

Notice

DERM Contaminated Land Concurrence Agency Response

This notice is issued by the Department of Environment and Resource Management pursuant of the Integrated Planning Act 1997 to advise of a decision or action.

Logan City Council
PO Box 3226
LOGAN CITY DC QLD 4144

CC: Hazkem Pty Ltd
12/ 120 Doncaster Road
DONCASTER EAST VIC 3109

Our reference: 334692
File reference: BNE41222

Re: Application (No. MCUI/18/2009) for development approval for assessable development to be carried out at 76-84 Middle Road, Hillcrest, (Lot 100 on RP858162).

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

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

The DERM-CLU, acting as a concurrence agency under the *Integrated Planning Act 1997*, provides its response to the application detailed above as attached.

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

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

Should you require any further information please do not hesitate to contact Wade Micke on 3225 122

Sch4 Contrary to Public

Signed

Date

**Delegate of Administering Authority
Environmental Protection Act 1994.**

DERM Contaminated Land Concurrence Agency Response

Concurrence agency response

Sections 3.3.16 and 3.3.18 Integrated Planning Act 1997

Applicant:	Hazkem Pty Ltd
Council Application Number:	MCUI/18/2009
EPA Permit Numbers:	IPCL01526709
Date application received by EPA:	19 Jun 2009
Relevant Laws and Policies:	<i>Environmental Protection Act 1994</i>
Jurisdiction:	Chapter 7, Part 8 <i>Environmental Protection Act 1994</i>

Development Description:

Material Change of Use

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):

76-84 Middle Road, Hillcrest,
(Lot 100 on RP858162)

Response to Development Application

The DERM, 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

DERM Contaminated Land Concurrence Agency Response

Conditions of the development approval

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 potential environmental harm. The administering authority is to be notified in writing within two (2) business days of detection and advised of appropriate remedial action.

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

Additional comments or advice about the application

Under section 371 (1) of the Environmental Protection Act, If the owner or occupier of land becomes aware a notifiable activity is being carried out on the land, the owner or occupier must, within 22 business days after becoming aware the activity is being carried out, give notice under the subsection to the administering authority in the approved form.

The removal of any contaminated soil from land that is listed on the Environmental Management Register (EMR) requires prior approval from the DERM-CLU under the section 424 of the *Environmental Protection Act 1994* (EP Act).

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 DERM 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 DERM concurrence agency conditions for this proposed development that are contained within this response are required to prevent or mitigate any potential risk to human health or the environment from possible hazardous contaminants present on the site.

Additional information for applicants

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

~ End of Concurrence Agency Response ~

Bring Up Details Report

334962 - All or part of the land is on the EMR or CLR/76-84 Middle Road HILLCREST QLD 4118/Hazkem Pty Ltd - 22-JUN-2009

Ref: 48603	Created Date: 23-JUN-09
Status: Submitted	Closed Date:
Assigned To: BARRY, Kim	Due Date: 24-JUN-09
Email Address: Kim.Barry@epa.qld.gov.au	Reminder Date:
Project Director:	
Project Manager:	
CC:	
CC:	
Subject: MCU on a Contam Land Site	
Comments: Project Number: 334962 Permit Number: IPCL01526709 Client: 628828 Lot on Plan: Lot 100 on RP858162 Location: <76 Middle Road, Hillcrest Application Date: 22/6/09 Info Request Due Date: 6/7/09 Dear Kim An application has been received for Development approval. The Application will be forwarded to the Contaminated Land Unit on the 23/06/09. Regards, Nathan	





Project Running Report

Project Ref 334962	Project Name All or part of the land is on the EMR or CLR/76-84 Middle Road HILLCREST QLD 4118/Hazkem Pty Ltd	Status Active	Project Director BARRY, Kim	Project Manager NOT, Allocated	Office Responsible ES - TO - Contaminated Land - Southern - Bne
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Assessing Officers

Name BARRY, Kim

Applications: 2

Date 20-MAR-2009	Status Assessment	Decision Level 2
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Primary Clients

Name	Address Line 1	Address Line 2	Suburb	Postcode	State
Hazkem Pty Ltd	12/120 Doncaster Road		DONCASTER EAST	3109	VIC
Sch4 Contr	C/- Hazkem Pty Ltd	12/1020 Doncaster Road	DONCASTER EAST	3109	VIC

Primary Contact

Name Logan City Council	Contact Number 07 3209 9155
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Activities

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

Locations

Name	Address Line 1	Address Line 2	Suburb	Postcode	State
76-84 Middle Road HILLCREST QLD 4118	76/84 Middle Road		HILLCREST	4118	QLD

Agency Interests/Ratings

Category	Type	Rating
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Permits: 1

Permit Ref	Permit Type	Status
IPCL01429109	Concurrence Response for a MCU involving contaminated land	Withdrawn

Date 22-JUN-2009	Status Assessment	Decision Level 2
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Primary Clients

Name	Address Line 1	Address Line 2	Suburb	Postcode	State
Hazkem Pty Ltd	12/120 Doncaster Road		DONCASTER EAST	3109	VIC

Primary Contact

Name Logan City Council	Contact Number 07 3826 5620
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Activities

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

Locations

Name	Address Line 1	Address Line 2	Suburb	Postcode	State
76-84 Middle Road HILLCREST QLD 4118	76/84 Middle Road		HILLCREST	4118	QLD

Tuesday June 23 2009 2:39 PM

Report Ref: CE_RP_PROJ_RUNNING.rdf

User Ref: CEDS_SIRLN



Project Running Report

Date
22-JUN-2009

Status
Assessment

Decision
Level 2

Agency Interests/Ratings

Category	Type	Rating
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Permits: 1

Permit Ref	Permit Type	Status
IPCL01526709	Concurrence Response for a MCU involving contaminated land	Assessment

Released by EHP
RTI Act 2009

Admin. Office: Contaminated Land Unit, Southern Region

Project No: 334962

Client No: 628828 EMR ID No: 3339

Permit No: 194L01526709

Ecoaccess Customer Service Unit

CROW No. 6456

Development Approval (Contaminated Land) Application
Validation Checklist

AGENCY ROLE		
☐ Assessment manager		
☒ Concurrence agency		
APPLICATION TYPE		
☒ Material change of use	☒ All or Part of the Land is on the EMR or CLR	
☐ Reconfiguration of a Lot	☐ Natural Mineralisation or Industrial Activity	
	☒ Notifiable Activity or Industrial Activity	
	☐ Preliminary Approval under S1.3.6 of IPA	
	☐ Unexploded Ordnance	
ADVICE AGENCY TRIGGERS	☐ Wetlands – within 100m of a wetland	☐ MCU assessable under the planning scheme
	☐ Conservation Estate – within 100m	☐ Reconfig a lot – ≥ 10 lots or any lot < 5 ha
	☐ Heritage – shares a common boundary	☐ MCU for urban purposes
		☐ Reconfig a lot – ≥ 10 lots or any lot < 5 ha
	☐ 3 rd Party Advice from Council	☐ MCU assessable under the planning scheme
		☐ Reconfig a lot
OTHER AGENCY INTERESTS	☒ Marine Parks	☒ World Heritage Area
	☒ Endangered remnant ecosystem	☒ Other
	☒ Ramsar	
	☒ Koala area (non-statutory)	

Individual/Company/Business Name: Hazkem Pty Ltd

Contact person: Sch4 Contrary to Public Inter Co-ordinator: Sch4 Contrary to Public Inter

Indicate by Yes ☒ or No ☐. Leave unmarked if not applicable
A ☒ in any of the checkboxes MAY indicate 'invalid' application**All Applications**

Form 1 Part A/D/F/N Completed

Referrals Checklist Completed

Name & Contact Details Provided

Real Property Description Provided

Application Forms Signed and Dated

Owner's Consent

☒ Acknowledgement Notice Attached☒ Date Issued 9/6/09* Note: The referral is invalid if the AN issue date was > 3 months☒ Lot/s: 100 Plan: RP 858162☒ Lot/s: Plan:☒ 76-84 Middle Road, Hillcrest

Application Received: 19/6/2009

Acknowledgement Notice Due:/...../2009

Application Date: 22/6/2009

Info Request Due: 6/7/2009

Applicant name:

CROW #:

APPLICATION PROCESSINGIndicate Yes ☒ or No ☐

Is the Application Valid

☒ if ☒, proceed with Notice of Invalid Application

Application entered on Ecotrack

CAC Review Date: *22/6/2009* if required

Decision Level

☐ 2☐ 3☐ 4**Record of consultation**

Date <i>22/6.</i>	Person Contacted:	Sch4 Contrary to Public Interest	Phone No:	(03) 9842 7300
	Information Requested:	<i>Form N.</i> <div>Sch4 Contra</div> to arrange.		
	Response:			
	Ecoaccess CSU Staff:			

Date	Person Contacted:		Phone No:	
	Information Requested:			
	Response:			
	Ecoaccess CSU Staff:			

Date	Person Contacted:		Phone No:	
	Information Requested:			
	Response:			
	Ecoaccess CSU Staff:			

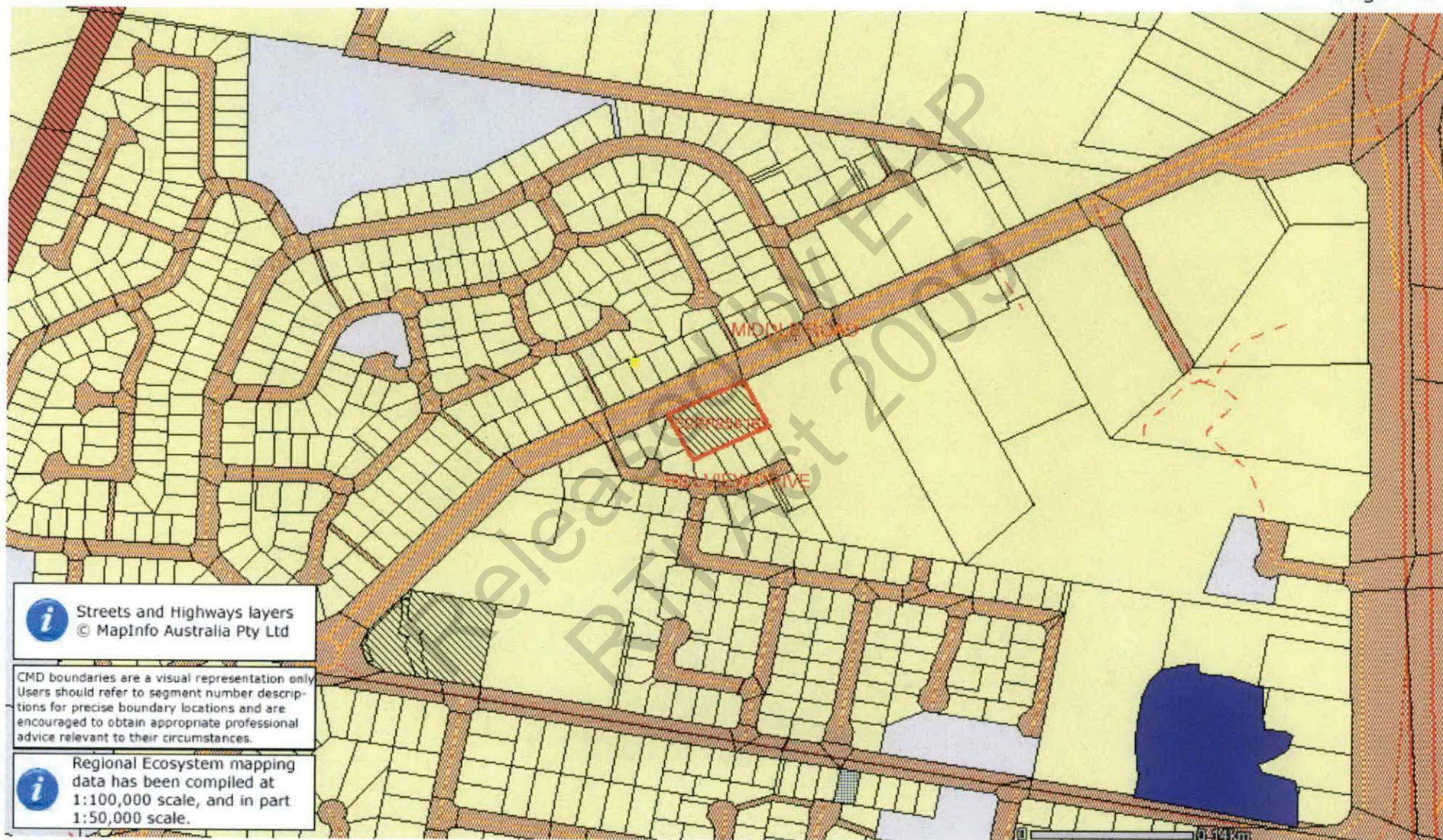
eco maps

Queensland Environmental Protection Agency

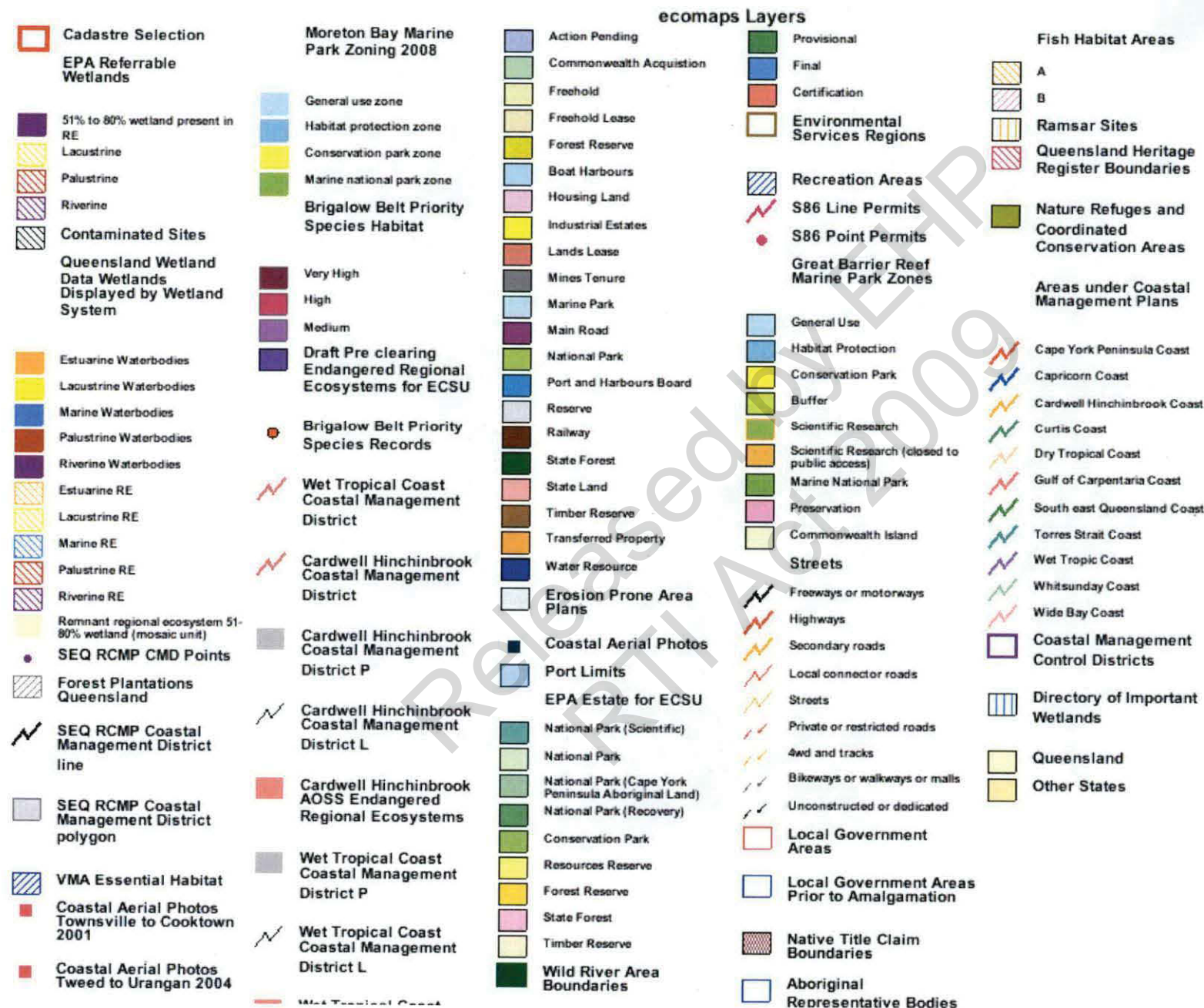
22/06/2009

Lot 100 on RP858162

Page 1 of 2



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Released by EHP
RTI Act 2009

Contaminated Sites

No.	Lot No	Plan No	Registered Site ID	AMA Site ID	Current Category Code	AMA Type	AMA Name	Record Type	Register Name
1	100	RP858162	3339		N			BP	EMR

Updates to Remnant Regional Ecosystems Biodiversity Status

No.	Regional Ecosystem	Biodiversity Status	RE Percents
1	clear	-	100

Draft SEQ Regional Plan 2009 2031 Regional Landuse Categories

No.	Category
1	Urban Footprint

Local Government Areas Prior to Amalgamation

No.	LGA Name
1	LOGAN CITY

Queensland Wetland Data Wetlands Displayed by Wetland System

No.	Wetland Identification	Wetland Area (Ha)	Wetland Class	Local Hydrology Modifier	Water Body Inundation Frequency	Salinity Modifier	Wetland Regional Ecosystem	Wetland Regional Ecosystem Percent	Catchment	Floodplain	Source	Remnant Vegetation	Drainage Division	Habitat Identification	Habitat Area (Ha)
1	0	0	-	-	-	-	-	0	Logan	-	-	-	NORTH EAST COAST	0	0

Cadastre

No.	Lot Number	Plan Number	Lot and Plan Number	Street No.	Street Suffix	Street No. 2	Street Suffix 2	Street Name	Street Type	Street Part	Loc Name	Area in sq metres	Tenure	Parish	County	LGA	Feature Name	Locality
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s.73

**Natural Resources and Water**

QNTIME Version 1.4

[QNTIME](#) > [Specific Parcel Search](#) > [Specific Parcel Report](#)**Specific Parcel Report**

Lot: 100 on Plan: RP858162
Parcel: on Segment:

DCDB:**Tenure:****Description:**

FH

FREEHOLD

CISP:**Previous Plan Details:****Plan Registered Description**

RP858162 10/01/1994 LOTS 2 & 100 CANCELLING LOT 2 ON RP157849
IS105002 LOT 2 & LOT 100 ON RP858162 (PART)
RP157849 12/12/1977 LOTS 1 AND 2 CANCELLING LOT 21 ON RP54910
RP54910 26/05/1938 LOTS 1-32 CANCELLING LOT 2 ON RP27458
RP27458 13/06/1892 LOTS 1-2 CANCELLING LOT 22 ON DUB537
DUB537 22/10/1878 POR.20-26

ATS:**Title Reference:**

18676203

Original Deed of Grant:

1. 10689154 (POR 22)

Previous Title References:

15723049

QVAS:**Registered Owner:**

K.M.G. ENTERPRISES PTY LTD

Address:

76 MIDDLE RD, HILLCREST QLD 4118

Primary Land Use Code:

SERVICE STATION(30)

Secondary Land Use Code:

NONE(0)

TAS:

No TAS data found.

[View on Keymap](#)[Back to Search](#)

Logged in as howier

[Disclaimer](#)

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ENVIRONMENTAL PROTECTION AGENCY

SEARCH RESPONSE

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

Transaction ID: 1143539 EMR Site Id: 3339 22 June 2009
This response relates to a search request received for the site:
Lot: 100 Plan: RP858162

EMR RESULT

The above site IS included on the Environmental Management Register.

Lot: 100 Plan: RP858162
Address: 76-98 MIDDLE ROAD
HILLCREST QLD 4118

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

SERVICE STATIONS - operating a commercial service station.

CLR RESULT

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

ADDITIONAL ADVICE

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

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

Lindi Bowen
Registrar, Contaminated Land Unit

To execute a new search, select the "Back" button on the browser twice

Form 1 Development Application

idas

Part N

Contaminated land

RECEIVED

22 JUN 2009

FESH

Nature of the application and contamination

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

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

Mandatory information

2. Confirm the following mandatory information accompanies this application.

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

OFFICE USE ONLY

Date Received

Reference Numbers

Advice for completing Part N

General advice

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

HAZKEM

ACN 005 827 814

HAZKEM PTY. LTD.
SUITE 12, 1020 DONCASTER ROAD
DONCASTER EAST VIC 3109
PHONE (03) 9842 7300
FAX (03) 9842 7311
E-mail hazkem@hazkem.com.au

RECEIVED
19 JUN 2009
ECSU

LPG & FUEL SYSTEMS DESIGN
SERVICE STATION & DEPOT DESIGN
DANGEROUS GOODS CONSULTING

ABN 22 005 827 814

15th June 2009

Department of Environment and Resource Management
Contaminated Land Unit
PO Box 15155
CITY EAST QLD 4002

Re: Proposed installation of 7.5kL aboveground LPG vessel
Ampol SS
76-84 Middle Road
HILLCREST

Dear Sir/Madam

As part of our application to Logan City Council for the proposed installation of a 7.5kL aboveground LPG vessel at the above site, we are required to forward a copy of the application submitted to council together with a copy of the acknowledgment notice received from council. Please find enclosed the abovementioned documents as required by council for your information and comment.

Should you have any queries please do not hesitate to contact this office.

Yours faithfully
HAZKEM PTY LTD

Sch4 Contrary to Public Interest

HAZKEM

ACN 005 827 814

HAZKEM PTY. LTD.
SUITE 12, 1020 DONCASTER ROAD
DONCASTER EAST VIC 3109
PHONE (03) 9842 7300
FAX (03) 9842 7311
E-mail hazkem@hazkem.com.au

RECEIVED
19 JUN 2009
ECSU

LPG & FUEL SYSTEMS DESIGN
SERVICE STATION & DEPOT DESIGN
DANGEROUS GOODS CONSULTING

ABN 22 005 827 814

20th May 2009

Logan City Council
PO Box 3226
LOGAN CITY DC QLD 4114

Attention: Planning Department

RE: Proposed installation of 7.5kL aboveground LPG vessel
76-84 Middle Road
HILLCREST

Dear Sir/Madam

Our client proposes to install a 7.5kL aboveground LPG vessel at the above service station site. This application also addresses some concerns council may have with this installation. In support of this application please find enclosed the following documentation: -

1. Part A - Common Details
2. Part D - Material Change of Use
3. IDAS Checklist
4. Letter of consent
5. Three copies of drawing no HAZ-1260-G01 Rev 4 showing the proposed location of the LPG tank.
 - 5.1. Attached are elevation details (STD-050) of the proposal. Please note that clause 3.7.3. (c) of AS/NZS1596 does not apply to this proposal. The referenced clause is for vertical tanks only. This proposal is for a horizontal LPG vessel
 - 5.2. There is signage on the LPG vessel. "Flammable Gas-No Smoking". Other signage on site stipulates no electronic devices / mobile phones. Parked and idling vehicles are normally on service stations and are in fact at a greater risk from their proximity to fuel dispensers where product vapours are normally present. The various codes available for service station designs specifically exclude customer vehicles from any design criteria in this regard.
 - 5.3. We have removed the hazardous zone from the drawing to prevent any confusion. This applies only to fixed electrical equipment such as power points, lights, vacuums etc. There are none of these located within 6m of the LPG tank. Whilst our preference is to install the tank on the lawn area clear of the car parks, the tank position was changed at council's request.
 - 5.4. The 55m exclusion zones have also been removed to avoid any confusion. This exclusion zone drawing merely proves compliance with the relevant codes. The sensitive use exclusion zone applies to schools, child care facilities and such places as aged care facilities and not to residential areas such as this.
 - 5.5. There are no reverse amenity impact issues for any adjoining site. AS/NZS specifically states that the onus is on the site operator to compliance at all times. Any changes on or off the site require modifications to the installation in order to bring it into compliance, or to be decommissioned. (Ref clause 3.5.2 of AS/NZS1596.)

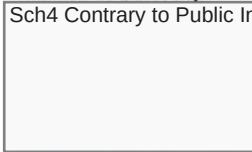
- 5.6. The requirement for fire protection as a minimum is for a fire extinguisher at the dispenser and a tap and hose or a hose reel. If water supply is not sufficient and the tank is less than 16kL (as in this case), then an extinguisher can be substituted. (Ref clause 13.5.1 (c) of AS/NZS1596)
- 6. Our cheque for \$2500.00 to cover all applicable fees as advised by Toni Averay (email correspondence attached).

Could you please forward a Tax Invoice to this office in order to complete our records.

Should you have any queries regarding this requires or require any further information with this application, please do not hesitate to contact this office.

Yours faithfully

Sch4 Contrary to Public In



HAZKEM PTY LTD

Unitedhillcrest2005mcu

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RTI Act 2009

Form 1 Development Application

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19 JUN 2003
ECSU

NOTE: Answer all questions unless directed to go to a particular question. Refer to the end of the form for advice on how to complete this form.

Applicant details (The Applicant is the person responsible for making the application and need not be the owner of the land. The Applicant is responsible for ensuring the information provided on the IDAS Application Form is correct. This information is relied upon by the Assessment Manager and any referral agencies when assessing and deciding this application. By lodging this application, the Applicant incurs the obligations and responsibilities prescribed by the IPA. Any development permit or preliminary approval that may be issued as a consequence of this application will be issued to the Applicant.)

Company/organisation name (if applicable) HAZKEM PTY LTD

Individual applicant/Contact person (If there is more than one applicant, provide additional applicant details on an attachment to this form)

Title	Sch4 Co	First name	Sch4 Contr	Last name	Sch4 Cont
Postal address		12/1020 DONCASTER ROAD DONCASTER EAST VIC 3109			
Contact telephone number		03 9842 7300		Mobile phone number	
Facsimile number		03 9842 7311		e-mail address	
				Sch4 Contrary to Public Int	

Details of the premises (i.e. the land on which the development is proposed - refer to the advice at the end of the form)

1. Identify the premises by completing Table A, or Table B and/or Table C (ensure adequate information is given to identify the premises)

Table A If the application is for a mobile and temporary Environmentally Relevant Activity (ERA), complete Table A only. Then go to Q2.

	Name of each local government area in which the mobile and temporary ERA is proposed to operate
1	

OR

Table B Street address for the premises (tick applicable boxes below and insert property description in the table. Identify each lot in a separate row.)

- (i) ☒ Street address / lot on plan for the premises (Appropriate for most applications including building applications); or
- (ii) ☐ Street address /lot on plan for the land adjoining or adjacent to the premises (Appropriate for development in water e.g. jetty, pontoon etc) (Note: Lot on plan details may be obtained from title documents, a 'Rate' notice, or from the local government.)

Street Address				Lot on plan description		Local government area (e.g. Logan, Cairns)
Unit No.	Street No.	Street Name and official suburb/locality name	Post Code	Lot No.	Plan type and Plan Number	
1	76-84	MIDDLE ROAD HILLCREST	4118	100	RP 858162	LOGAN CITY COUNCIL

AND / OR

Table C Coordinates and/or a map of the premises (Appropriate for development in remote areas, over part of a lot, in water (e.g. channel dredging in Moreton Bay) etc.)

	Coordinates (Note: place each set of coordinates in a separate row)				Zone Reference	Datum	Local government area (If applicable)
	Easting	Northing	Latitude	Longitude			
1						☐ DGDA94 ☐ WGS84 ☐ Other -	

2. Identify if any of the following apply to the premises by completing Tables D, E, or F. (Note: In most instances, the premises will not involve any of the following characteristics, however some applications may involve one or more of these characteristics - complete only if applicable)

Table D Complete if the premises are adjacent to or associated with a water body, watercourse or aquifer (e.g. river, creek, lake, canal)

	Name of water body, watercourse or aquifer (if known)
1	

Table E Complete if the premises are on Strategic Port Land under the *Transport Infrastructure Act 1994*

	Lot on plan description for strategic port land	Port Authority for the lot
1		

Table F Complete if the premises are in tidal water

	Name of local government for the tidal area (if applicable)	Name of port authority for the tidal area (if applicable)
1		

3. Indicate the total area of the premises on which the development is proposed: (Note: The total area may include land both above and below water)

Total area of premises	
3,748.00	☒ m ² ☐ hectares (Tick applicable unit)

Existing use of the premises

4. Current use/s of the premises: (e.g. vacant land, house, townhouses, apartment building, shop, service station, school, sugar cane farming etc.)

1	SERVICE STATION
---	-----------------

5. Are there any existing easements on the premises? (e.g. for vehicular access, electricity, overland flow, water etc.)?

☒ No ☐ Yes - Ensure the type, location and dimensions of each easement are included in plans, submitted with the application

Proposal details

6. Brief description of the proposal (e.g. 6 unit apartment building, 30 lot residential subdivision, a bore, aquaculture)

INSTALL 7.5KL ABOVEGROUND LPG VESSEL

7. Does the proposal include new buildings or operational work (including any services) on the premises?

☒ No ☐ Yes - Ensure the nature, location and dimensions of the proposed works are included in plans, submitted with the application

Resource entitlement (if applicable) - further information is provided in the advice section at the end of the form

8. Does the application involve taking or interfering with a State resource and therefore require a resource entitlement? (e.g. the application involves State land (leased and freehold), declared Fish Habitat areas, taking quarry material, taking or interfering with water under the Water Act 2000, etc.)

☒ No - Go to Q9 ☐ Yes - Complete Table G - provide details for each evidence required on a separate row, if applicable. Evidence of resource allocation or entitlement must be submitted with the application. You do not need to answer Q9 - go to the next section

Owner's consent (if applicable) - further information is provided in the advice section at the end of the form

9. Complete Table H for applications involving a material change of use; reconfiguration of a lot; work on land below high-water mark and not within a canal as defined under the *Coastal Protection and Management Act 1995*; or work on rail corridor land defined under the *Transport Infrastructure Act 1994* - provide details for each owner on a separate row, or on an attachment to this form, if applicable

Table H	Premises Owner's name/s and postal address	Details of the premises owned (street address or lot on plan description)	Owner's signature*	Date consent was obtained
1	KMG ENTERPRISES P/L T/ A GALLO FAMILY TRUST	76-84 MIDDLE ROAD HILLCREST 4118		05/03/2008

* Owner's signature cannot be provided on the form if you intend to submit the application electronically. Owner's consent must be provided to the assessment manager on an attachment containing appropriate written documentation of the owner's consent. If the owner is a company, s127 of the *Corporations Act 2001* (Cwealth) details how a company may sign as owner. Templates for the provision of owner's consent are available on the [IPA website](#).

Attachments and supporting information (Complete Table I) - Use a separate row for each type of attachment or information, including information required under this Part. Please ensure all documentation submitted with this form, including other Parts of Form 1, or owner's consent, etc, are securely attached to this Part of the Form.

Table I	Description of attachment or information (e.g. Part C of Form 1, owner's consent, evidence of resource allocation/entitlement, plans, drawings, reports)	Title (if applicable) (e.g. General Authority, James Street Traffic Report)	Date	Method of delivery to assessment manager
1	PART D	MCU		
2	OWNERS CONSENT LETTER			

3	DRAWING HAZ-1260-G01 REV 2	PROPOSED 7.5KL A/G/ LPG INSTALLATION	01-Jul-2008	
4	DRAWING STD-050	ABOVEGROUND LPG DETAIL		
5				

Portable Long Service Leave (PLSL) levy (Applicable to certain building and construction work valued over \$80,000 only)

10. The Portable Long Service Leave Levy (PLSL) is not applicable to this application if any of the following apply: (Tick box if applicable)

- ☐ the application seeks a preliminary approval only;
- ☐ the application is not for building and construction work under the *Building and Construction Industry (Portable Long Service Leave) Act 1991*, section 3AA (e.g. the application is only for a change of use, or for the following types of work **carried out solely for farming purposes**: land clearing, site preparation, earthworks, fences, fodder harvesting, clearing of encroaching vegetation, clearing of regrowth, thinning vegetation or controlling weeds or pests);
- ☒ all costs, that relate to the work both directly and indirectly, are less than \$80,000, inclusive of GST; or
- ☐ the work is being carried out under an owner-builder permit issued under the *Queensland Building Services Authority Act 1991* - Complete and submit a QLeave Notification and Payment Form (no payment required if owner-builder permit number stated). The receipted form must be sighted by the assessment manager before a development permit can be given.

11. Is payment of a PLSL levy applicable to this application? (Refer to Q10 and the Advice below for more information)?

- ☒ No - End of Part A
- ☐ Yes - Answer Q12 below

OFFICE USE ONLY (For use by the Assessment Manager / Private Certifier) (Optional)

Fee (\$)	Date received	Receiving officer's name	Reference numbers
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NOTIFICATION OF ENGAGEMENT OF PRIVATE CERTIFIER

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

Date of engagement	Name	BSA Certification number	Building classification/s

QLEAVE NOTIFICATION AND PAYMENT (for completion by assessment manager or private certifier if applicable)

	Description of the work	QLeave Project Number	Amount paid (\$)	Date paid	Date receipted form sighted by assessment manager	Name of officer who sighted the form
1						

Privacy Statement

The information collected on Form 1 will be used by the Department of Infrastructure and Planning (DIP) in accordance with the processing and assessment of your Application. Your personal details will not be disclosed for a purpose outside of the IDAS process, except where required by legislation (including the Freedom of Information Act 1992) or as required by Parliament. This information may be stored in a DIP database. The information collected will be retained as required by the Public Records Act 2002.

Advice for completing Part A

General advice

- Part A of IDAS Development Application Form 1 must be completed and accompany all development applications. The applicant is responsible for answering all questions fully and correctly, unless following a response there is a statement to go directly to another question. The Assessment Manager may refuse to receive an application that is not properly made.
- The IDAS Assessment Checklist must also be completed for all development applications, other than those requiring assessment against the *Building Act 1975* only, i.e. those applications requiring the completion of Parts A and B only.

Applicant details

- If the applicant is a company or organisation, a contact person must be nominated. The applicant's signature is not required to be provided under the IPA.

Details of the premises

- The term 'premises' is defined by the IPA, schedule 10 to mean a building or other structure, and land (whether or not a building or other structure is situated on the land). The term 'land' is also defined to include the estate in, on, over or under the land.
- Details of the land are not required if the application involves a mobile and temporary Environmentally Relevant Activity only. Instead complete Table A.
- The premises may be identified in a number of ways --
 - Street address and lot on plan are most common and will apply to most applications.
 - Coordinates may provide the best means of accurately identifying the location of development proposed in waters, or on a relatively small development site distant from property boundaries on a large lot. Sufficient coordinates need to be provided to identify the boundary of the premises the subject of the application. Eastings and northings using GDA94 datum is preferred, but longitude and latitude and other (specified) datum such as Zone Reference or GS84 may be provided.
- The definition of 'water body' and 'watercourse' can vary from Act to Act.
- StrategicPortLand is within a local government area but a local government's planning scheme does not apply on StrategicPortLand. StrategicPortLand is declared under the *Transport Infrastructure Act 1994*. For further information go to [IDAS Guide 11](#) (Development on strategic port land) and the Queensland Transport (Ports) website.
- 'Tidal water' is defined in the *Coastal Protection and Management Act 1995* (Schedule) and 'tidal area' for a local government and for strategic port land is defined in the IPA (schedule 10). Generally, the area below 'high-water mark' (defined by the *Coastal Act in relation to high water mark at spring tides*) establishes the boundary of a tidal area. Land below high water mark is not within a local government's area unless provided for under the *Local Government Act 1993*. Unless otherwise provided for by legislation, a local government has no jurisdiction below high water mark. A tidal area for strategic port land is within the jurisdiction of the relevant port authority, while the Environmental Protection Agency generally has jurisdiction for a local government tidal area. However, the IPA gives local governments jurisdiction for assessing and deciding applications for prescribed tidal works within the local government tidal area, and the planning scheme may be applied to that assessment (to the extent provided for in the code for prescribed tidal work).

Resource entitlement

- Section 3.2.1(5) of the IPA requires evidence of resource entitlement be given for applications if they involve taking or interfering with a prescribed State resource. Schedule 10 of the *Integrated Planning Regulation 1998* (IPR) prescribes the State resources, including State-owned land, where evidence is required to be given, and the evidence required to support the application. Link to [Integrated Planning Regulation](#). Section 3.2.1(10)(a)(ii) states an application cannot be taken to be properly made without the required evidence.
- For applications involving the taking or interfering with water under the Water Act, the development application may be made at the same time as the request for resource entitlement, and the Department of Natural Resources and Water will accept the application as properly made.
- For State-controlled roads, a resource entitlement is not required for an activity that is exempt ancillary works or encroachment (identified by gazette notice under the *Transport Infrastructure Act 1994*, section 50), or if the activity requires referral to the Department of Main Roads.
- Evidence may be required from more than one Department responsible for a State-owned resource, e.g. from the Environmental Protection Agency for quarry material below high water mark, and the Department of Natural Resources and Water in relation to the State-owned land above high water mark.

Owner's consent

- 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: a material change of use; reconfiguration of a lot; work on land below high-water mark and not within a canal as defined under the *Coastal Protection and Management Act 1995*; or work on rail corridor land defined under the *Transport Infrastructure Act 1994*.
- Evidence of this consent may need to be provided before the application will be accepted as properly made by the Assessment Manager, during the processes of the application or in the event of an appeal about the outcome of the application.
- 'Owner' for the purpose of a lodging an IDAS development application means the person at the time of lodging the application, entitled to receive the rent for the land (or would be entitled to receive the rent for it if it were let to a tenant at a rent).
- Templates are available from the [IPA website](#) for the provision of owner's consent as an attachment to this form. However other documentation may be used for providing owner's consent provided it is clear the documentation relates to the development application for the premises.
- Owner's consent, if required, must be provided even if the applicant is the owner. Owner's consent is not required for a mobile and temporary ERA.

Portable Long Service Leave (PLSL) Levy

- The Building and Construction Industry Portable Long Service Leave Scheme provides long service leave entitlements to workers in the building and construction industry who would be unlikely to accrue enough service with one employer to qualify for long service leave. To fund the scheme, a Portable Long Service Leave Levy (PLSL levy) is collected on certain building and construction work carried out in Queensland.
- The PLSL levy amount and other prescribed percentages and rates for calculating the levy are stated in the *Building and Construction Industry (Portable Long Service Leave) Regulation 2002*. Included in the amount collected by QLeave is the Workplace Health and Safety Fee and the Building and Construction Industry Training Levy.
- The *Building and Construction Industry (Portable Long Service Leave) Act 1991* (PLSL Act) defines the building and construction work subject to the PLSL levy and includes renovating, relocating, constructing, altering, demolishing, maintaining or repairing buildings, pools, roads, jetties, pipelines, fences or earthworks, and works for subdividing, irrigating or draining land.
- The PLSL levy need not be paid when the application is made, but the PLSL Act requires the levy to be paid before a development permit may be issued.
- The Assessment Manager must sight an approved form issued by QLeave advising of the status of the payment of the PLSL levy. Building and Construction Industry Notification and Payment Forms are available from any Queensland post office or agency, on request from QLeave, or can be completed on the QLeave website at www.qleave.qld.gov.au. For further information contact QLeave (Tel: 1800 803 481 Web: www.qleave.qld.gov.au)

Form 1 Development Application

DAS

Part 1

Planning scheme identification

1. How is the premises identified / zoned in the applicable planning scheme? (NOTE: if the premises involves multiple zones clearly identify the relevant zone for each lot) - provide details for each lot on a separate row

	Lot description (i.e. street address or lot on plan details)	Applicable zone /precinct /area	Applicable overlays
1	76-84 MIDDLE ROAD HILLCREST	RESIDENTIAL 600	OL7 / OL11

Nature of the proposed material change of use (MCU)

2. How is the proposed use/s defined in the applicable planning scheme?

	General explanation of the proposed use (i.e. in your own words)	Planning scheme definition (include each definition in a new row or on attached documentation if applicable)	No. of dwelling / tenancy units (if applicable)	Days & hours of operation (if applicable)	No. of employees (if applicable)
1	VEHICLE REFUELLING (INSTALL 7.5KL ABOVEGROUND LPG VESSEL)		-	5am - 7pm 7 days p.w.	3

3. What type of approval is being sought?

☒ Development Permit ☐ Preliminary Approval ☐ Both (Provide details below)

4. Are there any current approvals associated with this application for the change of use of the premises? (e.g. a Preliminary Approval for the use)

☒ No ☐ Yes - Provide details for each associated approval on a separate row

5. Does the proposed use involve:

- (i) the reuse of existing buildings on the premises ☒ No ☐ Yes - Complete Table A
- (ii) new building work on the premises ☐ No ☒ Yes - Complete Table B
- (iii) the reuse of other existing operational works on the premises ☒ No ☐ Yes - Complete Table C
- (iv) new operational work on the premises ☒ No ☐ Yes - Complete Table D

Table B	Proposed floor area	49.7M2
	Proposed site cover	-
	Proposed maximum number of storeys	0
	Proposed maximum height above natural ground level	1850

Mandatory Information

6. Confirm that the following mandatory information accompanies this application:

	Confirmation of lodgement	Method of lodgement
For all applications		
(i) Plans showing the nature and location of the proposed use on the premises and a statement about the intensity and scale of the proposed use (e.g. number of employees, days and hours of operation, number of visitors, number of seats, capacity of storage area)	☒ Confirmed	
When the application involves reuse of existing buildings		
(ii) Plans showing the size and location of the buildings to be reused	☐ Confirmed ☒ Not applicable	
When the application involves new building work		
(iii) Plans showing the size and location of the proposed new building work	☒ Confirmed ☐ Not applicable	
When the application involves reuse of other existing works		
(iv) Plans showing the nature and location of the works to be reused	☐ Confirmed ☐ Not applicable	
When the application involves new operational work		
(v) Plans showing the nature and location of the proposed new operational works	☐ Confirmed ☒ Not applicable	

OFFICE USE ONLY

Date received

Reference numbers

Advice for completing Part D

General advice	
•	Part A must also be completed for all IDAS development applications.
•	The applicant is responsible for answering all questions fully and correctly, unless following a response there is a statement to go directly to another question.
•	When paying fees to the Environmental Protection Agency by electronic funds transfer (EFT) for coastal development applications, use the process from the information sheet <i>Electronically paying fees to the Environmental Protection Agency (EPA)</i> and securely attach the form <i>Electronic Funds Transfer (EFT) payment notification</i> to this application.
Q3	A development permit authorises development to occur. A preliminary approval is a step in the approval process and does not authorise development to occur - a subsequent application for a development permit must be sought.
Table D	If the MCU application involves operational work that is the building of a retaining wall on the premises, the application is taken also to be for the operational work if approval for the operational work has not been applied for in this application or in a separate application.

Form 1 Development Application

IDAS

Assessment Checklist

IDAS Development Application Form 1 is the approved form for all development applications under the *Integrated Planning Act 1997* (IPA). Form 1 is made up of various Parts.

Part A (Common details) of Form 1 must be completed for all applications. The relevance of other Parts of Form 1 depends on the nature of the application.

Form 1 also includes this IDAS Assessment Checklist, which is used to assist in determining State assessment and referral requirements, and the Parts of Form 1 relevant to the application.

Section 1 and all other relevant sections of the IDAS Assessment Checklist, as identified in the Table below, must be completed for all development applications except those proposed on land in an urban development area, or for building work requiring assessment against the *Building Act 1975* only.

For more information about development applications on land in an urban development area, refer to www.ulda.qld.gov.au.

For more advice about building applications refer to Part B of the IDAS Application Form.

Answering the following questions will assist you in determining which sections of the checklist must be completed for your application. If unsure, phone or visit your local government or log onto the DIP website www.dip.qld.gov.au for help

For all IDAS development applications (except those for building work requiring assessment against the <i>Building Act 1975</i> only) - complete Section 1 of this checklist		
Does the application seek approval to materially change use of the premises? <i>If yes - complete Section 2 of this checklist</i>	☒ Yes	☐ No
Does the application seek approval to reconfigure a lot? <i>If yes - complete Section 3 of this checklist and Part F of IDAS Application Form 1. Assessment is by the local government.</i>	☐ Yes	☒ No
Does the application seek approval to carry out operational work? <i>If yes - complete Section 4 of this checklist</i>	☐ Yes	☒ No
Does the application seek approval to carry out building work requiring assessment against the <i>Fisheries Act 1994</i> ? <i>If yes - complete Section 5 of this checklist</i>	☐ Yes	☒ No
Have you received a referral agency response under section 3.3.2. of the IPA, in relation to this development application? <i>If yes - complete Section 6 of this checklist.</i>	☐ Yes	☒ No
Does the application seek approval to carry out building work requiring assessment against a local government planning scheme? <i>If yes - complete Part E of IDAS Application Form 1. Assessment is by the local government.</i>	☐ Yes	☒ No
Does the application seek approval to carry out building work requiring assessment against the <i>Building Act 1975</i> ? <i>If yes - go to Appendix 1 of this checklist for advice on building referrals. Complete Part B of IDAS Application Form 1. Assessment is by a building certifier</i>	☐ Yes	☒ No

SECTION 1

Section 1 must be completed for all applications that require completion of the IDAS Assessment Checklist.

HERITAGE

1.1A Is any part of the proposal intended to be carried out on a Queensland Heritage place under the *Queensland Heritage Act 1992*?

☒ No - Go to 1.1B ☐ Yes

- 1.1B Does the proposal involve development, other than development mentioned in the *Integrated Planning Act 1997* Schedule 9 (development that is exempt from assessment against a planning scheme), that is intended to be carried out on a place entered in a Local Heritage Register under Part 11 of the *Queensland Heritage Act 1992*?

☒ No - Go to Q1.2 ☐ Yes - (Complete Form 1, Part C.) This application requires assessment by the relevant local government against the IDAS Code in the *Queensland Heritage Regulation 2003*. If the development involves building work and the local government is not the Assessment Manager for the application, the local government has jurisdiction as Controlling Agency.

REMOVING QUARRY MATERIAL; WILD RIVER AREA

- 1.2 Does the proposal involve removing quarry material from a watercourse or lake as defined under the *Water Act 2000*?

☒ No - Go to Q1.3 ☐ Yes

ENVIRONMENTALLY RELEVANT ACTIVITY; WILD RIVER AREA

- 1.3 Does the proposal involve an environmentally relevant activity (ERA), other than a mining activity or a petroleum activity?

☒ No - Go to Q1.4 ☐ Yes

WITHIN THE LIMITS OF A PORT

- 1.4 Is any part of the premises within the limits of a port under the *Transport Infrastructure Act 1994*?

☒ No - Go to Q1.5
☐ Yes

DECLARED FISH HABITAT AREA

- 1.5 Does any part of the premises adjoin a declared fish habitat area under the *Fisheries Act 1994*?

☒ No - Go to Q1.6
☐ Yes - If answers to questions in other sections of this checklist indicate that the proposed development is **assessable under IPA, schedule 8**, this application requires assessment by the Department of Primary Industries and Fisheries (DPI&F). If DPI&F is not the Assessment Manager for the application, the agency has jurisdiction as Advice Agency.

COMMUNITY INFRASTRUCTURE

- 1.6 Is any part of the premises designated for community infrastructure?

☒ No - Go to Q1.7
☐ Yes

WASTE WATER MANAGEMENT

- 1.7 Does the proposal involve the establishment or expansion of a waste water disposal system?

☒ No - End of Section 1 ☐ Yes

SECTION 2 - Section 2 must be completed when the application seeks approval to materially change the use of premises.

PLANNING SCHEME

- 2.1 Is the proposed use assessable under the planning scheme?

☐ No - Go to Q2.2 ☒ Yes - Complete Form 1, Part D and answer Q2.1.1 - 2.1.13 below

If yes, does the application request that the proposal be assessed against a superseded planning scheme?

☒ No ☐ Yes - (Complete Form 1 Attachment 1)

STATE-CONTROLLED ROAD

2.1.1 Is any part of the premises located in part of a future State-controlled road, or within 100m of a State-controlled road?

☐ Yes ☒ No

If no, is the proposed use listed in schedule 5 of the *Integrated Planning Regulation 1998* and does it exceed the specified threshold?

☒ No ☐ Yes - This application must be referred to the Department of Main Roads (DMR) as Concurrence Agency.

ACID SULFATE SOILS

2.1.2 Is the use proposed in a local government area listed²¹ in State Planning Policy 2/02: *Planning and Managing Development Involving Acid Sulfate Soils*?

☒ No - Go to Q2.1.3 ☐ Yes

²¹ Aurukun, Bowen, Brisbane, Broadsound, Bundaberg, Burdekin, Burke, Burnett, Caboolture, Cairns, Calliope, Caloundra, Cardwell, Carpentaria, Cook, Cooloola, Douglas, Fitzroy, Gladstone, Gold Coast, Hervey Bay, Hinchinbrook, Isis, Johnstone, Livingstone, Logan, Mackay, Maroochy, Maryborough, Miriam Vale, Mornington, Noosa, Pine Rivers, Redcliffe, Redland, Rockhampton, Sarina, Thuringowa, Tiara, Torres, Townsville, Whitsunday

COASTAL MANAGEMENT DISTRICT

2.1.3 Does the proposed use involve the following?

- | | | |
|--|--|------------------------------|
| (i) Carrying out operational work, completely or partly in a coastal management district | ☒ No | ☐ Yes |
| (ii) Carrying out building work, completely or partly in a coastal management district, that is the construction of new premises with a gross floor area (GFA) of at least 1,000m ² | ☒ No | ☐ Yes |
| (iii) Carrying out building work, completely or partly in a coastal management district, that is the enlargement of the GFA of existing premises by more than 1,000m ² | ☒ No | ☐ Yes |

If yes to any one of (i) - (iii) above - This application must be referred to the Environmental Protection Agency (EPA) as Concurrence Agency.

VEGETATION CLEARING

2.1.4 Do the premises include a lot containing the following?

- | | | |
|---|--|------------------------------|
| (i) A category 1, 2 or 3 area shown on a Property Map of Assessable Vegetation (PMAV) | ☒ No | ☐ Yes |
| (ii) If there is no PMAV for a lot, remnant vegetation | ☒ No | ☐ Yes |

CONTAMINATED LAND - UNEXPLODED ORDNANCE

2.1.5 Is any part of the premises in an area for which an area management advice has been given for unexploded ordnance?

☒ No - Go to Q2.1.6 ☐ Yes - (Complete Form 1, Part N) This application must be referred to the Administering Authority as Concurrence Agency.

PUBLIC PASSENGER TRANSPORT

2.1.6 Is the proposed use of premises listed in schedule 13C of the *Integrated Planning Regulation 1998* and does it exceed the specified threshold?

☒ No - Go to Q2.1.7 ☐ Yes - This application must be referred to Queensland Transport (QT) as Concurrence Agency.

RAILWAY SAFETY AND EFFICIENCY

2.1.7 Is the proposed use of premises listed in schedule 13D of the *Integrated Planning Regulation 1998* and does it exceed the specified threshold?

☒ No - Go to Q2.1.8 ☐ Yes - This application must be referred to Queensland Transport (QT) as Concurrence Agency.

KOALA CONSERVATION

2.1.8 Is any part of the premises in a koala conservation area or koala sustainability area?

☒ No - Go to Q2.1.9 ☐ Yes

EASEMENTS AND SUBSTATIONS

2.1.9 Is the use associated with reconfiguring a lot?

☐ Yes - Go to Q2.1.10 ☒ No - Answer both (a) and (b) below

(a) Will any part of any structure or work that is the natural and ordinary consequence of the use, be located in an easement?

☒ No - Go to (b) ☐ Yes - Answer both (i) and (ii) below(b) Is any part of the premises situated within 100m of a substation site under the *Electricity Act 1994*?☒ No ☐ Yes - This application must be referred to the entity responsible for the substation as Advice Agency

RESIDENTIAL, COMMERCIAL OR INDUSTRIAL DEVELOPMENT IN A WILD RIVER AREA

2.1.10 Is any part of the premises in a wild river area declared under the *Wild Rivers Act 2005*?☒ No - Go to Q2.1.11 ☐ Yes

WETLAND

2.1.11 Is the proposal only for the construction or use of a single residence on a lot and any reasonably associated building or structure?

☐ Yes - Go to Q2.1.12 ☒ No

If no, do the premises include a lot situated in, or within 100m of, a wetland shown on the 'Map of referable wetlands'?

☒ No ☐ Yes - This application must be referred to the Environmental Protection Agency (EPA) as Advice Agency

HERITAGE

2.1.12 Do the premises include a lot sharing a common boundary with a Queensland Heritage place under the *Queensland Heritage Act 1992*?☒ No - Go to Q2.1.13 ☐ Yes - This application must be referred to the Environmental Protection Agency (EPA) as Advice Agency

CERTAIN PRELIMINARY APPROVALS

2.1.13 Is preliminary approval sought for the application under the IPA, section 3.1.6?

☒ No - Go to Q2.2 ☐ Yes - (Complete Form 1, Attachment 2) This application must be referred to the Department of Infrastructure and Planning (DIP) as Advice Agency

BROTHEL

2.2 Is the proposed use a brothel as defined under the *Prostitution Act 1999*?☒ No - Go to Q2.3 ☐ Yes

STRATEGIC PORT LAND

2.3 Is any part of the use proposed on Strategic Port Land under the *Transport Infrastructure Act 1994*?☒ No - Go to Q2.4 ☐ Yes

MAJOR HAZARD FACILITY

2.4 Is the proposed use a major hazard facility or possible major hazard facility under the *Dangerous Goods Safety Management Act 2001*?☒ No - Go to Q2.5 ☐ Yes - (Complete Form 1, Part L) This application requires assessment by the Department of Emergency Services (DES). If DES is not the Assessment Manager for the application, the agency has jurisdiction as Concurrence Agency.

CONTAMINATED LAND - REGISTERED LAND

- 2.5 Is any part of the land forming the premises on the Environmental Management Register or Contaminated Land Register under the *Environmental Protection Act 1994*?

☒ No - Go to Q2.6 ☐ Yes

CONTAMINATED LAND - NOTIFIABLE ACTIVITY

- 2.6 Is any part of the land forming the premises currently used for a notifiable activity, or if there is no existing use was it last used for a notifiable activity?

☒ No - Go to Q2.7 ☐ Yes

CONTAMINATED LAND - INDUSTRIAL ACTIVITY

- 2.7 Is any part of the premises currently used for an industrial activity (*other than for a mining activity or petroleum activity*), or if there is no existing use was it last used for an industrial activity (*other than for a mining activity or petroleum activity*)?

☒ No - Go to Q2.8 ☐ Yes

CONTAMINATED LAND - AREA MANAGEMENT ADVICE (NATURAL MINERALISATION OR INDUSTRIAL ACTIVITY)

- 2.8 Is any part of the premises in an area for which an area management advice has been given for natural mineralisation or industrial activity (*other than for a mining activity or petroleum activity*)?

☒ No - Go to Q2.9
☐ Yes

AQUACULTURE; WILD RIVER AREA

- 2.9 Is the proposed use for aquaculture as defined under the *Fisheries Act 1994*?

☒ No - Go to Q2.10 ☐ Yes

AGRICULTURAL AND ANIMAL HUSBANDRY ACTIVITIES IN A WILD RIVER AREA

- 2.10 Is any part of the premises in a wild river area declared under the *Wild Rivers Act 2005*?

☒ No - Go to Q2.11 ☐ Yes

SEQ REGIONAL PLAN

- 2.11A Is any part of the premises within the South East Queensland (SEQ) Regional Plan area?

☒ No - Go to Q2.11B ☐ Yes

STATE PLANNING REGULATORY PROVISIONS (REGIONAL PLANS)^{2.2}

- 2.11B Is any part of the premises within a designated region under Schedule 1 of the draft regulatory provisions?

☒ No - Go to Q2.12 ☐ Yes

CONSERVATION ESTATE

- 2.12 Is the proposal for urban purposes, as defined under the IPA?

☒ No - Go to Q2.13 ☐ Yes

REMOVAL, DESTRUCTION OR DAMAGE OF A MARINE PLANT

- 2.13 Does the proposed use involve the removal, destruction or damage of marine plants under the *Fisheries Act 1994*?

☒ No - End of Section 2 ☐ Yes

Disclaimer:

While the Department of Infrastructure and Planning (DIP) believes that this information contained on this form and provided as part of this process will be of assistance to you, it is provided on the basis that you will not rely on the information without first making your own enquiries regarding the interpretation and application of the applicable legislation to your circumstances.

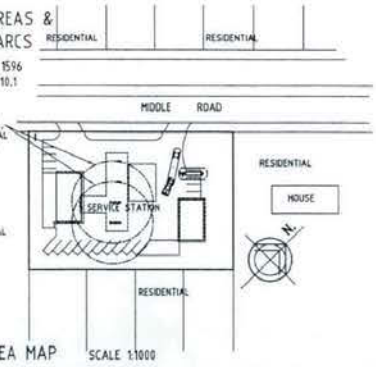
To the full extent permitted by law DIP expressly disclaims all liability (including but not limited to liability for negligence) for errors or omissions of any kind or for any loss (including direct and indirect losses), damage or other consequence which may arise from your reliance on this process and the information contained on this form.

Released by EHP
RTI Act 2009

POPULATION LIMIT AREAS & EXCLUSION ZONE ARCS

AS DEFINED IN AS/NZS 1596
CLAUSE 10.7 & TABLE 10.1

15m SENSITIVE, RESIDENTIAL
COMMERCIAL & RECREATIONAL
USE EXCLUSION ZONE (LPG
DISPENSER)



LOCAL AREA MAP SCALE 1:1000

INSTALL THERMAL SCREEN
x 1800mm HIGH MIN. ALONG
BOUNDARY AS PER
AS/NZS 1596 CLAUSE 3.7.3

INSTALL TAP & HOSE REEL
FOR FIRE FIGHTING.
ALTERNATIVELY 9kg DC
FIRE EXTINGUISHER.

RESIDENTIAL

HOUSE

NOTES

- DISPENSER AREA TO BE LEVEL AND PAVED.
- EMERGENCY STOP MAX 5m FROM TANK FILL POINT.
- NO UNDERGROUND DRAIN ENTRY POINT TO BE WITHIN 3m OF TANK FILL POINT.
- INSTALLATION TO CONFORM WITH AS/NZS 1596-2008 & AS 2436.3 AS APPROPRIATE.

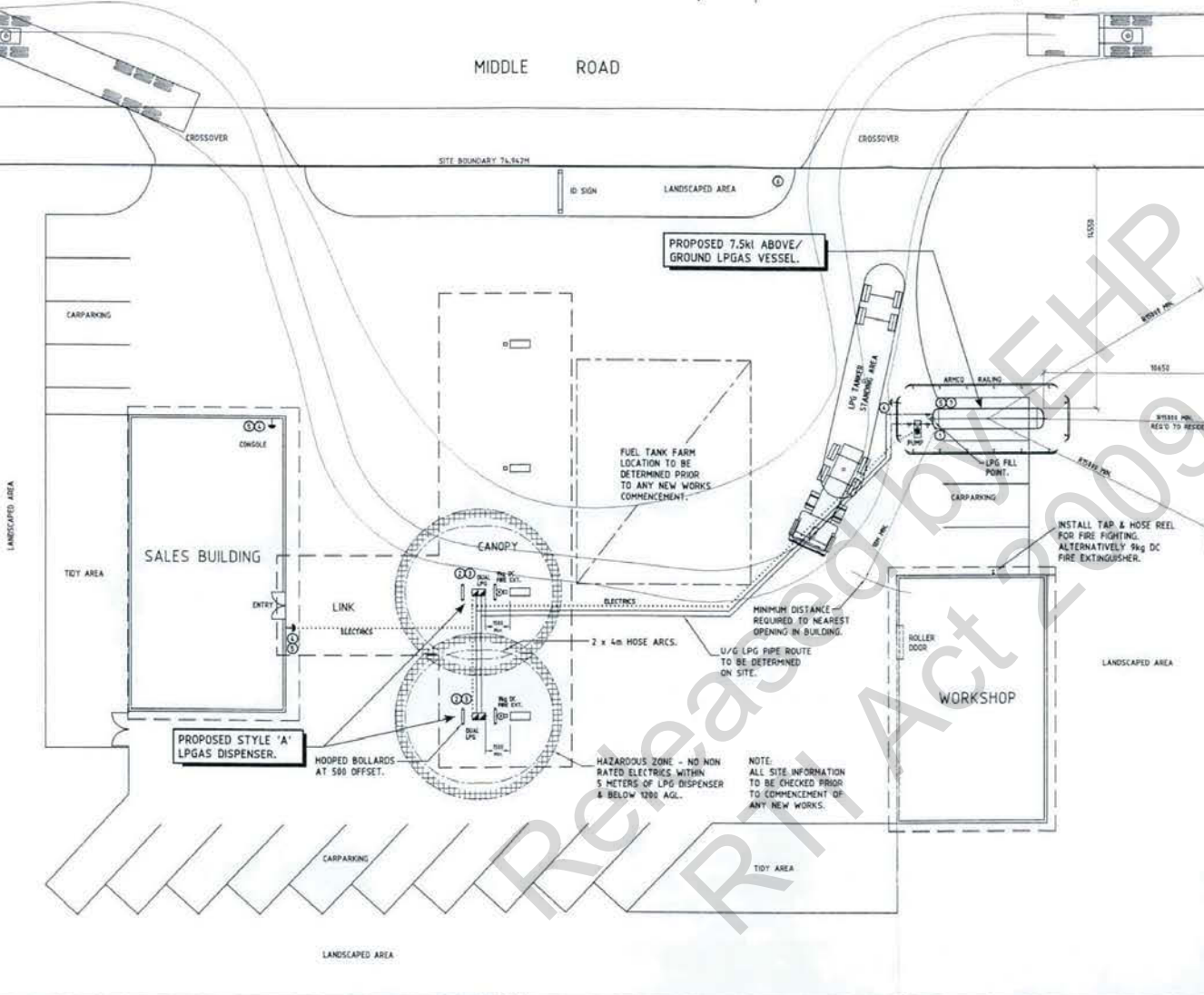
SIGNS

- 1 FLAMMABLE GAS, NO SMOKING, NO FLAME
- 2 PRECAUTIONARY SIGN - "STOP ENGINE - NO SMOKING"
- 3 DRIVER INSTRUCTIONS PLACED IN DISPENSER AREA
- 4 EMERGENCY STOP & OPERATING INSTRUCTIONS
- 5 EMERGENCY PROCEDURE
- 6 HAZCHEM SIGN
- 7 COMPOSITE WARNING SIGN

LEGEND

- LPG DISPENSER
- EMERGENCY STOP BUTTON
- STORMWATER PIT
- TRIPLE INTERCEPTOR PIT
- FIRE HOSE REEL - NO CABINET
- 80 N.B. FIRE HYDRANT 30m HOSE, PGG NOZZLE & STANDARD CABINET
- 30m x 25 N.B. HOSE REEL & WEATHER-PROOF LOCKABLE CABINET
- DCP FIRE EXTINGUISHER TYPE 2A 40 BIE
- A AIR
- W WATER
- A&W AIR & WATER
- VP VENT PIPES
- HOOPED BOLLARD
- BOLLARD
- TANKER DRIVER'S NIGHT LIGHT

PRELIMINARY
ONLY



ISSUE	ALTERATIONS	DRAWN	DATE	APPD.
4	HAZARDOUS & EXCLUSION ZONES AROUND LPG TANK REMOVED.	SCP	22.01.09	
3	TAP & HOSE REEL TO BE INSTALLED.	SCP	26.01.09	
2	LPG TANK RELOCATED CLOSER TO SERVICE CANOPY.	SCP	26.01.09	
1	SITE INGRESS CROSSOVER MOVED & TANKER PATH MODIFIED TO SUIT.	SCP	28.02.08	
0	INITIAL HAZKEM ISSUE	SCP	01.07.08	

HAZKEM PTY LTD ABN 22 005 627 814

HAZKEM PTY LTD
DANGEROUS GOODS CONSULTING
LP GAS SYSTEMS - CONSULTING & DESIGN
SUITE 12, 1020 DONCASTER ROAD
EAST DONCASTER 3109 VIC
PHONE (03) 9842 7300 FAX (03) 9842 7311

THIS DRAWING IS UNCONTROLLED UNLESS A STAMPED IMPRINT COLOURED RED AND MARKED "CONTROLLED" APPEARS IN THE ADJACENT PANEL.			
Scale of: 1:150	Drawn: G.PAGET	Date: JULY, 2008	
Designed:	Checked: PK	Job No.:	
Survey:	Approved:	Drawing No: HAZ-1204-081	4

UNITED SERVICE STATION HILLCREST
76 MIDDLE ROAD
HILLCREST, QLD
PROPOSED 7.5kl A/G LPG TANK INSTALLATION
UNITED

K.M.G. ENTERPRISES PTY LTD
(T/A GALLO FAMILY TRUST)
PO Box 1570,
Griffith NSW 2680
ABN: 46 073 779 718

5 March 2008

Logan City Council
PO Box 3226
Logan City DC Qld 4114

Dear Sir / Madam

**Re: Proposed LPG Installation
Service Station
76 Middle Road, Hillcrest, Qld (Currently Ampol).**

As the owners of the above mentioned property, please be advised we consent to Mr Phil Kemm of Hazkem Pty Ltd to make application for the proposed LPG tank installation on our behalf.

Mr Kemm may be contacted on 03 9842 7300 or Sch4 Contrary to Pu

Yours faithfully

Sch4 Contrary to Public Interest

Gino Gallo

Director

Mary Gallo

Secretary

Enquiry Phone: Customer Service (07) 3412 5269
Please Quote File: 613264-1
Document Reference: 6095506
Property Key: 229350

9 June 2009

HAZKEM PTY LTD
Suite 12/1020 Doncaster Rd
DONCASTER EAST VIC 3109

Attention:

Dear Sir/Madam

ACKNOWLEDGEMENT NOTICE

DEVELOPMENT APPLICATION: MCUI/18/2009

PROPERTY ADDRESS: 76-84 MIDDLE ROAD, HILLCREST QLD 4118

PROPERTY DESCRIPTION: LOT 100 RP 858162

APPLICATION DESCRIPTION:

- MATERIAL CHANGE OF USE - SERVICE STATION - INSTALLATION OF 7.5KL ABOVEGROUND LPG VESSEL

ACCEPTANCE OF DEVELOPMENT APPLICATION

The development application was accepted on 9 June 2009 by the Assessment Manager as a properly made application pursuant to the *Integrated Planning Act 1997*. The following details are confirmed.

DETAILS OF THE APPLICATION

The application seeks development approval for -

- Material Change of Use - Service Station - Installation of 7.5KL Aboveground LPG Vessel

REFERRAL AGENCIES

The application has triggered referral to the following referral agency:-



REFERRAL AGENCY

Referral Trigger	Name of Agency	Status	Address
Land is listed on the Contaminated Land Register	Department of Environment and Resource Management	Concurrence Agency	The Department of Environment and Resource Management Contaminated Land Unit PO Box 15155 CITY EAST QLD 4002

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

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

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

INFORMATION REQUEST

The applicant is advised that the Assessment Manager will make an information request within the next ten business days.

LEVEL OF ASSESSMENT

An aspect of the development applied for requires:-

Impact Assessment - Material Change of Use - Service Station - Installation of 7.5KL Aboveground LPG Vessel

Consequently, the whole of the application must be publicly notified under the provision of Section 3.4.4 of *Integrated Planning Act 1997* with respect to:-

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

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

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

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

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

The applicant is required to undertake public notification for this application.

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

ASSESSMENT MANAGER CONTACT

The Council Officer responsible for this application is Sandra Usher who can be contacted on telephone (07) 3412 5269 or via email on bpuda@logan.qld.gov.au.

Sch4 Contrary to Public Interest

Senior Planning Officer - Planning (Logan North-East)
on behalf of Chris Rose, Chief Executive Officer

Released by EHP
RTI Act 2009

Notification of Contaminated Site

The following information should be supplied by people providing notification to the CHEM Unit of Contaminated land or land used for a prescribed purpose under the Contaminated Land Act 1991 and the Contaminated Land Regulation 1991.

Essential Information

Local Authority Area:- LOGAN CITY COUNCIL

070-0281

Information provided by:-

Name: Sch4 Contrary to P Contact Telephone No: 221 1244

Organisation: BARKER GOSLING

Address: LEVEL 4, 307 QUEEN STREET,

BRISBANE Postcode 4000

Name by which the property is known locally:-

CALTEX SERVICE STATION HILLCREST

Location:-

Street Address 76-98 MIDDLE ROAD,

Town/Suburb HILLCREST Postcode

Lot-on-Plan Description of each parcel of land (individual parcels of land which make up the property should be included. Please make a separate attachment if there is more than one parcel). LOT 100 ON PROPOSED PLAN 858162 ONCSR (new plan - current ✓)

COUNTY OF STANLEY PARISH OF MITCHELL ✓✓ file

Land Titles Register Volume and Folio Number for each parcel (see also above remarks in brackets concerning multiple land parcels). PART OF CERTIFICATE OF TITLE VOLUME 5723
FOLIO 49 AND BEING PART OF THE LAND DESCRIBED AS LOT 2 ON RP 157849

(old plan)

Name and Postal Address of Owner:-

Name TWO CABLES PTY. LTD.

Address c/- LEVEL 3, 578 ST KILDA ROAD

MELBOURNE VIC Postcode 3004

Cont'd /2

Description of the source of the suspected contamination or the prescribed purpose for which the land is or has been used (a short description of the land use or cause of contamination will be sufficient. A separate attachment can be made if space is insufficient).

THE LAND IS CURRENTLY BEING USED AS A SERVICE STATION

Desirable and additional information

Area of each parcel in square metres (this information is useful as a cross-check on the land description details):-

3748 M²

Current local authority zoning of the land:- *(Special Facilities (Service Station, Shop))*

The processing of this information would be greatly assisted by the inclusion of a map or locality plan.

If further information is required please contact:

The Clerk (Contaminated Land),
CHEM Unit,
A Division of the Bureau of Emergency Services
G.P.O. Box 1425
Brisbane, Qld 4001
Telephone (07) 227 4144
Facsimile (07) 227 4466

90082
BARKER GOSLING
Solicitors & Notary

Our Ref: KJC:VMB:9300396

2nd November 1993

The Clerk
(Contaminated Land)
Chem Unit
Division of Bureau of
Emergency Services
GPO Box 1425
BRISBANE QLD 4001

Dear Sir,

Re: PROPERTY AT 76-98 MIDDLE ROAD, HILLCREST

We act on behalf of Two Gables Pty. Ltd. the registered proprietor of land situated at 76-98 Middle Road, Hillcrest and part of which site is developed as a service station.

We enclose for your attention form of Notification of Contaminated Site. Please acknowledge receipt.

Yours faithfully
BARKER GOSLING

Sch4 Contrary to Public Interest

Encl

BRISBANE
Level 4
307 Queen Street
Brisbane QLD 4000
GPO Box 67
Brisbane QLD 4001
DX166 Brisbane
Telephone (07) 221 1244
Facsimile (07) 221 1219

Partners
Peter Lilley
William Kirby
James Noble
Keith Carr
Steven Morris
Robert Winter
Lawrence Dierckx
Lesley King
Kelli Stallard
Anthony Boge
Peter Scanlan

Staff for
Administration
Gregory Cox
Glenn Atkinson
Andrew Charles

MELBOURNE
409 La Trobe St
Melbourne VIC 3000
Telephone (03) 605 1777
Facsimile (03) 605 1737

SYDNEY
135 King Street
Sydney NSW 2000
Telephone (02) 891 9333
Facsimile (02) 391 3458

PERTH
37 St George's Terrace
Perth WA 6000
Telephone (09) 221 2555
Facsimile (09) 221 2522

CANBERRA
40 Marcus Clarke Street
Canberra ACT 2601
Telephone (06) 201 7222
Facsimile (06) 257 6011

ADELAIDE
185 Victoria Square
Adelaide SA 5000
Telephone (08) 238 6866
Facsimile (08) 238 6600

The BARKER GOSLING
Legal Group is a national
association of independent
law firms comprising
the Melbourne, Sydney,
Brisbane and Perth firms
Barker Gosling, the Canberra



CITY ADMINISTRATION CENTRE: Wembley Road, Logan Central

Facsimile: (07) 808 0014

PO Box 226 WOODRIDGE QLD 4114

Notification sent
Sch4 C
19/1/94

FACSIMILE TRANSMISSION

Lot 100 RPB58/62
(70-281)

Fax Number:

227 8341

To:

Sch4 Contrary to Public Interest

Your ref:

900370

From:

ENVIRONMENTAL OFFICER - K. MACKENZIE

Phone:

826 5481

Our Ref:

56072/60354

Date

18/01/94

Pages:

This cover sheet + 5 Pages

Urgent:



Confidential



Original Posted



Comments:

DEAR

Sch4 Contrary to F

INFORMATION REQUESTED AS PER
ATTACHED

CLARIFICATION IS NECESSARY TO ACTION A
RATES SEARCH, AND THEREFORE PROMPT
RESOLUTION OF THIS MATTER WOULD BE APPRECIATED

REGARDS

Sch4 Contrary to F

Transmission Problems
Telephone: (07) 209 0236

Office use only
Fax Sent: Initials _____

unregistered 92
Dear Sch4 Contra

Please find attached information as per our telephone conversation. 76-98 Middle Road was initially notified to us by the Contaminated Land Unit as Lot 100 P 858162. As Council was unaware of any changes in plans, our information indicated that 76-98 Middle Road was described as Lot 2 RP 157849. This matter was referred to D.E.H. for clarification. An updated letter was then received from the Contaminated Land Unit describing the land parcel as 76-98 Middle Road described as Lot 2 RP 157849. Since then Council has received amended plans as 76-98 Middle Road described as Lots 2 and 100 P 858162. Clarification is now requested as to whether the initial notification was indeed correct and that Lot 100 P 858162 is recorded only, and does not refer to Lot 2 P 858162 inclusive.

Please contact me for any enquiries or additional information necessary.

L100	P858162	NOT ON REGISTER
L2	RP157849	NOT ON REGISTER
L2	P858162	NOT ON REGISTER
L100	P858162	NOT ON REGISTER

Lot 100 P858162 on EMR 70-281

Queensland Department of Environment and Heritage

160 Ann Street • Brisbane Queensland • PO Box 155 • BRISBANE ALBERT STREET QLD 4002
Telephone (07) 227-7111 • Facsimile (07) 227-6534

Enquiries to
Telephone
Your reference
Our reference

Contaminated Land Unit
(07) 227 7369/227 7370
Reference: 900370

56072/60350
7
266500
J.S.

22 NOV 1993

The Town Clerk
Logan City Council
PO Box 226
LOGAN CITY QLD 4114

NOTIFICATION UNDER THE CONTAMINATED LAND ACT 1991

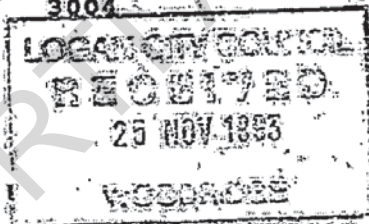
In accordance with the requirements of Section 23 of the Contaminated Land Act 1991 please note that the parcel of land described in the Schedule below has been classified as a PROBABLE site and its particulars recorded in the Contaminated Sites Register.

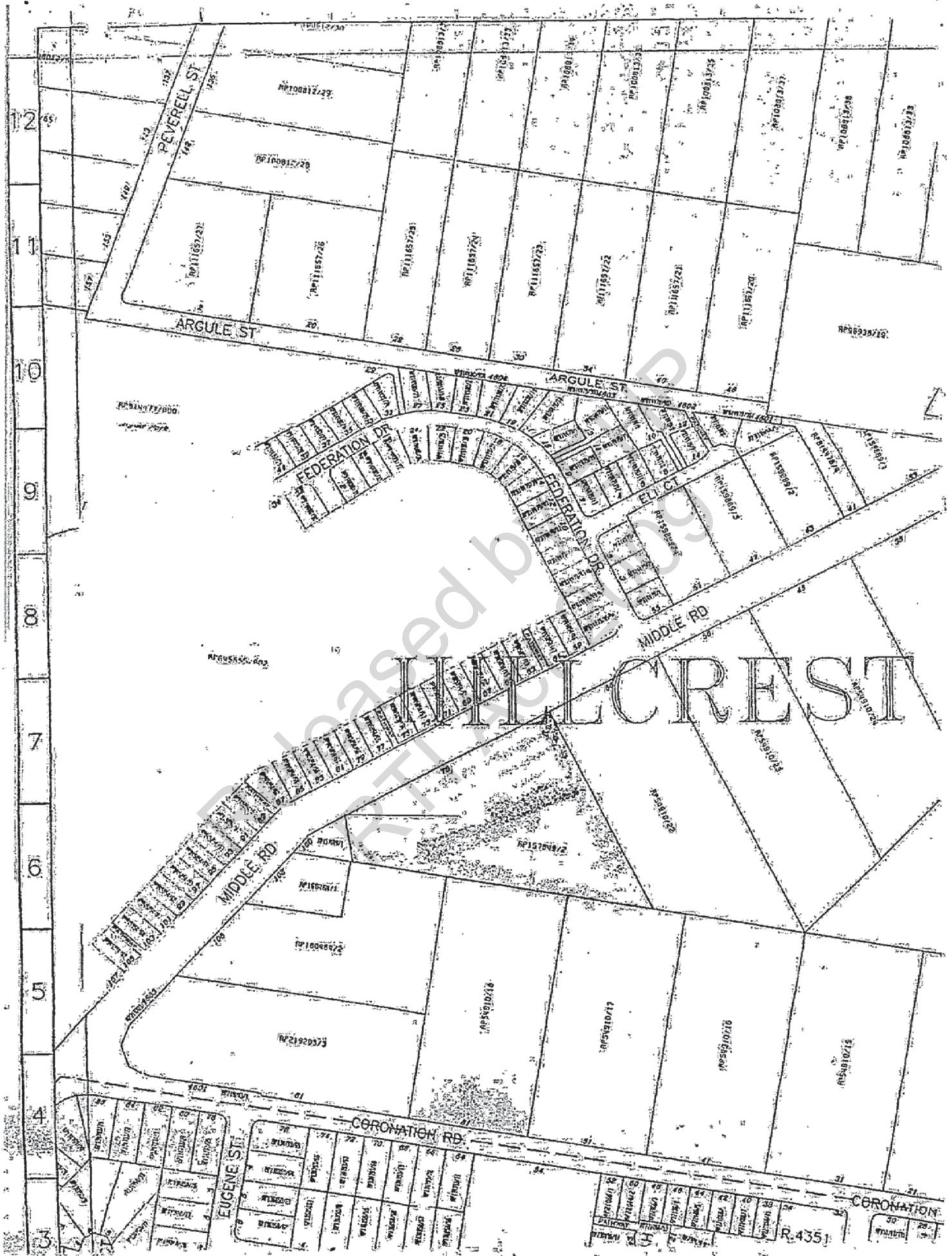
SCHEDULE

75-84
LOT 100 ON PLAN P858162
LOCATION 76-98 MIDDLE ROAD
HILLCREST QLD 4118
OWNER TWO GABLES PTY LTD
C/- LEVEL 3
376 ST KILDA ROAD
MELBOURNE
VIC
3004
now correct plan

Yours sincerely

David N. Miles
Director
Waste Management





Queensland Department of Environment and Heritage

160 Ann Street • Brisbane Queensland • PO Box 155 • BRISBANE ALBERT STREET QLD 4002
Telephone (07) 227 7111 • Facsimile (07) 227 6534

Sch4 C

KCH

Enquiries to

Telephone

Your reference

Our reference

Contaminated Land Unit

(07) 227 7369/227 7370

Reference: 900370

The Town Clerk
Logan City Council
PO Box 226
LOGAN CITY QLD 4114

LOGAN CITY COUNCIL
RECEIVED
13 DEC 1993
WOODRIDGE

03 December 1993

NOTIFICATION UNDER THE CONTAMINATED LAND ACT 1991

In accordance with the requirements of Section 23 of the Contaminated Land Act 1991 please note that the parcel of land described in the Schedule below has been classified as a PROBABLE site and its particulars recorded in the Contaminated Sites Register.

SCHEDULE

LOT 2 ON PLAN RP157849
LOCATION 76-98 MIDDLE ROAD
HILLCREST QLD 4118
OWNER TWO GABLES PTY LTD
G/- LEVEL 3
578 ST KILDA ROAD
MELBOURNE
VIC 3004

Yours sincerely

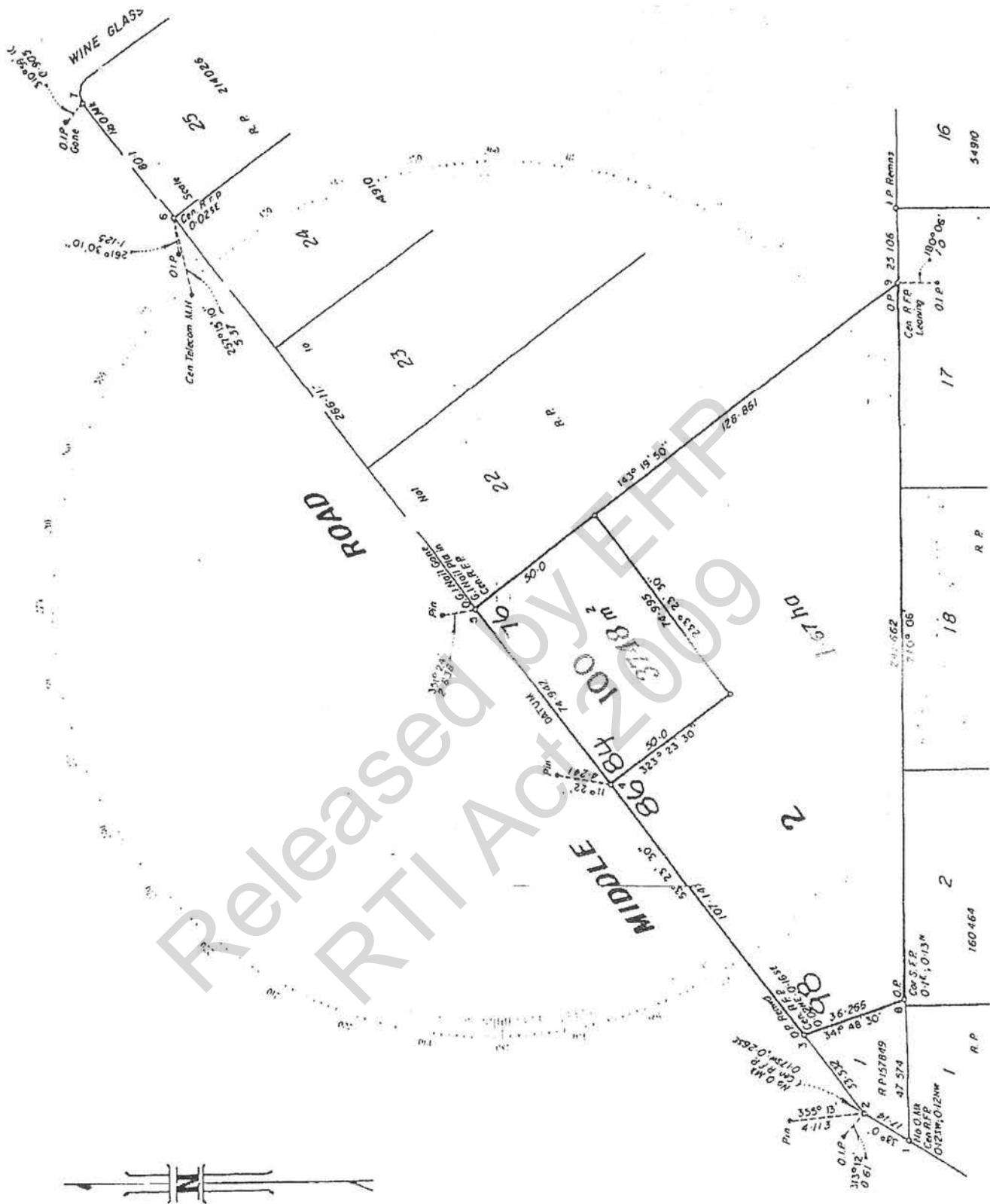
Sch4 Contrary to Publ

David N. Miles
Director, Waste Management Branch
Division of Environment

853162

PLAN MUST BE DRAWN WITHIN BLACK LINES

858162



858162

PLAN MUST BE DRAWN WITHIN BLACK LINES

858162

I, Terry Charles PROWD, L.S.
hereby certify that the Company have surveyed the
land comprised in this plan (whether personally or by
James David BELL, Licensed Surveyor
for whose work the Company accept responsibility),
that the plan is accurate, that the said survey was
performed in accordance with the Surveyors Act and
the Surveyors Regulations and that the said survey
was completed on 26.5.93

Licensed Surveyor
Director
Date 10.7.93

PLAN OF Lots 2 & 100
Cancelling Lot 2 on R.P 157849

ORIGINAL POR 22

MERIDIAN
VIDE
RP157849

MAP REF

SCALE
1:1250

FILE REF
SA 1579

NO SURVEY RECORDS DEPOSITED

ENDORSED

REGISTERING DIST
BRISBANE

PARISH MITCHELL
COUNTY Stanley
TOWN/LOCALITY
LOCAL AUTHORITY LOGAN C.C.
LAND AGENTS/MINING
DISTRICT

MINING FIELD

PLAN 858162

0 1 2 3 4 5 6 7 8 9 10 cm CROWN COPYRIGHT RESERVED

THE INSTITUTION OF SURVEYORS AUSTRALIA (QUEENSLAND DIVISION)
BY AUTHORITY LICENCE NUMBER 67

WENDY