P7 The layout of development must achieve adequate provision for on-site vehicle parking that is clearly defined, safe and easily accessible and must be designed to contain potential adverse impacts within the site</p> <p>Vehicle parking:</p> <ul style="list-style-type: none"> • must not detract from the aesthetics or amenity of an Area • must discourage on-street parking where parking has adverse traffic management, safety or amenity impacts • must be consistent with convenient pedestrian and cyclist access 	<p>A7.1 Parking bays, manoeuvring areas and driveways are designed with the dimensions and to the standards set out in the car parking table and car parking layout design guidelines in the Transport, Access, Parking and Servicing Planning Scheme Policy</p> <p>A7.2 For development for any of the uses listed in column 1 of the car parking table, on-site car parking complies with column 2 of that table in the Transport, Access, Parking and Servicing Planning Scheme Policy, except for non-residential development in the City Centre or City Frame</p>	<p>A7.1 Complies Parking bays, manoeuvring areas and driveways have been designed with the dimensions and to the standards set out in the car parking table and car parking layout design guidelines in the Transport, Access, Parking and Servicing Planning Scheme Policy.</p> <p>A7.2 Complies Carparking has been provided in excess of the rate for industry. (2 cars / tenancy + 1 car / 100m²) Carparks required – 43 Carparks provided – 44</p>

	<p>A7.3 On-site car parking numbers for development in the City Centre or City Frame as indicated on <i>Map A – City Centre and City Frame Areas</i> do not exceed 1 car space for every 200 m² of gross floor area for any development other than multi-unit dwellings</p> <p>A7.4 The number of car parking spaces as required by the car parking table are provided. Two per cent of that number of car parking spaces are provided as marked and signed areas for motorcycles, with a minimum of 1 space, each measuring 2.5 m by 1.35 m.</p>	<p>A7.3 Not applicable The site is not located within the City Centre or City Frame Area.</p> <p>A7.4 Complies There will be adequate room for motorbikes to be parked within the site.</p>
<p>P8 Vehicle parking must have no adverse impact on the residents of adjoining sites in terms of noise, odour or run-off</p>	<p>A8 Car parks are screened from any nearby sensitive receiving environment and stormwater from the car park does not flow directly into that sensitive receiving environment</p>	<p>A8 Not applicable The proposal is not nearby any sensitive receiving environment.</p>
Servicing		
<p>P9 The layout of development must achieve adequate provision for servicing on site that is clearly defined, safe and easily accessible and must be designed to contain potential adverse impacts of servicing within the site</p> <p>Servicing must be located to discourage on-street loading and must not detract from the aesthetics or amenity of</p>	<p>A9.1 Servicing facilities are provided on-site in accordance with the design vehicle table in the Transport, Access, Parking and Servicing Planning Scheme Policy</p> <p>A9.2 Loading / unloading facilities and associated vehicle manoeuvring areas on-site are</p>	<p>A9.1 Complies Servicing facilities will be provided on-site. It is expected that the majority of deliveries within the site will be via an MRV. Adequate manoeuvring has also been allowed for an RCV.</p> <p>A9.2 Complies Loading / unloading facilities and associated vehicle manoeuvring</p>

an Area.	designed in accordance with the servicing layout design guideline in the Transport, Access, Parking and Servicing Planning Scheme Policy	areas on-site have been designed in accordance with the servicing layout design guideline in the Transport, Access, Parking and Servicing Planning Scheme Policy.
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Wetland Code

This Code applies in assessing a material change of use and/or building work, operational work or subdivision proposed on land in or adjacent to a wetland as indicated on the Waterway Corridors and Wetlands Planning Scheme Maps. The subject site is identified as having Wetland value by the Planning Scheme, however, following a site inspection, it is evident that the area in question has been cleared in the past and has little or no wetland value. As such, it is considered that the provisions of the Wetland Code are not applicable in this instance.

6.0 CONCLUSIONS

Council has clearly indicated that it is desirable for developers to take advantage of existing services and infrastructure to ensure the efficient use of the City's resources.

The proposal provides a practical opportunity to utilise the subject site, in accordance with the provisions of the General Industry Area.

The subject site is convenient to public transport corridors.

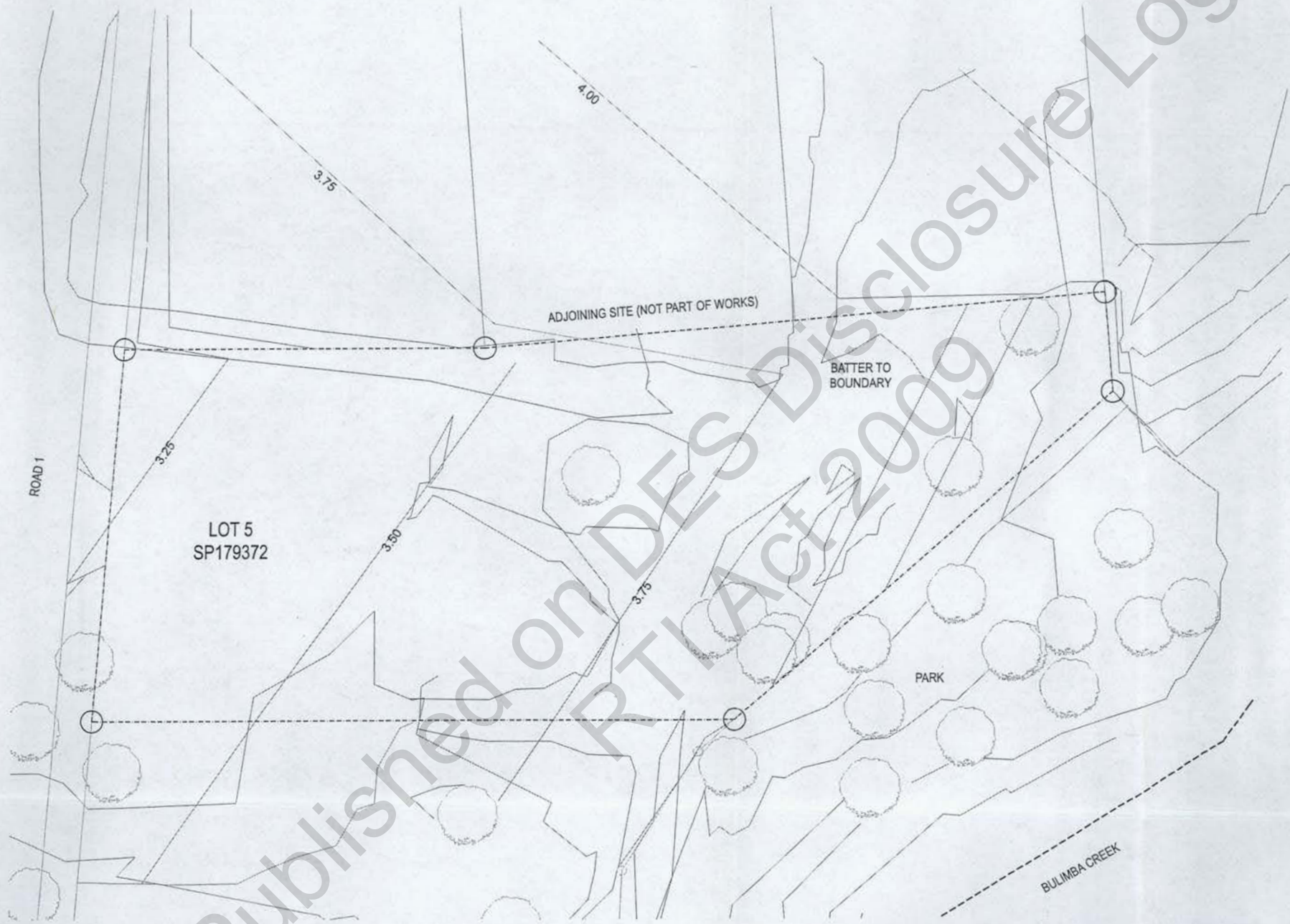
The proposal satisfies all the Performance Criteria of applicable Codes to the extent that they apply to development.

Section 3.5.13 (4) of the *Integrated Planning Act* states that if the application requires code assessment, the assessment manager may refuse the application only if the assessment manager is satisfied-

- (a) the development does not comply with the applicable code; and
- (b) compliance with the code can not be achieved by imposing conditions.

On the basis that this development will provide a built form that is consistent with the expectations of the relevant Codes, Council should be able to deal expeditiously with the matter.

Council's approval is recommended.



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<p>GALE DEVELOPMENT PTY LTD</p> <p>BRIDGEVIEW ON GATEWAY</p> <p>SURVEY PLAN</p> <p>5/07/2006 063011 A0011</p> <p>PRELIMINARY</p>		<p>ARTAS</p> <p>157 Adelaide Street Melbourne VIC 3000 Tel: 03 9247 1111 Fax: 03 9247 1112 Email: info@artas.com.au Website: www.artas.com.au</p>
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ACCESS ROAD

01 GROUND LEVEL
1:50

NO.	DESCRIPTION	DATE	BY	CHECKED BY
1	ISSUED FOR INFORMATION	05/07/2006	ARTAS	ARTAS
2	ISSUED FOR INFORMATION	05/07/2006	ARTAS	ARTAS
3	ISSUED FOR INFORMATION	05/07/2006	ARTAS	ARTAS
4	ISSUED FOR INFORMATION	05/07/2006	ARTAS	ARTAS
5	ISSUED FOR INFORMATION	05/07/2006	ARTAS	ARTAS
6	ISSUED FOR INFORMATION	05/07/2006	ARTAS	ARTAS
7	ISSUED FOR INFORMATION	05/07/2006	ARTAS	ARTAS
8	ISSUED FOR INFORMATION	05/07/2006	ARTAS	ARTAS
9	ISSUED FOR INFORMATION	05/07/2006	ARTAS	ARTAS
10	ISSUED FOR INFORMATION	05/07/2006	ARTAS	ARTAS

GALE
DEVELOPMENT
PTY LTD

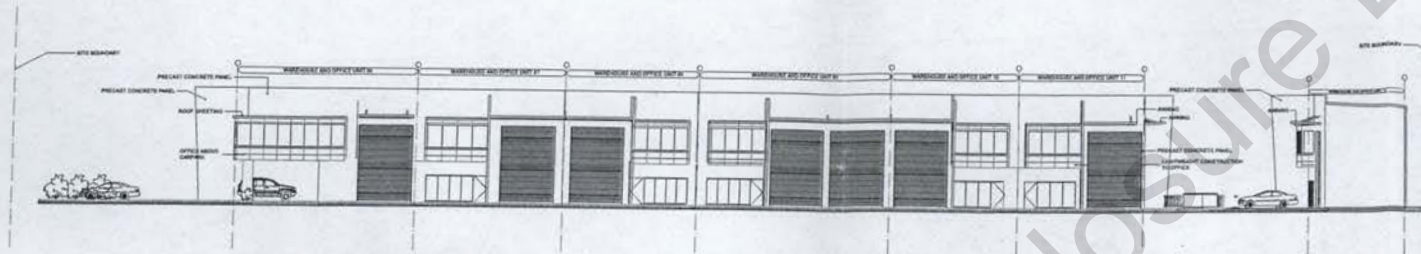


BRIDGEVIEW ON
GATEWAY

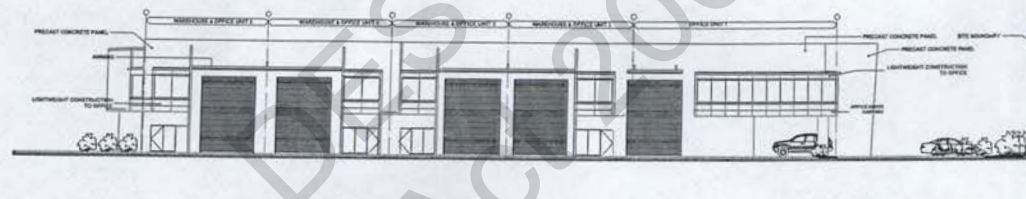
Ground Floor Plan

True North
Scale: 1:50
Date: 05/07/2006
Drawing No: 063011A101/J

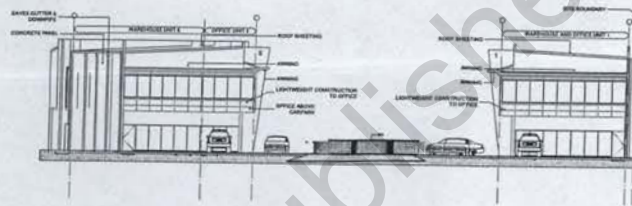
5/07/2006 063011A101/J
PRELIMINARY



1 NORTH ELEVATION
1:300



2 SOUTH ELEVATION
1:300



3 WEST ELEVATION
1:300



4 WEST ELEVATION UNIT 12
1:300

Item	Description	Quantity	Unit	Value
1	Concrete	1000	m ³	1000
2	Steel	1000	kg	1000
3	Brick	1000	m ²	1000
4	Roofing	1000	m ²	1000
5	Windows	1000	m ²	1000
6	Doors	1000	m ²	1000
7	Paint	1000	m ²	1000
8	Lighting	1000	m ²	1000
9	Plumbing	1000	m ²	1000
10	Electrical	1000	m ²	1000
11	Landscaping	1000	m ²	1000
12	Other	1000	m ²	1000

GALE DEVELOPMENT PTY LTD

BRIDGEVIEW ON GATEWAY

ELEVATIONS

5/07/2006 063011 A201/J
PRELIMINARY

25 February 2006

Site ID: 61850
File Number: BNE3112
Enquiries to: Contaminated Land Unit
Telephone: (07) 322 58487

GAILES DEVELOPMENTS

73(2)Irrelevant

CERTIFICATE OF APPROVAL OF A SITE MANAGEMENT PLAN

This document provides written notification that, in accordance with the *Environmental Protection Act 1994 (EP Act)*, a site management plan has been approved for the parcel of land described below, which is recorded on the Environmental Management Register (EMR). A copy of the suitability statement and the site management plan is attached.

Lot: 1 Plan: SP179372
BRISBANE CITY COUNCIL

45 PARINGA ROAD
MURARRIE 4172

The owner may apply to the Environmental Protection Agency (EPA) to amend the site management plan in accordance with section 418 of the *EP Act*.

Under section 434 of the *EP Act*, a person must not contravene a site management plan.

The owner may apply for a review of, and appeal against, the decision to approve the site management plan within 14 days after receipt of this notice in accordance with sections 521 and 531 of the *EP Act*.

In accordance with the land being recorded on the EMR, the following requirements apply under section 421 of the *EP Act*:

If the owner proposes to dispose of the land to someone else, the owner must, before agreeing to dispose of the land, give written notice to the buyer:
if the particulars of the land are recorded in the EMR - that the particulars are recorded in the register; and
if the land is subject to a site management plan, details of the plan.

For further information regarding this notice please contact the Contaminated Land Unit, EPA on telephone (07) 322 58487.

73(2)Irrelevant

Delegate of Administering Authority
Environmental Protection Act 1994

R

SUITABILITY STATEMENT

DATE PRINTED: 25/02/2006

OWNER

GAILES DEVELOPMENTS

73(2)Irrelevant

DATE OF ISSUE : 25/02/2006

PROPERTY DESCRIPTION

LOT : 1 PLAN : SP179372
45 PARINGA ROAD
MURARRIE 4172

BRISBANE CITY COUNCIL

EMR Site ID: 61850 FILE REFERENCE: BNE3112

STUDIES UNDERTAKEN BY APPLICANT OR REQUESTED BY DIRECTOR

Preliminary Contamination Assessment Bulimba 'A' Power Station Site Murarrie, Queensland prepared, prepared by Geo-Eng Australia Pty Ltd, dated March 2000, (Doc No. 3586/71522_20).

Bulimba 'A' Power Station Site Murarrie, Queensland prepared, prepared by Geo-Eng Australia Pty Ltd, dated November 2001, (Doc No. 3682/56253/15).

Preliminary Groundwater Contamination Assessment Bulimba 'A' Power Station Site Murarrie, Queensland prepared, prepared by Geo-Eng Australia Pty Ltd, dated August 2000, (Doc No. 3582/71528_19).

Monitoring Results for Bulimba 'A' Power Station site, Murarrie, prepared by PPK Environment & Infrastructure, dated 10 April 2002, (Doc 213805A-LT001jwb).

Soil Gas Assessment of Methane Generation at Former Bulimba 'A' Power Station, Murarrie, Queensland, prepared by PPK Environment & Infrastructure, dated 28 November 2002, (Doc No. 2136218A-LT002Apd:rmg).

Methane Assessment - Bulimba A Power Station, Murarrie, Queensland, prepared by PPK Environment & Infrastructure, dated 30 August 2002, (Doc No. 2136218A-LT001Csjh:rmg).

Soil Gas Assessment of Methane Generation at Former Bulimba 'A' Power Station, Murarrie, Queensland, prepared by Parsons Brinckerhoff International (Australia) Pty Limited, dated 28/November 2002, (Doc No. 2136218A-LT002Apd:rmg).

Stage 2 Environment Site Assessment, 55 Paringa Road, Murarrie, Queensland, prepared by Waste Solutions Australia Pty Ltd, dated January 2006, (Doc No. RN 05/A399-1).

Third Party Review of the Stage 2 Environmental Site Assessment Report and Draft Site Management

R

Plan for Proposed Lots 1 to 5, 55 Paringa Road, Murarrie, Queensland (EPARef. 3112), prepared by Environmental & Earth Sciences QLD, dated 2 February 2006, (Doc No. 705029TPRLetter3.doc).

STATEMENT OF SUITABILITY

On the basis of the information supplied to this Department, the subject site is suitable for the following use(s) providing the site is used and managed as per the Site Management Plan attached as Annexure 1.

Suitable for industrial/commercial use including premises such as shops, offices and industrial buildings (but excluding uses where regular soil access by children is possible).

Other specific uses may be suitable for the site, please contact this Department for further advice. The suitability statement provides information on appropriate land uses at the date of effect. Subsequent uses of the site for notifiable activities or for situations where a hazardous contaminant is released into the soil may result in the need to review suitable uses or amend the attached site management plan.

ENVIRONMENTAL MANAGEMENT REGISTER

LOT : 1 PLAN : SP179372 is recorded on the Environmental Management Register with a Site Management Plan. A copy of the Site Management Plan is attached as Annexure 1.

73(2)Irrelevant

Delegate of Administering Authority
Environmental Protection Act 1994

R

ANNEXURE 1 - SITE MANAGEMENT PLAN

LOT : 1 PLAN : SP179372 FILE REF : BNE3112 PRINTED: 25/02/2006

DATE OF EFFECT : 25/02/2006

1.0 SUMMARY OF CONTAMINATION

- The site is the former Bulimba 'A' Power Station. Equipment/operations on the site that potentially cause contamination were:
 - plant maintenance and overhaul workshops;
 - chemical and materials testing laboratories;
 - small metal-melting furnace;
 - underground fuel storage;
 - abrasive blasting;
 - on-site disposal of chem-clean residues (acetic acid/ammonium solutions, with possibly some iron and copper;
 - on-site disposal of ash and coke
- The contaminants of concern are as follows
 - Copper (max 1830 mg/kg);
 - Lead (max 2680 mg/kg); and
 - Zinc (max 570 mg/kg).

Note: Contaminants were detected within the ash/coke fill layer beneath the site at depths ranging from near surface to 6.5 metres below ground level.

Note: Groundwater was identified at a minimum depth of 3m below ground level.

The entire subject site is underlain by the ash/coke fill. The surface of the site is partially grass-covered and some areas consist of a roadbase material cover, over the ash/coke fill.

2.0 OBJECTIVES OF THE SMP

The purpose of this SMP is to manage contamination on the site in a manner that protects human health and the environment.

3.0 ACHIEVEMENT AND MAINTENANCE OF OBJECTIVES

3.1 *Responsibility.* The owner of the land (as defined in the *Environmental Protection Act 1994*) is to ensure that this SMP and any variations approved or required by the administering authority are complied with. The obligations and conditions set out in this SMP bind the owner, from time to time, of the land.

3.2 *Site Use.* The site may be used for industrial/commercial use, as described in the National Environment Protection (Assessment of Site Contamination) Measure, December 1999, Table 5-A Health Investigation Levels Setting F.

3.3 *Provision of SMP to appropriate persons.* The owner must provide all persons involved in building design and planning and all contractors and lessees conducting building and/or excavation works with a copy of the SMP prior to commencement of site works. All persons occupying or working on the site must comply with the requirements of the SMP.

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3.4 *Surface capping and protective barriers.* The site shall be covered with a minimum of a 300 mm thick layer of grass-covered topsoil, buildings, or a low-permeability layer such as bitumen or concrete, to maintain a barrier between site users and heavy metals contaminated ash and to minimise the potential for heavy metals contaminated ash to enter the environment due to remobilisation by wind and surface water and leaching by infiltrating surface water.

No excavation or penetration of the approved capping may be carried out without written authorisation from the EPA.

3.5 *Soil excavation & Removal.* Any soil excavated on the site must be assessed for contaminants of concern to determine if the material is contaminated thereby allowing for the development and implementation of appropriate management and disposal/re-use options.

Representative sampling and analysis of soil from excavations in contaminated areas must be managed by a suitably qualified and experienced person in accordance with Section 381 of the *Environmental Protection Act 1994* (EP Act). Contaminated soil must not be removed off-site without a disposal permit in accordance with Section 424 of the EP Act.

3.6 *Unexpected Contamination.* If during any site earthworks or excavation, offensive or noxious odours and/or evidence of gross contamination not previously detected is observed, site works are to cease in that area and action taken to immediately abate the environmental harm. The administering authority is to be notified in writing within 2 business days of detection and advised of appropriate remedial action.

Any remedial action is to be developed by an appropriately qualified and experienced person in accordance with Section 381 of the EP Act.

3.7 *General Environmental Protection.* All earthworks are to be undertaken in accordance with general environmental protection measures to avoid unwanted migration and deposition of soil. These measures include the control of dust, noise, stormwater runoff, sediment, erosion, spillage from haulage trucks and odour releases involving the handling or movement of contaminated material.

Groundwater beneath the site has been found to contain elevated heavy metals, including copper, lead and zinc, ammonium and total phosphorus concentrations. In the event that future development of the site necessitates dewatering and/or the extraction of groundwater, a water management plan shall be prepared, prior to the extraction of groundwater. The water management plan shall detail the treatment or disposal measures that will be implemented to ensure that any contaminated groundwater extracted does not cause environmental harm.

3.8 *Workplace Health and Safety.* A Workplace Health and Safety Plan (WH&S plan), which conforms to the requirements of the *Workplace Health and Safety Act 1995* is to be developed for any site excavation works in contaminated areas. The WH&S plan must specifically address contaminants of concern.

4.0 MONITORING AND REPORTING

A site inspection is to be undertaken at biennial intervals to ensure that capping and protective barriers including vegetative covers remain in sound condition at all times in accordance with section 3.4.

Records are to be kept of all inspections, any soil excavation in contaminated areas, disposal permits and site management plan compliance for review by the administering authority from time to time.

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The biennial period is to commence from the effective date of this plan.

This Site Management Plan (SMP) has been developed to manage site contamination risks present at the issue date. Subsequent uses of the site may result in the need to review the plan.

Published on DES Disclosure Log
RTI Act 2009

R

25 February 2006

Site ID: 61853
File Number: BNE3112
Enquiries to: Contaminated Land Unit
Telephone: (07) 322 58487

GAILES DEVELOPMENTS

73(2)Irrelevant

CERTIFICATE OF APPROVAL OF A SITE MANAGEMENT PLAN

This document provides written notification that, in accordance with the *Environmental Protection Act 1994 (EP Act)*, a site management plan has been approved for the parcel of land described below, which is recorded on the Environmental Management Register (EMR). A copy of the suitability statement and the site management plan is attached.

Lot: 4 Plan: SP179372
BRISBANE CITY COUNCIL

41 PARINGA ROAD
MURARRIE 4172

The owner may apply to the Environmental Protection Agency (EPA) to amend the site management plan in accordance with section 418 of the *EP Act*.

Under section 434 of the *EP Act*, a person must not contravene a site management plan.

The owner may apply for a review of, and appeal against, the decision to approve the site management plan within 14 days after receipt of this notice in accordance with sections 521 and 531 of the *EP Act*.

In accordance with the land being recorded on the EMR, the following requirements apply under section 421 of the *EP Act*:

If the owner proposes to dispose of the land to someone else, the owner must, before agreeing to dispose of the land, give written notice to the buyer:
if the particulars of the land are recorded in the EMR - that the particulars are recorded in the register; and
if the land is subject to a site management plan, details of the plan.

For further information regarding this notice please contact the Contaminated Land Unit, EPA on telephone (07) 322 58487.

73(2)Irrelevant

Delegate of Administering Authority
Environmental Protection Act 1994

R

SUITABILITY STATEMENT

DATE PRINTED: 25/02/2006

OWNER

GAILES DEVELOPMENTS

73(2)Irrelevant

DATE OF ISSUE : 25/02/0806

PROPERTY DESCRIPTION

LOT : 4 PLAN : SP179372
41 PARINGA ROAD
MURARRIE 4172

BRISBANE CITY COUNCIL

EMR Site ID: 61853 FILE REFERENCE: BNE3112

STUDIES UNDERTAKEN BY APPLICANT OR REQUESTED BY DIRECTOR

Preliminary Contamination Assessment Bulimba 'A' Power Station Site Murarrie, Queensland prepared, prepared by Geo-Eng Australia Pty Ltd, dated March 2000, (Doc No. 3586/71522_20).

Bulimba 'A' Power Station Site Murarrie, Queensland prepared, prepared by Geo-Eng Australia Pty Ltd, dated November 2001, (Doc No. 3682/56253/15).

Preliminary Groundwater Contamination Assessment Bulimba 'A' Power Station Site Murarrie, Queensland prepared, prepared by Geo-Eng Australia Pty Ltd, dated August 2000, (Doc No. 3582/71528_19).

Monitoring Results for Bulimba 'A' Power Station site, Murarrie, prepared by PPK Environment & Infrastructure, dated 10 April 2002, (Doc 213805A-LT001jwb).

Soil Gas Assessment of Methane Generation at Former Bulimba 'A' Power Station, Murarrie, Queensland, prepared by PPK Environment & Infrastructure, dated 28 November 2002, (Doc No. 2136218A-LT002Apd:rmg).

Methane Assessment - Bulimba A Power Station, Murarrie, Queensland, prepared by PPK Environment & Infrastructure, dated 30 August 2002, (Doc No. 2136218A-LT001Csjh:rmg).

Soil Gas Assessment of Methane Generation at Former Bulimba 'A' Power Station, Murarrie, Queensland, prepared by Parsons Brinckerhoff International (Australia) Pty Limited, dated 28/November 2002, (Doc No. 2136218A-LT002Apd:rmg).

Stage 2 Environment Site Assessment, 55 Paringa Road, Murarrie, Queensland, prepared by Waste Solutions Australia Pty Ltd, dated January 2006, (Doc No. RN 05/A399-1).

Third Party Review of the Stage 2 Environmental Site Assessment Report and Draft Site Management

[R]

Plan for Proposed Lots 1 to 5, 55 Paringa Road, Murarrie, Queensland (EPAREf. 3112), prepared by Environmental & Earth Sciences QLD, dated 2 February 2006, (Doc No. 705029TPRLetter3.doc).

STATEMENT OF SUITABILITY

On the basis of the information supplied to this Department, the subject site is suitable for the following use(s) providing the site is used and managed as per the Site Management Plan attached as Annexure 1.

Suitable for industrial/commercial use including premises such as shops, offices and industrial buildings (but excluding uses where regular soil access by children is possible).

Other specific uses may be suitable for the site, please contact this Department for further advice. The suitability statement provides information on appropriate land uses at the date of effect. Subsequent uses of the site for notifiable activities or for situations where a hazardous contaminant is released into the soil may result in the need to review suitable uses or amend the attached site management plan.

ENVIRONMENTAL MANAGEMENT REGISTER

LOT : 4 PLAN : SP179372 is recorded on the Environmental Management Register with a Site Management Plan. A copy of the Site Management Plan is attached as Annexure 1.

73(2)Irrelevant

Delegate of Administering Authority
Environmental Protection Act 1994

R

ANNEXURE 1 - SITE MANAGEMENT PLAN

LOT : 4 PLAN : SP179372 FILE REF : BNE3112 PRINTED: 25/02/2006

DATE OF EFFECT : 25/02/0806

1.0 SUMMARY OF CONTAMINATION

- The site is the former Bulimba 'A' Power Station. Equipment/operations on the site that potentially cause contamination were:
 - plant maintenance and overhaul workshops;
 - chemical and materials testing laboratories;
 - small metal-melting furnace;
 - underground fuel storage;
 - abrasive blasting;
 - on-site disposal of chem-clean residues (acetic acid/ammonium solutions, with possibly some iron and copper;
 - on-site disposal of ash and coke
- The contaminants of concern are as follows
 - Copper (max 1830 mg/kg);
 - Lead (max 2680 mg/kg); and
 - Zinc (max 570 mg/kg).

Note: Contaminants were detected within the ash/coke fill layer beneath the site at depths ranging from near surface to 6.5 metres below ground level.

Note: Groundwater was identified at a minimum depth of 3m below ground level.

The entire subject site is underlain by the ash/coke fill. The surface of the site is partially grass-covered and some areas consist of a roadbase material cover, over the ash/coke fill.

2.0 OBJECTIVES OF THE SMP

The purpose of this SMP is to manage contamination on the site in a manner that protects human health and the environment.

3.0 ACHIEVEMENT AND MAINTENANCE OF OBJECTIVES

3.1 *Responsibility.* The owner of the land (as defined in the *Environmental Protection Act 1994*) is to ensure that this SMP and any variations approved or required by the administering authority are complied with. The obligations and conditions set out in this SMP bind the owner, from time to time, of the land.

3.2 *Site Use.* The site may be used for industrial/commercial use, as described in the National Environment Protection (Assessment of Site Contamination) Measure, December 1999, Table 5-A Health Investigation Levels Setting F.

3.3 *Provision of SMP to appropriate persons.* The owner must provide all persons involved in building design and planning and all contractors and lessees conducting building and/or excavation works with a copy of the SMP prior to commencement of site works. All persons occupying or working on the site must comply with the requirements of the SMP.

3.4 *Surface capping and protective barriers.* The site shall be covered with a minimum of a 300 mm thick layer of grass-covered topsoil, buildings, or a low-permeability layer such as bitumen or concrete, to maintain a barrier between site users and heavy metals contaminated ash and to minimise the potential for heavy metals contaminated ash to enter the environment due to remobilisation by wind and surface water and leaching by infiltrating surface water.

No excavation or penetration of the approved capping may be carried out without written authorisation from the EPA.

3.5 *Soil excavation & Removal.* Any soil excavated on the site must be assessed for contaminants of concern to determine if the material is contaminated thereby allowing for the development and implementation of appropriate management and disposal/re-use options.

Representative sampling and analysis of soil from excavations in contaminated areas must be managed by a suitably qualified and experienced person in accordance with Section 381 of the *Environmental Protection Act 1994* (EP Act). Contaminated soil must not be removed off-site without a disposal permit in accordance with Section 424 of the EP Act.

3.6 *Unexpected Contamination.* If during any site earthworks or excavation, offensive or noxious odours and/or evidence of gross contamination not previously detected is observed, site works are to cease in that area and action taken to immediately abate the environmental harm. The administering authority is to be notified in writing within 2 business days of detection and advised of appropriate remedial action.

Any remedial action is to be developed by an appropriately qualified and experienced person in accordance with Section 381 of the EP Act.

3.7 *General Environmental Protection.* All earthworks are to be undertaken in accordance with general environmental protection measures to avoid unwanted migration and deposition of soil. These measures include the control of dust, noise, stormwater runoff, sediment, erosion, spillage from haulage trucks and odour releases involving the handling or movement of contaminated material.

Groundwater beneath the site has been found to contain elevated heavy metals, including copper, lead and zinc, ammonium and total phosphorus concentrations. In the event that future development of the site necessitates dewatering and/or the extraction of groundwater, a water management plan shall be prepared, prior to the extraction of groundwater. The water management plan shall detail the treatment or disposal measures that will be implemented to ensure that any contaminated groundwater extracted does not cause environmental harm.

3.8 *Workplace Health and Safety.* A Workplace Health and Safety Plan (WH&S plan), which conforms to the requirements of the *Workplace Health and Safety Act 1995* is to be developed for any site excavation works in contaminated areas. The WH&S plan must specifically address contaminants of concern.

4.0 MONITORING AND REPORTING

A site inspection is to be undertaken at biennial intervals to ensure that capping and protective barriers including vegetative covers remain in sound condition at all times in accordance with section 3.4.

Records are to be kept of all inspections, any soil excavation in contaminated areas, disposal permits and site management plan compliance for review by the administering authority from time to time.

The biennial period is to commence from the effective date of this plan.

This Site Management Plan (SMP) has been developed to manage site contamination risks present at the issue date. Subsequent uses of the site may result in the need to review the plan.

Published on DES Disclosure Log
RTI Act 2009

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25 February 2006

Site ID: 61852
File Number: BNE3112
Enquiries to: Contaminated Land Unit
Telephone: (07) 322 58487

GAILES DEVELOPMENTS

73(2)Irrelevant

CERTIFICATE OF APPROVAL OF A SITE MANAGEMENT PLAN

This document provides written notification that, in accordance with the *Environmental Protection Act 1994 (EP Act)*, a site management plan has been approved for the parcel of land described below, which is recorded on the Environmental Management Register (EMR). A copy of the suitability statement and the site management plan is attached.

Lot: 3 Plan: SP179372
BRISBANE CITY COUNCIL

41A PARINGA ROAD
MURARRIE QLD 4172

The owner may apply to the Environmental Protection Agency (EPA) to amend the site management plan in accordance with section 418 of the *EP Act*.

Under section 434 of the *EP Act*, a person must not contravene a site management plan.

The owner may apply for a review of, and appeal against, the decision to approve the site management plan within 14 days after receipt of this notice in accordance with sections 521 and 531 of the *EP Act*.

In accordance with the land being recorded on the EMR, the following requirements apply under section 421 of the *EP Act*:

If the owner proposes to dispose of the land to someone else, the owner must, before agreeing to dispose of the land, give written notice to the buyer:
if the particulars of the land are recorded in the EMR - that the particulars are recorded in the register; and
if the land is subject to a site management plan, details of the plan.

For further information regarding this notice please contact the Contaminated Land Unit, EPA on telephone (07) 322 58487.

73(2)Irrelevant

Delegate of Administering Authority
Environmental Protection Act 1994

R

SUITABILITY STATEMENT

DATE PRINTED: 25/02/2006

OWNER

GAILES DEVELOPMENTS

73(2)Irrelevant

DATE OF ISSUE : 25/02/2006

PROPERTY DESCRIPTION

LOT : 3 PLAN : SP179372
41A PARINGA ROAD
MURARRIE QLD 4172

BRISBANE CITY COUNCIL
EMR Site ID: 61852 FILE REFERENCE: BNE3112

STUDIES UNDERTAKEN BY APPLICANT OR REQUESTED BY DIRECTOR

Preliminary Contamination Assessment Bulimba 'A' Power Station Site Murarrie, Queensland prepared, prepared by Geo-Eng Australia Pty Ltd, dated March 2000, (Doc No. 3586/71522_20).

Bulimba 'A' Power Station Site Murarrie, Queensland prepared, prepared by Geo-Eng Australia Pty Ltd, dated November 2001, (Doc No. 3682/56253/15).

Preliminary Groundwater Contamination Assessment Bulimba 'A' Power Station Site Murarrie, Queensland prepared, prepared by Geo-Eng Australia Pty Ltd, dated August 2000, (Doc No. 3582/71528_19).

Monitoring Results for Bulimba 'A' Power Station site, Murarrie, prepared by PPK Environment & Infrastructure, dated 10 April 2002, (Doc 213805A-LT001jwb).

Soil Gas Assessment of Methane Generation at Former Bulimba 'A' Power Station, Murarrie, Queensland, prepared by PPK Environment & Infrastructure, dated 28 November 2002, (Doc No. 2136218A-LT002Apd:rmg).

Methane Assessment - Bulimba A Power Station, Murarrie, Queensland, prepared by PPK Environment & Infrastructure, dated 30 August 2002, (Doc No. 2136218A-LT001Csjh:rmg).

Soil Gas Assessment of Methane Generation at Former Bulimba 'A' Power Station, Murarrie, Queensland, prepared by Parsons Brinckerhoff International (Australia) Pty Limited, dated 28/November 2002, (Doc No. 2136218A-LT002Apd:rmg).

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Third Party Review of the Stage 2 Environmental Site Assessment Report and Draft Site Management R

Plan for Proposed Lots 1 to 5, 55 Paringa Road, Murarrie, Queensland (EPAREf. 3112), prepared by Environmental & Earth Sciences QLD, dated 2 February 2006, (Doc No. 705029TPRLetter3.doc).

STATEMENT OF SUITABILITY

On the basis of the information supplied to this Department, the subject site is suitable for the following use(s) providing the site is used and managed as per the Site Management Plan attached as Annexure 1.

Suitable for industrial/commercial use including premises such as shops, offices and industrial buildings (but excluding uses where regular soil access by children is possible).

Other specific uses may be suitable for the site, please contact this Department for further advice. The suitability statement provides information on appropriate land uses at the date of effect. Subsequent uses of the site for notifiable activities or for situations where a hazardous contaminant is released into the soil may result in the need to review suitable uses or amend the attached site management plan.

ENVIRONMENTAL MANAGEMENT REGISTER

LOT : 3 PLAN : SP179372 is recorded on the Environmental Management Register with a Site Management Plan. A copy of the Site Management Plan is attached as Annexure 1.

73(2)Irrelevant

Delegate of Administering Authority
Environmental Protection Act 1994

R

ANNEXURE 1 - SITE MANAGEMENT PLAN

LOT : 3 PLAN : SP179372 FILE REF : BNE3112 PRINTED: 25/02/2006

DATE OF EFFECT : 25/02/2006

1.0 SUMMARY OF CONTAMINATION

- The site is the former Bulimba 'A' Power Station. Equipment/operations on the site that potentially cause contamination were:
 - plant maintenance and overhaul workshops;
 - chemical and materials testing laboratories;
 - small metal-melting furnace;
 - underground fuel storage;
 - abrasive blasting;
 - on-site disposal of chem-clean residues (acetic acid/ammonium solutions, with possibly some iron and copper;
 - on-site disposal of ash and coke
- The contaminants of concern are as follows
 - Copper (max 1830 mg/kg);
 - Lead (max 2680 mg/kg); and
 - Zinc (max 570 mg/kg).

Note: Contaminants were detected within the ash/coke fill layer beneath the site at depths ranging from near surface to 6.5 metres below ground level.

Note: Groundwater was identified at a minimum depth of 3m below ground level.

The entire subject site is underlain by the ash/coke fill. The surface of the site is partially grass-covered and some areas consist of a roadbase material cover, over the ash/coke fill.

2.0 OBJECTIVES OF THE SMP

The purpose of this SMP is to manage contamination on the site in a manner that protects human health and the environment.

3.0 ACHIEVEMENT AND MAINTENANCE OF OBJECTIVES

3.1 *Responsibility.* The owner of the land (as defined in the *Environmental Protection Act 1994*) is to ensure that this SMP and any variations approved or required by the administering authority are complied with. The obligations and conditions set out in this SMP bind the owner, from time to time, of the land.

3.2 *Site Use.* The site may be used for industrial/commercial use, as described in the National Environment Protection (Assessment of Site Contamination) Measure, December 1999, Table 5-A Health Investigation Levels Setting F.

3.3 *Provision of SMP to appropriate persons.* The owner must provide all persons involved in building design and planning and all contractors and lessees conducting building and/or excavation works with a copy of the SMP prior to commencement of site works. All persons occupying or working on the site must comply with the requirements of the SMP.

R

3.4 *Surface capping and protective barriers.* The site shall be covered with a minimum of a 300 mm thick layer of grass-covered topsoil, buildings, or a low-permeability layer such as bitumen or concrete, to maintain a barrier between site users and heavy metals contaminated ash and to minimise the potential for heavy metals contaminated ash to enter the environment due to remobilisation by wind and surface water and leaching by infiltrating surface water.

No excavation or penetration of the approved capping may be carried out without written authorisation from the EPA.

3.5 *Soil excavation & Removal.* Any soil excavated on the site must be assessed for contaminants of concern to determine if the material is contaminated thereby allowing for the development and implementation of appropriate management and disposal/re-use options.

Representative sampling and analysis of soil from excavations in contaminated areas must be managed by a suitably qualified and experienced person in accordance with Section 381 of the *Environmental Protection Act 1994* (EP Act). Contaminated soil must not be removed off-site without a disposal permit in accordance with Section 424 of the EP Act.

3.6 *Unexpected Contamination.* If during any site earthworks or excavation, offensive or noxious odours and/or evidence of gross contamination not previously detected is observed, site works are to cease in that area and action taken to immediately abate the environmental harm. The administering authority is to be notified in writing within 2 business days of detection and advised of appropriate remedial action.

Any remedial action is to be developed by an appropriately qualified and experienced person in accordance with Section 381 of the EP Act.

3.7 *General Environmental Protection.* All earthworks are to be undertaken in accordance with general environmental protection measures to avoid unwanted migration and deposition of soil. These measures include the control of dust, noise, stormwater runoff, sediment, erosion, spillage from haulage trucks and odour releases involving the handling or movement of contaminated material.

Groundwater beneath the site has been found to contain elevated heavy metals, including copper, lead and zinc, ammonium and total phosphorus concentrations. In the event that future development of the site necessitates dewatering and/or the extraction of groundwater, a water management plan shall be prepared, prior to the extraction of groundwater. The water management plan shall detail the treatment or disposal measures that will be implemented to ensure that any contaminated groundwater extracted does not cause environmental harm.

3.8 *Workplace Health and Safety.* A Workplace Health and Safety Plan (WH&S plan), which conforms to the requirements of the *Workplace Health and Safety Act 1995* is to be developed for any site excavation works in contaminated areas. The WH&S plan must specifically address contaminants of concern.

4.0 MONITORING AND REPORTING

A site inspection is to be undertaken at biennial intervals to ensure that capping and protective barriers including vegetative covers remain in sound condition at all times in accordance with section 3.4.

Records are to be kept of all inspections, any soil excavation in contaminated areas, disposal permits and site management plan compliance for review by the administering authority from time to time.

R

The biennial period is to commence from the effective date of this plan.

This Site Management Plan (SMP) has been developed to manage site contamination risks present at the issue date. Subsequent uses of the site may result in the need to review the plan.

Published on DES Disclosure Log
RTI Act 2009

R

25 February 2006

Site ID: 61851
File Number: BNE3112
Enquiries to: Contaminated Land Unit
Telephone: (07) 322 58487

GAILES DEVELOPMENTS

73(2)Irrelevant

CERTIFICATE OF APPROVAL OF A SITE MANAGEMENT PLAN

This document provides written notification that, in accordance with the *Environmental Protection Act 1994 (EP Act)*, a site management plan has been approved for the parcel of land described below, which is recorded on the Environmental Management Register (EMR). A copy of the suitability statement and the site management plan is attached.

Lot: 2 Plan: SP179372
BRISBANE CITY COUNCIL

43 PARINGA ROAD
MURARRIE 4172

The owner may apply to the Environmental Protection Agency (EPA) to amend the site management plan in accordance with section 418 of the *EP Act*.

Under section 434 of the *EP Act*, a person must not contravene a site management plan.

The owner may apply for a review of, and appeal against, the decision to approve the site management plan within 14 days after receipt of this notice in accordance with sections 521 and 531 of the *EP Act*.

In accordance with the land being recorded on the EMR, the following requirements apply under section 421 of the *EP Act*:

If the owner proposes to dispose of the land to someone else, the owner must, before agreeing to dispose of the land, give written notice to the buyer:
if the particulars of the land are recorded in the EMR - that the particulars are recorded in the register; and
if the land is subject to a site management plan, details of the plan.

For further information regarding this notice please contact the Contaminated Land Unit, EPA on telephone (07) 322 58487.

73(2)Irrelevant

Delegate of Administering Authority
Environmental Protection Act 1994

R

SUITABILITY STATEMENT

DATE PRINTED: 25/02/2006

OWNER

GAILES DEVELOPMENTS

73(2)Irrelevant

DATE OF ISSUE : 25/02/2006

PROPERTY DESCRIPTION

LOT : 2 PLAN : SP179372
43 PARINGA ROAD
MURARRIE 4172

BRISBANE CITY COUNCIL
EMR Site ID: 61851 FILE REFERENCE: BNE3112

STUDIES UNDERTAKEN BY APPLICANT OR REQUESTED BY DIRECTOR

Preliminary Contamination Assessment Bulimba 'A' Power Station Site Murarrie, Queensland prepared, prepared by Geo-Eng Australia Pty Ltd, dated March 2000, (Doc No. 3586/71522_20).

Bulimba 'A' Power Station Site Murarrie, Queensland prepared, prepared by Geo-Eng Australia Pty Ltd, dated November 2001, (Doc No. 3682/56253/15).

Preliminary Groundwater Contamination Assessment Bulimba 'A' Power Station Site Murarrie, Queensland prepared, prepared by Geo-Eng Australia Pty Ltd, dated August 2000, (Doc No. 3582/71528_19).

Monitoring Results for Bulimba 'A' Power Station site, Murarrie, prepared by PPK Environment & Infrastructure, dated 10 April 2002, (Doc 213805A-LT001jwb).

Soil Gas Assessment of Methane Generation at Former Bulimba 'A' Power Station, Murarrie, Queensland, prepared by PPK Environment & Infrastructure, dated 28 November 2002, (Doc No. 2136218A-LT002Apd:rmg).

Methane Assessment - Bulimba A Power Station, Murarrie, Queensland, prepared by PPK Environment & Infrastructure, dated 30 August 2002, (Doc No. 2136218A-LT001Csjh:rmg).

Soil Gas Assessment of Methane Generation at Former Bulimba 'A' Power Station, Murarrie, Queensland, prepared by Parsons Brinckerhoff International (Australia) Pty Limited, dated 28/November 2002, (Doc No. 2136218A-LT002Apd:rmg).

Stage 2 Environment Site Assessment, 55 Paringa Road, Murarrie, Queensland, prepared by Waste Solutions Australia Pty Ltd, dated January 2006, (Doc No. RN 05/A399-1).

Third Party Review of the Stage 2 Environmental Site Assessment Report and Draft Site Management

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Plan for Proposed Lots 1 to 5, 55 Paringa Road, Murarrie, Queensland (EPAREf. 3112), prepared by Environmental & Earth Sciences QLD, dated 2 February 2006, (Doc No. 705029TPRLetter3.doc).

STATEMENT OF SUITABILITY

On the basis of the information supplied to this Department, the subject site is suitable for the following use(s) providing the site is used and managed as per the Site Management Plan attached as Annexure 1.

Suitable for industrial/commercial use including premises such as shops, offices and industrial buildings (but excluding uses where regular soil access by children is possible).

Other specific uses may be suitable for the site, please contact this Department for further advice. The suitability statement provides information on appropriate land uses at the date of effect. Subsequent uses of the site for notifiable activities or for situations where a hazardous contaminant is released into the soil may result in the need to review suitable uses or amend the attached site management plan.

ENVIRONMENTAL MANAGEMENT REGISTER

LOT : 2 PLAN : SP179372 is recorded on the Environmental Management Register with a Site Management Plan. A copy of the Site Management Plan is attached as Annexure 1.

73(2)Irrelevant

Delegate or Administering Authority
Environmental Protection Act 1994

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ANNEXURE 1 - SITE MANAGEMENT PLAN

LOT : 2 PLAN : SP179372 FILE REF : BNE3112 PRINTED: 25/02/2006

DATE OF EFFECT : 25/02/2006

1.0 SUMMARY OF CONTAMINATION

- The site is the former Bulimba 'A' Power Station. Equipment/operations on the site that potentially cause contamination were:
 - plant maintenance and overhaul workshops;
 - chemical and materials testing laboratories;
 - small metal-melting furnace;
 - underground fuel storage;
 - abrasive blasting;
 - on-site disposal of chem-clean residues (acetic acid/ammonium solutions, with possibly some iron and copper;
 - on-site disposal of ash and coke
- The contaminants of concern are as follows
 - Copper (max 1830 mg/kg);
 - Lead (max 2680 mg/kg); and
 - Zinc (max 570 mg/kg).

Note: Contaminants were detected within the ash/coke fill layer beneath the site at depths ranging from near surface to 6.5 metres below ground level.

Note: Groundwater was identified at a minimum depth of 3m below ground level.

The entire subject site is underlain by the ash/coke fill. The surface of the site is partially grass-covered and some areas consist of a roadbase material cover, over the ash/coke fill.

2.0 OBJECTIVES OF THE SMP

The purpose of this SMP is to manage contamination on the site in a manner that protects human health and the environment.

3.0 ACHIEVEMENT AND MAINTENANCE OF OBJECTIVES

3.1 *Responsibility.* The owner of the land (as defined in the *Environmental Protection Act 1994*) is to ensure that this SMP and any variations approved or required by the administering authority are complied with. The obligations and conditions set out in this SMP bind the owner, from time to time, of the land.

3.2 *Site Use.* The site may be used for industrial/commercial use, as described in the National Environment Protection (Assessment of Site Contamination) Measure, December 1999, Table 5-A Health Investigation Levels Setting F.

3.3 *Provision of SMP to appropriate persons.* The owner must provide all persons involved in building design and planning and all contractors and lessees conducting building and/or excavation works with a copy of the SMP prior to commencement of site works. All persons occupying or working on the site must comply with the requirements of the SMP.

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3.4 *Surface capping and protective barriers.* The site shall be covered with a minimum of a 300 mm thick layer of grass-covered topsoil, buildings, or a low-permeability layer such as bitumen or concrete, to maintain a barrier between site users and heavy metals contaminated ash and to minimise the potential for heavy metals contaminated ash to enter the environment due to remobilisation by wind and surface water and leaching by infiltrating surface water.

No excavation or penetration of the approved capping may be carried out without written authorisation from the EPA.

3.5 *Soil excavation & Removal.* Any soil excavated on the site must be assessed for contaminants of concern to determine if the material is contaminated thereby allowing for the development and implementation of appropriate management and disposal/re-use options.

Representative sampling and analysis of soil from excavations in contaminated areas must be managed by a suitably qualified and experienced person in accordance with Section 381 of the *Environmental Protection Act 1994* (EP Act). Contaminated soil must not be removed off-site without a disposal permit in accordance with Section 424 of the EP Act.

3.6 *Unexpected Contamination.* If during any site earthworks or excavation, offensive or noxious odours and/or evidence of gross contamination not previously detected is observed, site works are to cease in that area and action taken to immediately abate the environmental harm. The administering authority is to be notified in writing within 2 business days of detection and advised of appropriate remedial action.

Any remedial action is to be developed by an appropriately qualified and experienced person in accordance with Section 381 of the EP Act.

3.7 *General Environmental Protection.* All earthworks are to be undertaken in accordance with general environmental protection measures to avoid unwanted migration and deposition of soil. These measures include the control of dust, noise, stormwater runoff, sediment, erosion, spillage from haulage trucks and odour releases involving the handling or movement of contaminated material.

Groundwater beneath the site has been found to contain elevated heavy metals, including copper, lead and zinc, ammonium and total phosphorus concentrations. In the event that future development of the site necessitates dewatering and/or the extraction of groundwater, a water management plan shall be prepared, prior to the extraction of groundwater. The water management plan shall detail the treatment or disposal measures that will be implemented to ensure that any contaminated groundwater extracted does not cause environmental harm.

3.8 *Workplace Health and Safety.* A Workplace Health and Safety Plan (WH&S plan), which conforms to the requirements of the *Workplace Health and Safety Act 1995* is to be developed for any site excavation works in contaminated areas. The WH&S plan must specifically address contaminants of concern.

4.0 MONITORING AND REPORTING

A site inspection is to be undertaken at biennial intervals to ensure that capping and protective barriers including vegetative covers remain in sound condition at all times in accordance with section 3.4.

Records are to be kept of all inspections, any soil excavation in contaminated areas, disposal permits and site management plan compliance for review by the administering authority from time to time.

The biennial period is to commence from the effective date of this plan.

This Site Management Plan (SMP) has been developed to manage site contamination risks present at the issue date. Subsequent uses of the site may result in the need to review the plan.

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