



Notice of extension of Assessment period

Section 3.3.14 Integrated Planning Act 1997

This statutory notice is issued by the administering authority pursuant to section 3.3.14 of the *Integrated Planning Act 1997*, to advise you of a decision or action.

Enquiries to: Angelina Bismarck
Telephone: (07) 3224 8244
Your reference: DRS/USE/H05-920933
Our reference: 927 Part 2 File No: BNE3112

CC

73(2)Irrelevant

Jensen Bowers Group Consultants
Pty Ltd
PO Box 799
SPRING HILL QLD 4004

Brisbane City Council
GPO Box 1434
BRISBANE QLD 4001

Attention: Mr Andrew Davis

Re: Application for development approval.

The Environmental Protection Agency, acting as a concurrence agency for contaminated land issues, will extend the Assessment period under Section 3.3.14(5) of the *Integrated Planning Act 1997* by 6 months at the end of the current assessment period of 12 September 2005.

The extended Assessment period will end on 12 March 2005.

Application Information

Applicant: Jensen Bowers Group Consultants Pty Ltd
Application number: DRS/USE/H05-920933
Description: Material Change of Use
Street address of subject land: 45 Paringa Road, Murarrie
Location details: Lot 294 on SP135357

Concurrence Agency Information

Application received by EPA: 20/07/2005
EPA No.: 927 Part 2
Relevant Laws and Policies: *Environmental Protection Act 1994*
Concurrence Agency Office: Southern Regional Office (Brisbane)
Postal Address: GPO Box 2771, BRISBANE QLD 4001

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

73(2)Irrelevant

Signed

Date

Miguel Zavaleta-Romero
Principal Environmental Officer (Contaminated Land Unit)

09 September 2005

R

09/09/2005/13611



JensenBowers

... people creating places

72 Costin St, Fortitude Valley QLD 4006
PO Box 799, Spring Hill QLD 4004
T: (07) 3852 1771 F: (07) 3252 9818
E: admin@jensenbowers.com.au

Facsimile

To Ms Angelina Bismarck

Company EPA

Subject 45 Paringa Road, Murarrie

CC

Date 9/9/2005

No of Pages 1

Fax No 07 3247 3278

Reference yours: 927 Part 2 File No. BNE 3112

Message Hi Angelina,

Thank you for your email. As per s. 3.3.14 of the IPA we hereby allow your Agency's assessment period to be extended for six months (12 March 2006)

Regards,

73(2)Irrelevant

73(2)Irrelevant

Senior Town Planner

73(2)Irrelevant

CONTAMINATED

- 8 SEP 2005

R

Angelina Smolkova-Bismarck

From: Angelina Smolkova-Bismarck [angelina.bismarck@epa.qld.gov.au]
Sent: Wednesday, 7 September 2005 11:54 AM
To: 73(2)Irrelevant <[redacted]@jensenbowers.com.au>
Subject: DA Application for 45 Paringa Rd

73(2)Irre

At the meeting with Concept Engineering and 73(2)Irrelevant of Water Solutions Australia (31/08/05), it was discussed that investigation of lots including the Lot under the above DA application will be conducted by 73(2)Irrelevant and submitted to the EPA for assessment and depending on findings, issue of Suitability Statement. It was understood that 73(2)Irrelevant of concept engineering was going to liaise with Jensen Bowers to apply for extension of the assessment period for this application. For the EPA, the assessment due date is 12 September 2005. The agreement for extension of time must be received from the applicant before this date.

Under s. 3.3.14(5) of the IPA, the Contaminated Land Unit (CLU) seeks your approval (as the applicant) for extension of assessment period for six months (12 March 2006), given that the submission of information by the consultant conducting investigation will be made by 12 January 2006.

The suggested dates may be negotiated.
I would greatly appreciate it if you could forward your agreement in writing before the statutory due date.

The Contaminated Land Unit's fax number is 3247 3278.

Should you have any questions please contact me by phone (3224 8244) or e-mail.

Regards,

Angelina Bismarck
Senior Environmental Officer
Contaminated Land Unit



Enquiries
Telephone
Your reference
Our reference

Angelina Smolkova-Bismarck
07 3224 8244
DRS/USE/H05-920933
BNE3112 App'n No: 927 Pt 2

Environmental Protection Agency

Incorporating the
Queensland Parks and Wildlife Service

19 August 2005

Brisbane City Council
GPO Box 1434
BRISBANE QLD 4001

Attention: Mr Andrew Davis

Referral Agency Advises Assessment Manager of Response

Re: Application (No. DRS/USE/H05-920933) for development approval for assessable development to be carried out at 45 Paringa Road, Murarrie (Lot 294 on SP135357).

Pursuant to section 3.3.9 of the *Integrated Planning Act 1997* (IP Act), the Contaminated Land Unit (CLU) of the Environmental Protection Agency (EPA) advise the assessment manager that on 18 August 2005 the applicant responded the information request in accordance with the section 3.3.8.

Pursuant to section 3.3.14 of the IP Act, the assessment period without further extension ends on 12 September 2005.)

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

Yours sincerely

73(2)Irrelevant

Angelina Smolkova-Bismarck
Senior Environmental Officer (Contaminated Land Unit)
Environmental Protection Agency

CC:

73(2)Irrelevant

Jensen Bowers Group
PO Box 799
SPRING HILL 4004

R

**JensenBowers**

... people creating places

72 Costin St, Fortitude Valley QLD 4006
PO Box 799, Spring Hill QLD 4004
T: (07) 3852 1771 F: (07) 3252 9818
E: admin@jensenbowers.com.au

Facsimile

To Ms Angelina Bismarck

Company EPA

Subject 45 Paringa Road, Murarrie

CC

Date 18/8/2005

No of Pages

1

Fax No 07 3247 3278

Reference

yours: 927 Part 2 File No. BNE 3112



Message Hi Angelina,

Please be advised our facsimile to you dated 12 August completes our response to your Agency's information request. Please proceed with the assessment of the application.

Regards,

73(2)Irrelevant

73(2)Irrelevant

Senior Town Planner

73(2)I



Enquiries
Telephone
Your reference
Our reference

Angelina Bismarck
(07) 3224 8244
5458
App'n No:927 Pt 2 File No.: BNE3112

Environmental Protection Agency

Incorporating the
Queensland Parks and Wildlife Service

16 August 2005

73(2)Irrelevant

Jensen Bowers Group Consultants Pty Ltd
PO Box 799
SPRING HILL 4004

Dear 73(2)Irrelevant

RE: Application (No. DRS/USE/H05-920933) for development approval for assessable development (Material Change of Use) to be carried out at 45 Paringa Road, Murarrie (Lot 294 on SP135357).

The Environmental Protection Agency – Contaminated Land Unit (EPA-CLU) received your letter dated 12 August 2005 in response to the Information Request Notice issued on 25 July 2005. This letter has not been considered to be an appropriate response as it does not satisfy requirements of the section 3.3.8 of the *Integrated Planning Act 1997* (IPAct). Consequently, the EPA-CLU has not started the assessment period for the application.

To start the assessment period, the response must comply with the section 3.3.8 of the IP Act.

Should you require any further information please do not hesitate to contact Angelina Bismarck on 3224 8244.

73(2)Irrelevant

Miguel Zavaleta-Romero
Principal Environmental Engineer

73(2)Irrelevant

73(2)Irrelevant

Concept designs
3371 3229.
BNE 3112.

R

Proposal: Material Change of Use
Council: Brisbane City Council LA App'n No: DRS/USE/H05-920933
Site Address: 45 Paringa Road, Murarrie
Property Description: Lot 294 on SP135357
Applicant Name: 73(2)Irrelevant Jensen Bowers Group

Record

A. Bismarck called to 73(2)Irrelevant and explained her why the response to the Info request was not considered by CLU.

Also 73(2)Irrelevant was informed of the following:

- 73(2)Irrelevant from Concept Design (3371 3229) is following up the issue of removing the whole lot (base parcel) from the EMR;
- Meeting with 73(2)Irrelevant was set by CLU officers for 18/08/05 to discuss the submission of the investigation reports for assessment under the EPA;
- If 73(2)Irrelevant will proceed with submission of the investigation report, 73(2)Irrelevant client will need to wait until the Suitability Statement is issued to start the proposed development;
- In meantime, on receipt of the proper response to the Infor request from Jensen Bowers, the CLU will recommend a preliminary approval subject to Suitability Statement.

Assessor Name: A. Bismarck
Date: 16/08/05



BNE2005/12267
JensenBowers

... people creating places

Our Reference: 5458

Our Contact: 73(2)Irrelevant

72 Costin St. Fortitude Valley QLD 4006
PO Box 799, Spring Hill QLD 4004
T: (07) 3852 1771 F: (07) 3252 9818
E: admin@jensenbowers.com.au

12 August 2005

Jensen Bowers Group Consultants Pty Ltd
ABN 42 675 247 782
Jensen Bowers Town Planners Pty Ltd
ABN 76 085 553 889
T H Jansen & Bowers Pty Ltd
ABN 52 010 872 607
Jensen Bowers Consulting Engineers Pty Ltd
ABN 52 010 952 593

Directors:

Tony Evans B Eng MBA RPEO MIE (Aust) MAIPM
Andrew Hopkins BRTD PGDip RegDev MPA
David Burke B App Sc (Surv) RLS MSSI
Flannan Morley BRTD MPA
Barry Jones RLS

Facsimile

Ms Angelina Bismarck
Contaminated Land Unit – Environmental Protection Agency

Facsimile No.: (07) 3247 3278

Dear Angelina,

PAGE 1 OF 2

Re: Information Request Response for Development Application for Proposed Material Change of Use for Industry / Warehouse on land at 45 Paringa Road, Murarrie (lot 294 on SP135357)

EPA reference: 927 Part 2 File No. BNE3112

CONTAMINATED
SITE

12 AUG 2005

Thank you for your information request received 28 July 2005.

We are our client's development site is included on the Environmental Management Register as the whole of the site (i.e. lot 294) which contains some 4.22 hectares was formally the site of the Bulimba Power Station. The power station was decommissioned in 1970 and demolished in 1978 – 1981.

From our discussions, you are obviously aware there are some areas of possible contamination on lot 294 relating to ash disposal from the power station operations.

For the approval of the previous development application for reconfiguration over the whole of the site, we understand your Agency has relied on advises from *Keilar Fox McGhie* where they relied on a report by prepared by *Parsons Brinckerhoff* which details areas of possible contamination. Our formal response is we are advised *Parsons Brinckerhoff* categorically determines proposed lot 1, the specific land subject of our current development application, has no contamination from the aforementioned ash disposal activities.

In any event, the material change of use proposal is for a general industry / warehouse use which will result in the entire site being covered in hardstand and buildings and with no sensitive users / uses at the end use.

Obviously our client is steadily moving towards satisfying the conditions of the aforementioned reconfiguration approval – they will forward copies of the registered plan to your Agency in due course.

Further, you can expect our clients and / or future purchasers of the remaining new lots will also be required to make material change of use development applications for the use of the new lots. Therefore, your Agency will be able to deal with contamination issues as they rise on the balance of the site in the future.

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We trust this is satisfactory.

This completes our response to the information request.

Should you have further questions regarding this matter, please contact the undersigned.

Yours faithfully,

Jensen Bowers Town Planners Pty Ltd

73(2)Irrelevant

73(2)Irrelevant

Senior Town Planner

F5458-glg.glg9



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

FAXED
10/003/05

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: Kapila Bogoda
Telephone: 3225 8416 E-mail: Kapila.Bogoda@epa.qld.gov.au
Your reference: DRS/USE/HO4-898428
Our reference: 927 Part 1 File No.:BNE3112

FAX: (07) 3252 9818

To: 73(2)Irrelevant

CC: 73(2)Irrelevant

Keilar Fox & McGhie Pty Ltd
PO Box 608
SPRING HILL QLD 4004

Brisbane City Council
GPO Box 1434
BRISBANE QLD 4001

Attention: Mr Nathan Wilson

Re: Application (No. DRS/USE/HO4-898428) for development approval for assessable development to be carried out at 55 Paringa Road & 1098 Lytton Road, (Lot 2 on RP813014 & Lot 294 on SP135357).

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

- ☐ Item 3 of Schedule 2 of the *Integrated Planning Regulation 1998* (for Environmentally Relevant Activities)
- ☒ Item 8 of Schedule 2 of the *Integrated Planning Regulation 1998* (for contaminated land)

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

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

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

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

.....
Signed

.....
Date

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

R

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

Applicant:	Keilar Fox and McGhie
Council Application Number:	DRS/USE/HO4-898428
EPA Application Number:	927 Part 1
Date application received by EPA:	6/08/2004
Relevant Laws and Policies:	<i>Environmental Protection Act 1994</i>
Jurisdiction:	Chapter 7, Part 8 <i>Environmental Protection Act 1994</i>

Development Description:

Reconfiguration of a Lot

where:

- ☐ the existing use of the land is, or if the land is vacant land with no existing use the most recent use of the land was, for a notifiable activity under the *Environmental Protection Act 1994*.
- ☐ the proposed use of the land is for child care, educational, recreational, residential or similar purposes and the existing use of the land is, or if the land is vacant land with no existing use the most recent use of the land was, for an industrial activity.
- ☒ the land is on the Environmental Management Register or Contaminated Land Register under the *Environmental Protection Act 1994*.
- ☐ the land is wholly or partly within an area for which an Area Management Advice for industrial activity or natural mineralisation has been issued and the proposed use of the land is for child care, educational, recreational, residential or similar purposes.
- ☐ the land is wholly or partly in an area for which an Area Management Advice for unexploded ordnance has been issued.

at the following place(s):

55 Paringa Road & 1098 Lytton Road,
(Lot 2 on RP813014 & Lot 294 on SP135357)

Response to Development Application

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

The concurrence agency response is that

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

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Conditions of the development approval

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

1. The reconfiguration must be in accordance with the survey plan of proposed reconfiguration of Lot 2 on RP813014 and Lot 294 on SP135357 on plan drawing number JD 3403-00-009 prepared by Keilar Fox McGhie dated 2/7/04.
2. The reconfiguration must be in accordance with the survey plan of proposed reconfiguration of Lot 2 on RP813014 and Lot 294 on SP135357 on plan drawing number JD 3403-00-012 prepared by Keilar Fox McGhie dated 15/7/04.
3. It is a requirement that the applicant notify the Environmental Protection Agency (EPA) (Contaminated Land Unit) in writing within 5 working days of the survey plans being endorsed and provide copies of the registered plans to the EPA (Contaminated Land Unit) to enable the EPA to consider the removal or deletion of some of the proposed new lots from the Environmental Management Register (EMR).

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 mitigate any potential risk to human health or the environment from possible hazardous contaminants present on the site.

Additional comments or advice about the application

Not applicable

Additional information for applicants

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

~ End Of Concurrence Agency Response ~

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Information Request

Section 3.3.6 Integrated Planning Act 1997

This notice is issued by the administering authority pursuant to section 3.3.6 of the *Integrated Planning Act 1997*, to advise you of a decision or action.

Enquiries to: Angelina Bismarck
Telephone: (07) 3224 8244
Your reference: DRS/USE/H05-920933
Our reference: 927 Part 2 File No.:BNE3112

CC: Mr Andrew Davis
Brisbane City Council
GPO Box 1434
BRISBANE QLD 4001

73(2)Irrelevant

Jensen Bowers Group Consultants Pty Ltd
PO Box 799
SPRING HILL 4004

Re: Application for development approval.

Applicant: Jensen Bowers Group Consultants Pty Ltd
Council Application Number: DRS/USE/H05-920933
EPA Application Number: 927 Part 2
Date application received by EPA: 20/07/2005
Development Description: Material Change of Use
Address of subject land: 45 Paringa Road, Murarrie
Lot 294 on SP135357

This development application and supporting information have been reviewed. The Environmental Protection Agency (EPA), acting as a concurrence agency **for contaminated land issues**, requires the following further information for the application to be assessed fully.

Information Required:

Sufficient information provided in accordance with the *Environmental Protection Act 1994* (EP Act) and the *Draft Guidelines for the Assessment and Management of Contaminated Land in Queensland* (DEH, 1998) to enable a Suitability Statement to be issued for **Lot 294 on SP135357**, specifying that the land is suitable for the intended use. If the site is to remain on the EMR as a 'Managed' site a draft Site Management Plan for the intended use must be prepared and submitted to Environmental Protection Agency (EPA) (Contaminated Land Unit).

Additional comments or advice about the application

The EPA may recommend refusal or preliminary approval if all the information required is not provided.

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The Draft Guidelines for the Assessment and Management of Contaminated Land in Queensland may be obtained from the EPA's internet site at www.epa.gov.au, or by contacting the EPA's Contaminated Land Unit. Please ensure that the appropriate statutory fee [as of the 1 July 2005 \$945.00 per lot listed on the Environmental Management Register] is included with this application for the assessment of the site investigation and / or validation reports

Under the *Integrated Planning Act 1997* s3.3.8(1), an applicant receiving an information request from the assessment manager or a concurrence agency (the "**requesting authority**") must respond by giving the requesting authority-

- (a) all of the information requested; or
- (b) part of the information requested together with a notice asking the requesting authority to proceed with the assessment of the application; or
- (c) **a notice-**
 - (i) stating that the applicant does not intend to supply any of the information requested; and
 - (ii) asking the requesting authority to proceed with the assessment of the application.

Under s3.2.12(2)(b), the application lapses if the applicant does not respond to the information request within 12 months.

As required by s3.3.6(5), the Agency is forwarding a copy of the information request to the assessment manager.

A response to this information request should be posted or facsimiled to:

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

Should you require any additional information please do not hesitate to contact the above officer on the telephone number provided.

73(2)Irrelevant

25/7/2005
Date

Delegate of Administering Authority
Environmental Protection Act 1994.

~ End of Information Request ~

IPA APPLICATION ASSESSMENT SHEET – CONTAMINATED LAND UNIT

Info Request

Due Date: 03/08/05

1. PROPOSAL DETAILS

Proposal:

Material Change of Use

Proposal Description:

Developing of two integrated industrial buildings within proposed Lot 1 that has been approved as a part of reconfiguration of Lot 294 on SP135357.

2. ADMINISTRATIVE DETAILS

EPA App'n No:

927 Part 2

File No:

BNE3112

Referral Coordination (RCU) No:

N/A

ECOTRAK Project No:

N/A

Council:

Brisbane City Council

LA App'n No:

DRS/USE/H05-920933

Site Address:

45 Paringa Road, Murarrie

Property Description:

Lot 294 on SP135357

Applicant Name:

73(2)Irrelevant / Jensen Bowers Group

EMR/CLR/AMA details:

Lot/Plan	EMR/CLR/AMA No:	Notifiable Activity (NA) or Hazardous Contamination.	On going NA Yes or No?
Lot 294 on SP135357	44374	Waste storage, treatment or disposal Abrasive blasting	No

3. APPLICATION ASSESSMENT

Information from the application, EMR or CLU files:

Any existing ERA's?: No

Any new ERA's?: No

ERA Jurisdiction: N/A

Information from the application and IDAS forms:

Past Use: Bulimba 'A' Power Station, workshop/store facility, sand blasting area, coal ash landfill

Current Use: Vacant land

Supporting information:

Are there any Environmental Values that are at risk?

Water – the site is close to Brisbane River and Bulimba Creek.

If so, what is the level of risk? (Check internal policy)

High if not managed properly.

Other relevant details supporting the conclusion(s)

- Reconfiguration of Lot 294 on SP 135357 was approved by Brisbane City Council on 12 May 2005, however, a copy of the registered plans has not been provided with the application;
- The applicant submitted a planning report where stated that "contaminated land matters are being handled through the reconfiguration permit";

- No records of assessment of any site investigation report in relation to reconfiguration was found in the existing CLU/EPA's files;
- The EPA's letter of 16 /072003 confirms that the site should be capped and managed in accordance with the proposed use of land.

4. ASSESSMENT OUTCOME

Conclusion: (Is the site suitable for the proposed development?)

Site contamination assessment is required to determine if the site is suitable for the proposed use for industry/warehouse.

Recommendation:

It is recommended to issue a Notice of Information request as follows:

Information Required:

Sufficient information provided in accordance with the *Environmental Protection Act 1994* (EP Act) and the *Draft Guidelines for the Assessment and Management of Contaminated Land in Queensland* (DEH, 1998) to enable a Suitability Statement to be issued for **Lot 294 on SP135357**, specifying that the land is suitable for the intended use. If the site is to remain on the EMR as a 'Managed' site a draft Site Management Plan for the intended use must be prepared and submitted to Environmental Protection Agency (EPA) (Contaminated Land Unit).

Additional comments or advice about the application

The EPA may recommend refusal or preliminary approval if all the information required is not provided.

The Draft Guidelines for the Assessment and Management of Contaminated Land in Queensland may be obtained from the EPA's internet site at www.epa.gov.au, or by contacting the EPA's Contaminated Land Unit. Please ensure that the appropriate statutory fee [as of the 1 July 2005 \$945.00 per lot listed on the Environmental Management Register] is included with this application for the assessment of the site investigation and / or validation reports.

73(2)Irrelevant

Assessor: 73(2)Irrelevant **A. Bismarck**

Date: 25/07/05

Reviewer Name: M. Zavaleta-Romero

Revision Date: 25/7/05

Reviewer Recommendation:

I agree with the recommendation

73(2)Irrelevant

73(2)Irrel

73(2)

25/7/2005

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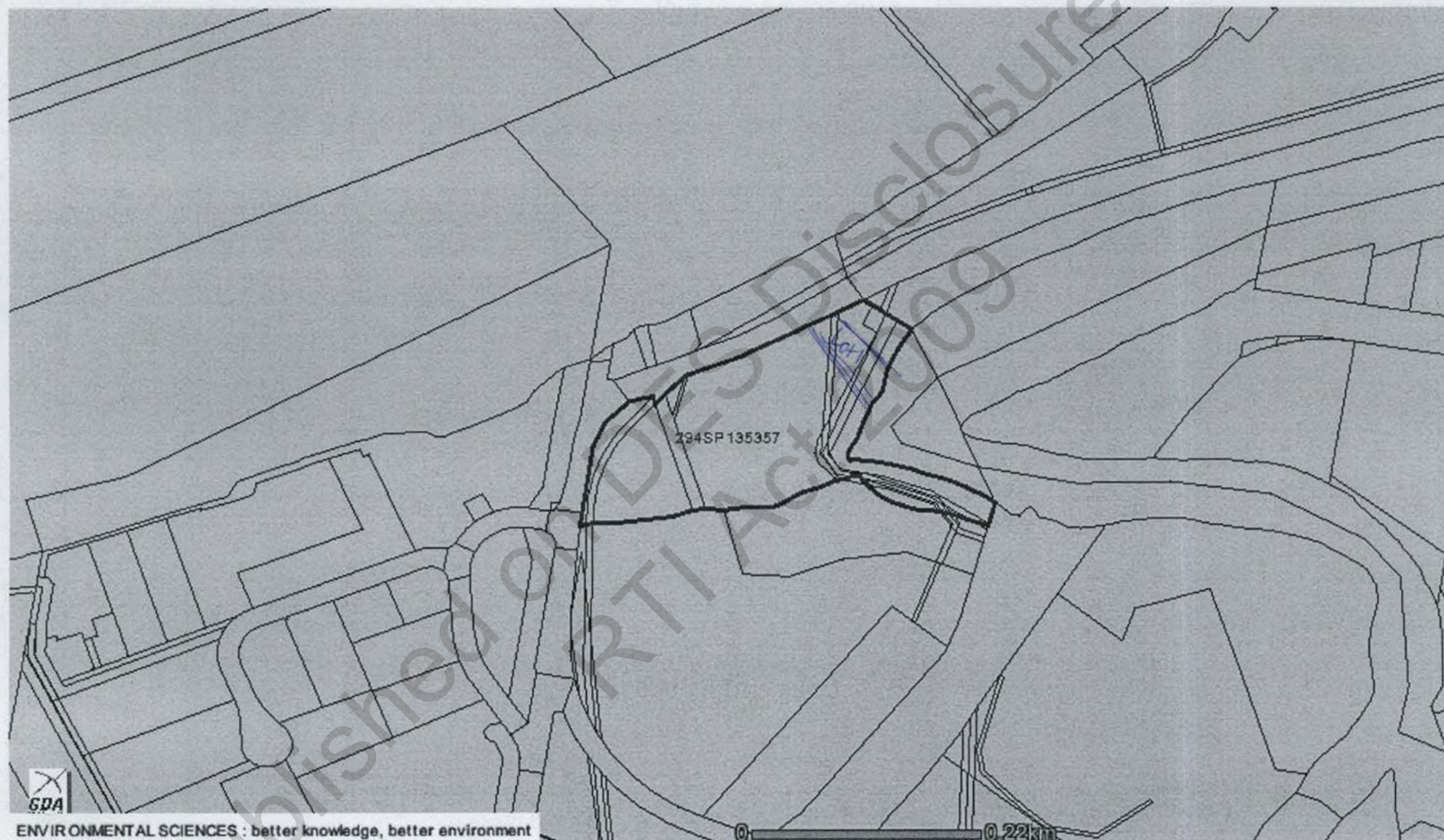
ecomaps

25/07/2005

Queensland Environmental Protection Agency

ecomaps Screen Plot

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ENVIRONMENTAL SCIENCES : better knowledge, better environment

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19-079

File C

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ecomaps

25/07/2005

- ☐ Cadastre Selection
☒ Grouped Cadastre
☐ Queensland

ecomaps Screen Plot

ecomaps Layers

Queensland Environmental Protection Agency

Page 2 of 2

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Enquiries Jacinta Griffin
Telephone (07) 3225 1045
Your reference
Our reference BNE3112

16 July 2003

73(2)Irrelevant

Enertrade
GPO Box 10
BRISBANE QLD 4001

Dear 73(2)Irrelevant

RE: Capping requirements for the site of former Bulimba 'A' Power Station located on land described as Lot 2 on RP813014 and Lot 294 on SL8781.

I refer to our meeting held on 16 July 2003. As discussed at the meeting, the Environmental Protection Agency (EPA) has determined that there is insufficient data provided to specify capping requirements at this site until the proposed future use of the land is determined. At this time the EPA will consider the extent of any further investigation, monitoring, capping and other conditions needed to manage the contamination at this site.

If you have any further queries regarding this matter please contact Jacinta Griffin on phone number 3225 1045.

Yours sincerely,

73(2)Irrelevant

Mark Paton
Chief Scientific Advisor
Contaminated Land Unit, EPA

R



Enquiries
Telephone
Your reference
Our reference

Angelina Bismarck
(07) 3224 8244 angelina.bismarck@epa.qld.gov.au
5458
App'n No: 927 Pt 2 File No.: BNE3112

Environmental Protection Agency

Incorporating the
Queensland Parks and Wildlife Service

11 July 2005

73(2)Irrelevant

Jensen Bowers Group
PO Box 799
SPRING HILL 4004

Dear Ms Greenhalgh,

RE: Application (No. DRS/USE/H05-920933) for development approval for assessable development (Material Change of Use) to be carried out at 45 Paringa Road, Murarrie (Lot 294 on SP135357).

The Environmental Protection Agency – Contaminated Land Unit (EPA-CLU) has received an incomplete application on 7 July 2005, in relation to the above site.

Please note that it is a requirement under section 3.3.3 of the *Integrated Planning Act 1997* that, as a concurrence agency, the EPA-CLU be provided with a copy of the application (unless the referral agency already has a copy of the application); and, a copy of the acknowledgement notice, for assessment.

Under the above circumstances, and, pursuant to section 3.3.3 (1) of the *Integrated Planning Act 1997*, the EPA-CLU advises that the material submitted is not considered a properly made application and the information to be submitted should include but not be limited to:

- ☐ A council acknowledgement notice on letter head
- ☒ IDAS application forms (Part N) enclosed;
- ☐ Details of the proposal (including plans, any reports submitted to council, etc).

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

Yours sincerely

73(2)Irrelevant

73(2)

Miguel Zavaleta
Principal Environmental Officer (Contaminated Land Unit)
Environmental Protection Agency

Cc Brisbane City Council
GPO Box 1434
BRISBANE QLD 4001
(Attn: Andrew Davis)

20/07/05 FAX copy of
Part N received
by EPA (CLU).
Dates reset in
the ACCESS
database

12/07/05
Amendment of Actn. Notice
was requested by A.B.
(45 Paringa Rd must be 55 Paringa Rd)

R

Our Reference: 5458

Our Contact: 73(2)Irrelevant

5 July 2005

Environmental Protection Agency
Contaminated Land Unit
PO Box 15155
City East Qld 4002

Dear Sir / Madam,

Re: Development Application for Development Permit for Material Change of Use for Industry Warehouse on land at 45 Paringa Road, Murarrie (described as Lot 294 on SP135357, Parish of Bulimba)

In accordance with the provisions of section 3.3.3(1) of the *Integrated Planning Act 1997*, please find enclosed a copy of the above application as submitted to Council, including the following:

- Council's Acknowledgement Notice advising your Agency is a Concurrence Agency for the application.
- Town Planning Assessment Report and Proposal Plans (as an attachment).
- Duly completed IDAS forms.
- Owner's authority letter consenting to the making of the application.
- Council receipt of the application fee.

If you require any further information, please do not hesitate to contact the undersigned on telephone number (07) 3852 1771.

Yours faithfully

Jensen Bowers Town Planners Pty Ltd

73(2)Irrelevant

73(2)Irrelevant

Senior Town Planner

L5458-glg.msc3
enc

APPLICATION NUMBER: 427 ptv
FILE NUMBER: BNE312
REFERRAL DATE: 2/7/2005 20/7/05
DATE INFO REQUEST DUE: 2/7/2005 31/08/05
RCU No. N/A
OFFICER: Mrs. Angelina 73(2)Irrelevant 10/7/05



Property Development Consultants

72 Cosin Street
Fortitude Valley
Queensland 4006

PO Box 799
Spring Hill
Queensland 4004

Ph 07) 3852 1771
Fx 07) 3252 9818
Email admin@jensenbowers.com.au

**Town Planners
Urban Designers
Surveyors
Engineers
Project Managers**

TH Jensen & Bowers
Pty Ltd
ABN 52 010 872 607

Jensen Bowers
Consulting
Engineers Pty Ltd
ABN 92 010 952 593

Jensen Bowers
Group Consultants
Pty Ltd
ABN 42 075 247 78

Jensen Bowers
Town Planners
Pty Ltd
ABN 76 095 553 889

Directors

Tony Evans
B Eng MBA RPEQ
MIE (Aust) MAIPM

David Burke
B App Sc (Surv) RLS MSSI

Barry Jones RLS

Flannan Morley
BRTP

Andrew Hopkins
BRTP
PGDip RegDev



R



Application No: DRS/USE/H05-920933
Project No: DRS/PRO/P05-107871
Contact: Andrew Davis
Telephone: (07) 340 35590

Brisbane City Council
ABN 72 002 765 795

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

Facsimile 07 3403 5311

24 June 2005

Jensen Bowers Group Consultants Pty Ltd
Attn 73(2)Irrelevant
P O Box 799
SPRING HILL QLD 4004

RECEIVED
30 JUN 2005

BY:

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 45 Paringa Road,
Murarrie and described as Lot 294 on SP135357, Parish of Bulimba.**

I refer to the above application that the Council received on 23 May 2005 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 Senior 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 (07) 340 35590.

Yours faithfully,

73(2)Irrelevant

Andrew Davis
Urban Planner
Development Assessment Team East
Development and Regulatory Services
Customer and Community Services

R

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

APPLICANT DETAILS:

Jensen Bowers Group Consultants Pty Ltd
PO Box 799
SPRING HILL QLD 4004

SITE:

Address of Site:

45 Paringa Road, Murarrie

Real Property Description:

Lot 294 on SP135357, Parish of Bulimba

Area Classification:

General Industry Area

Name of Owner:

Gale Developments Pty Ltd & Snowday Pty Ltd

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/H05-920933

Lodgement Date:

23 May 2005

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.

PUBLIC NOTIFICATION REQUIRED:

This application does not require any public notification.

REFERRAL AGENCIES:

The following were Advice Agencies for this application:

Department of Natural Resources and Mines

www.qld.gov.au/departments

www.nrm.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.

R

The following were Concurrence Agencies for this application:

Environmental Protection Agency
Contaminated Land Unit
www.epa.qld.gov.au

Energex Limited
GPO Box 1461
Brisbane Qld Australia 4001
www.energex.com.au

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

- **Origin Energy**
- **Agility Management Pty Ltd**
- **Associated Pipelines Ltd**
- **Gas Corporation of Queensland Ltd**

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.

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.

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.



Our Reference:
Our Contact:

5458

73(2)Irrelevant

23 May 2005

The Chief Executive Officer
Brisbane City Council
BAC Building
69 Ann Street,
Brisbane Qld 4000

Dear Sir / Madam,

**Re: Development Application for a Development Permit for Material
Change of Use of Premises and Preliminary Approval for
Associated Works for proposed "Industry" / "Warehouse" on
land at 55 Paringa Road, Murarrie**

Jensen Bowers Group Consultants Pty Ltd has been commissioned by Gale Developments Pty Ltd and Snowday Pty Ltd to prepare and lodge a development application for "Industry" / "Warehouse" on the above-described land.

In support of the application, please find enclosed:

- Duly completed Form 1 Development Application, including Parts A and D and the Referrals Checklist.
- Owner's consent letter authorising the making of this application (refer to title search at Attachment B of submitted report if required).
- 6 copies of the Town Planning Assessment Report and 7 copies of the Proposal Plans.
- Duly completed Council Fee Assessment Form.
- Cheque in the amount of \$2 301.00.
- Duly completed Sediment and Erosion Control Form.

If you require any further information, please do not hesitate to contact
73(2)Irrelevant on telephone number 3852 1771.

Yours faithfully
Jensen Bowers Town Planners Pty Ltd

73(2)Irrelevant

Senior Town Planner

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Enc.

R

BNE 2005/11041

Facsimile



**Property Development
Consultants**

72 Costin Street
Fortitude Valley
Queensland 4006

PO Box 799
Spring Hill
Queensland 4004

Ph (07) 3952 1771
Ex (07) 3252 9818
Email admin@
jensenbowers.com.au

**Town Planners
Urban Designers
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TH Jensen & Bowers
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ABN 52 319 872 607

Jensen Bowers
Consulting
Engineers Pty Ltd
ABN 92 313 952 595

Jensen Bowers
Group Consultants
Pty Ltd
ABN 42 375 247 762

Jensen Bowers
Town Planners
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B App Sc (Surv) LS MIS

Berry Jones LS

Flannan Worley
BRTP

Andrew Hopkins
BRTP
FGDip RegDev

Consultant

Garry Hargrave
B App Sc (Surv)
LS FIS (Aust)

To Andrew Davis

Date 20 July 2005

Company BCC

No of pages 3 inc cover

Subject 55 Paringa Road, Murarrie

Fax no (07) 3403 5311

cc Ms Angelina Bismarck - EPA 3247 3278

Reference

Message Hi Andrew,

Please find attached amended IDAS form Part A showing correct address details - now the same as the Acknowledgment Notice.

Regards,

73(2)Irrelevant

Senior Town Planner

CONTAMINATED
LAND SECTION

20 JUL 2005

This facsimile may contain confidential information intended only for the use of the addressee.
If you have received this facsimile unintentionally, please contact Jensen Bowers.

R

INTEGRATED PLANNING ACT 1997

Part A, Version 2.1, 14 March 2005

Form 1 Development Application

idas

Common details

PART A

The completion of **all applicable questions** on Part A is **mandatory** for all applications. Part A must be accompanied by one (1) or more other completed parts of the Form. 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)

45 Paringa Road, Murarrie

2. Name of water body or watercourse, within which the development is proposed: (if applicable)

3. Lot on plan description (eg. Lot 123 on RP 4567) / GPS coordinates:

Lot 294 on SP135357, Parish of Bulimba, County of Stanley

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:

6. Storey / level:

7. Total area of land: (m² of ha):

4.22 ha

8. Local government area in which the land is situated: (eg., Esk, Hervey Bay, Woocoo etc.) (if applicable)

Brisbane City

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)

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.)

Industry / Warehouse

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 D

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:

Jensen Bowers Group Consultants Pty Ltd

15. Contact person:

73(2)Irrelevant

14. Contact number:

(07) 3852 1771

16. Facsimile number/e-mail address

(07) 3252 9818 /

73(2)Irrelevant @jensenbowers.com.au

17. Postal address:

PO Box 799, Spring Hill, Qld, 4004

18. Signature:

19. Date

INTEGRATED PLANNING ACT 1997

Part A, Version 2.1, 14 March 2005

Land owner's consent (if applicable)

Section 3.2.1(10)(a) of the IPA prescribes that an application cannot be taken to be properly made without the land owner's consent.

An application must be supported by the consent of all land owner 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*.

For a mobile or temporary ERA - landowner's consent is not required.

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	refer attached	
(ii) Snowday Pty Ltd	refer attached	
(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.

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 and Mines is mandatory where the application involves taking or interfering with water or riverine quarry material under the *Water Act 2000*.

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)

Referral triggers

This checklist does not apply of the application requires the completion of Parts A and B of the Form only.

24. Is the Referrals 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) refer submitted material		
(ii)		
(iii)		
(iv)		
(v)		

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
----------	---------------	----------------------------	--------------------

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: _____

R

Form 1 Development Application

idas

Common details

PART A

refer to the fax copy of Part A

The completion of **all applicable questions** on Part A is **mandatory** for all applications. Part A must be accompanied by one (1) or more other completed parts of the Form. 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 1**.

1. Street address: (including house number, street name, suburb/locality name & postcode) (if applicable)
55 Paringa Road, Murarrie
2. Name of water body or watercourse, within which the development is proposed: (if applicable)
3. Lot on plan description (eg. Lot 123 on RP 4567) / GPS coordinates:
Lot 294 on SP135357, Parish of Bulimba, County of Stanley
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: 6. Storey / level: 7. Total area of land: (m² of ha):

4.22 ha
8. Local government area in which the land is situated: (eg., Esk, Hervey Bay, Woocoo etc.) (if applicable)
Brisbane City
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)

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.)
Industry / Warehouse

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 D

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:
Jensen Bowers Group Consultants Pty Ltd
14. Contact number:
(07) 3852 1771
15. Contact person:
73(2) Irrelevant
16. Facsimile number/e-mail address:
(07) 3252 9818 / 73(2) Irrelevant @jensenbowers.co
m.au
17. Postal address:
PO Box 799, Spring Hill, Qld, 4004
18. Signature:
73(2) Irrelevant
19. Date:
23/8/05

Land owner's consent (if applicable)

Section 3.2.1(10)(a) of the IPA prescribes that an application **cannot** be taken to be properly made without the land owner's consent.

An application **must** be supported by the consent of **all** land owner 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*.

For a mobile or temporary ERA - landowner's consent is **not** required.

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	refer attached	
(ii) Snowday Pty Ltd	refer attached	
(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.

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 and Mines is mandatory where the application involves taking or interfering with water or riverine quarry material under the *Water Act 2000*.

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)

Referral triggers

This checklist does **not** apply of the application requires the completion of Parts A and B of the Form **only**.

24. Is the Referrals 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) refer submitted material		
(ii)		
(iii)		
(iv)		
(v)		

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
----------	---------------	----------------------------	--------------------

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: _____

R

5 May 2005

The Chief Executive Officer
Brisbane City Council
GPO Box 1434
Brisbane Qld 4001

Dear Sir / Madam,

**Re: Authority to Lodge Development Application(s)
On land at 55 Paringa Road, Murarrie and described as lot 294
on SP 135357, Parish of Bulimba, County of Stanley**

We, Gale Developments Pty Ltd ACN 001 337 524 and Snowday Pty Ltd ACN 003 895 341, being the registered owners of the land described above, hereby authorise Jensen Bowers Group Consultants Pty Ltd to lodge all necessary development applications, including requests to change existing approvals, with Council or other Agencies on our behalf associated with the property described above.

Yours faithfully,

Gale Developments Pty Ltd ACN 001 337 524:

73(2)Irrelevant

73(2)Irrelevant

Signature(s) of Director(s) (if applicable)

Date

Signature of Secretary (if applicable)

Date

Company seal (if applicable):

Snowday Pty Ltd ACN 003 895 341:

73(2)Irrelevant

73(2)Irrelevant

Signature(s) of Director(s) (if applicable)

Date

73(2)Irrelevant

Signature of Secretary (if applicable)

Date

Company seal (if applicable):

R

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.) <input type="text" value="General Industry Area"/> 3. Existing gross floor area: (if applicable) <input type="text" value="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.) <input type="text" value="vacant to 'Industry' / 'Warehouse'"/> 6. Number of employees: <input type="text" value="TBA"/> 7. Operating days and hours: <input type="text" value="TBA"/>
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: <input type="text" value="37%"/> 9. Gross floor area: <input type="text" value="1 325 sqm"/> 10. Number of on-site car parking spaces: <input type="text" value="24"/> 11. Number of storeys / maximum height above natural ground: <input type="text" value="1 storey with a mezzanine level"/> 12. Number of employees: <input type="text" value="TBA"/> 13. Hours and days the use will operate: <input type="text" value="TBA"/>
Associated operational works details (if applicable)	14. Details of associated operational works (eg. landscaping, cut and fill, drainage, road works etc.) <input type="text" value="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)

R

DATE RECEIVED		REFERENCE NUMBER/S	
---------------	--	-----------------------	--

Published on DES Disclosure Log
RTI Act 2009

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Form 1 Development Application

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Referrals checklist

Completion of **all questions** on the Referrals Checklist is **mandatory** for all applications, other than those requiring the completion of Parts A & B only.

It is the responsibility of the applicant to work with the assessment manager to correctly identify if an application involves referral to an IDAS referral agency for their assessment and determination, or comment and / or the coordination of any information request by the Chief Executive DLGP through the referral coordination process. The checklist contains a number of questions to aid in this determination. If your application does involve referral, the assessment manager will confirm in the acknowledgement notice the referral actions required. To assist you in answering the following questions a series of guides are available free from www.ipa.qld.gov.au.

REFERRALS THAT CAN APPLY TO DEVELOPMENT

- other than building work assessable against the Standard Building Regulation 1993

Environmentally relevant activity

For more information refer to [Guide 4](#), schedule 8A of the IPA & schedule 2 of the IP Regulation.

Unless you answered "none of the above" to Q1, the application requires assessment by the administering authority¹. If an agency 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 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

State-controlled road matters

For more information refer to [Guide 3](#), schedule 8A of the IPA & schedule 2 of the IP Regulation.

Unless you answered "none of the above" to Q2, the application triggers referral to Main Roads as referral agency.

In certain circumstances Main Roads will be an advice agency, while in other circumstances Main Roads will be a concurrence agency. Schedule 2 of the IP Regulation will assist you to determine where Main Roads is an advice or concurrence agency for the application.

2. The application involves development on land: (tick applicable box/es) -

(a) **contiguous**² to a State controlled road that is for -

- ☐ (i) a material change of use assessable against the planning scheme;
- ☐ (ii) reconfiguring a lot - unless the number of lots does not increase and the number of lots abutting the State-controlled road does not increase;
- ☐ (iii) operational work not associated with a material change of use assessable against the planning scheme or reconfiguring a lot that-
- is associated with access to a State-controlled road;
 - is for filling or excavation;
- ☐ (iv) operational work or building work (for a non-residential purpose and not associated with an assessable reconfiguration or a material change of use assessable against a planning scheme) that involves the redirection or intensification of site stormwater from the site, through a pipe with a cross-sectional area greater than 250mm² that directs stormwater to a State-controlled road;

(b) **not contiguous** to a State-controlled road that is -

- ☐ (iv) proposed within a local government area that has a transitional planning scheme and is for development -
- mentioned in schedule 5 of the IP Regulation and exceeds the thresholds set in that schedule
- ☐ (v) proposed within a local government area that has an IPA planning scheme and is for development -
- mentioned in schedule 5 of the IP Regulation and exceeds the thresholds set in that schedule
 - inconsistent with plans for State-controlled road infrastructure

(c) ☒ none of the above

¹ 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).

² 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 land that is part of a future State-controlled road.

Clearing vegetation

For more information refer to Guide 12, schedule 8A of the IPA & schedule 2 of the IP Regulation.
Unless you answered "none of the above" to Q3, the application requires assessment by NR&M³. 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) -

- ☐ (a) **operational work** for the clearing of native vegetation where the vegetation clearing is made assessable under Schedule 8 of the IPA - complete Part J of Form 1
- ☐ (b) a **material change of if** -
- (i) the lot contains -
- 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; &
- (ii) the existing use of the land is a rural or environmental use; and
- (iii) the size of the land is 2 hectares or larger - complete Part J of Form 1
- ☐ (c) **reconfiguration of a lot if** -
- (i) the lot contains -
- a category 1, 2 or 3 area shown on a property map of assessable vegetation; or
 - there is no property map of assessable vegetation for the lot - remnant vegetation; &
- (ii) the size of the lot before the reconfiguration is 2 hectares or larger; and
- (iii) 2 or more lots are created; and
- (iv) the size of any lot created is 25 hectares or smaller - complete Part J of Form 1
- ☒ (d) none of the above

Strategic port land

For more information refer to Guide 11, schedule 8A of the IPA & schedule 2 of the IP Regulation.
If you answered "YES" to Q4, the relevant Port Authority is the assessment manager and Queensland Transport is a concurrence agency for the application.

4. Does the application involve a material change of use on strategic port land that is **inconsistent** with the approved land use plan under the *Transport Infrastructure Act 1994*?

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

Acid sulfate soils

For more information refer to Guide 10 & schedule 2 of the IP Regulation.
Unless you answered "none of the above" to Q5, the application requires assessment by 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 assessable development (other than building work only assessable against the *Standard Building Regulation*) on land situated in an identified⁴ local government area and where the surface of the land is: (tick applicable box) -

- ☐ (i) below 20m AHD⁵ and the development involves 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 involves 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, schedule 8A of the IPA & schedule 2 of the IP Regulation.
If you answered "YES" to Q6, the application requires assessment by DES⁶. 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 2000*?

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

Water related development

For more information about items (i) - (iv), refer to Guide 15, schedule 8A of the IPA & schedule 2 of the IP Regulation.

For more information about item (v), refer to Guide 14 Does my application involve assessment of a referable dam?, schedule 8A of the IPA & schedule 2 of the IP Regulation.

Unless you answered "none of the above", the application requires assessment by 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:

- ☐ (a) operational work that is: (tick applicable box/es)
- ☐ (i) in a watercourse (eg. a pump, gravity diversion, stream re-direction, weir or dam)
- ☐ (ii) for an artesian bore anywhere in the State, no matter what the use
- ☐ (iii) for a subartesian bore, in declared groundwater area⁷, for use for purposes other than stock and/or domestic use
- ☐ (iv) for a subartesian bore, in certain declared groundwater area, for use for stock and/or domestic purposes
- ☐ (v) for a referable dam⁸
- ☐ (vi) for taking overland flow water;
- ☒ (b) none of the above.

³ Department of Natural Resources and Mines

⁴ The identified local government areas are: Aurukun, Bowen, Brisbane, Broadsound, Bundaberg, Burdekin, Burke, Burnett, Caboolture, Cairns, Calliope, Caloundra, Cardwell, Carpentaria, Cook, Cooolool, 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, Tiaro, Torres, Townsville, Whitsunday.

⁵ Australian Height Datum (AHD)

⁶ Department of Emergency Services

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*

Removal of quarry material from a watercourse

For more information refer to Guide 16, schedule 8A of the IPA & schedule 2 of the IP Regulation.
If you answered "YES" to Q8, the application requires assessment by 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 under an allocation notice given under the *Water Act 2000*?

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

Operational works in a tidal area or coastal management district

For more information refer to Guide 18, schedule 8A of the IPA & schedule 2 of the IP Regulation.
If you answered "YES" to Q9, the application requires assessment by 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.

9. Does the application involve operational works in a tidal area or coastal management district as defined under the *Coastal Protection and Management Act 1995*?

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

Tidal works and coastal management

For more information refer to Guide 18, schedule 8A of the IPA & schedule 2 of the IP Regulation.
Unless you answered "none of the above", the application triggers referral to QT¹⁰ (Maritime Safety Qld) as concurrence agency.

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

- ☐ (i) tidal work¹¹ - complete Part M of Form 1
☐ (ii) disposing of dredge spoil or other solid material in tidal water - complete Part M of Form 1
☐ (iii) reclaiming land under tidal water - complete Part M of Form 1
☐ (iv) constructing a canal¹² if the canal is associated with reconfiguring a lot - complete Part M of Form 1
☒ (v) none of the above.

Coastal management

For more information refer to Guide 18, schedule 8A of the IPA & schedule 2 of the IP Regulation.
Unless you answered "none of the above", the application requires assessment by 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 involving operational work** carried out completely or partly in a coastal management district¹³ and assessable under a planning scheme
☐ (ii) a **material change of use involving building work** carried out completely or partly in a coastal management district and assessable under a planning scheme that is -
• the construction of a new premises with a GFA¹⁴ of at least 1000m²
• the enlargement of the GFA of an existing premises by more than 1000m²
☐ (iii) assessable **reconfiguration** of a lot where the land is situated completely or partly in a coastal management district
☐ (iv) assessable **reconfiguration** of a lot¹⁵ in connection with the construction of a canal - complete Part M of Form 1
☒ (v) none of the above

Development below high water mark

For more information refer to Guide 18, schedule 8A of the IPA & schedule 2 of the IP Regulation.
If you answered "YES" to Q12, the application triggers referral to the Port Authority.

The Port Authority is 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 advice agency.

12. Does the application involve development below high water mark¹⁶ and within the limits of a port under the *Transport Infrastructure Act 1994*?

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

Marinas

For more information refer to Guide 18, schedule 8A of the IPA & schedule 2 of the IP Regulation.
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 marina¹⁷ with more than 6 vessel berths?

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

⁹ Watercourse is defined in sch 10 of the IPA

¹⁰ Queensland Transport

¹¹ Tidal work is defined in sch 10 of the IPA

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

¹³ 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

¹⁴ 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.

¹⁵ 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.

¹⁶ High water mark is defined in the *Coastal Protection and Management Act 1995* and means the ordinary high water mark at spring tide

¹⁷ Marinas defined in the *Transport Operations (Maritime Pollution) Regulation 1995*

Tidal works in strategic port land tidal areas

For more information refer to Guide 18, schedule 8A of the IPA & schedule 2 of the IP Regulation.
If you answered "YES" to Q14, the relevant port authority is the assessment manager for the application and EPA and Queensland Transport are concurrence agencies for the application.

14. Does the application involve tidal works within the limits of strategic port land tidal areas¹⁸?

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

Heritage

For further information refer to Guide 19, schedule 8A of the IPA & schedule 2 of the IP Regulation.
If you answered "YES" to Q15, the application triggers referral to the Queensland Heritage Council as concurrence 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

Declared catchment areas

For more information, including a list of the declared catchment areas within Queensland, refer to Guide 13, schedule 8A of the IPA & schedule 2 of the IP Regulation.

Unless you answered "none of the above", the application requires assessment by 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.

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

- ☐ (i) reconfiguration of a lot, if any lot resulting from the reconfiguration is less than 16 hectares;
☐ (ii) 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

Contaminated land

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

For more information refer to Guide 5, schedule 8A of the IPA & schedule 2 of the IP Regulation.

If you answered "YES" to Q17, the application requires assessment by 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. This application involves: (tick the applicable box/es) -

- ☐ (a) **reconfiguring a lot** for which all of part of the premises are -
(i) 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
(ii) in an area for which an area management advice has been given for unexploded ordnance - complete Part N of Form 1
☒ (b) a **material change of use** -
(i) made assessable under the IPA, schedule 8, part 1, table 2, items 5 to 7; or
(ii) 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
☐ (c) none of the above

Electricity infrastructure

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

Unless you answered "none of the above", 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) reconfiguration of 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, 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
☐ (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 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 –
 - for the designated purpose; or
 - 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.

If you answered "YES" to Q20, the application requires assessment by the Office of Urban Management (OUM).

20. Does the application involve a material change of use for urban purposes¹⁹ in the SEQ Region²⁰, other than for a single dwelling on an existing lot, for which all or part of the premises, the subject of the development, is in the –

- (i) Regional Landscape and Rural Production Area;
- (ii) Rural Living Area;
- (iii) Investigation Area; or
- (iv) Mt Lindesay/North Beaudesert Investigation Area, unless the premises is designated or zoned for urban purposes in the relevant planning scheme.

☒ NO

☐ YES
Fisheries matters

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

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

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

- ☐ (i) an assessable material change of use for aquaculture;
- ☐ (ii) assessable operational work that is the construction or raising of a waterway barrier;
- ☐ (iii) assessable operational work completely or partly with a declared fish habitat area;
- ☐ (iv) assessable operational work that is the removal, destruction or damage of a marine plant;
- ☒ (v) 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 section 3.1.6 of the IPA.

For more information go to Guide 2 & Guide 6.

22. Does the application trigger referral coordination?

☒ NO

☐ YES, as the application:

- ☐ (i) triggers 3 or more concurrence agencies;
- ☐ (ii) involves a facility made assessable under a planning scheme and prescribed in schedule 7 of the IP Regulation;
- ☐ (iii) involves development made assessable under a planning scheme and in an area prescribed in schedule 8 of the IP Regulation;
- ☐ (iv) is for a preliminary approval mentioned in section 3.1.6 of the IPA

Referral agency responses prior to lodgement

Under section 3.3.2 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. Old Fire and Rescue Service).

23. 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 Referrals Checklist (if applicable).

OFFICE USE ONLY (applicable to assessment manager)

DATE RECEIVED	REFERENCE NUMBER/S
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R

¹⁹ Urban purposes is defined in schedule 10 of the IPA. To make it clear, urban purposes does not include rural residential purposes as defined in schedule 2 of the Draft South East Queensland Regional Plan

²⁰ Local Governments within the SEQ Region are identified in the Draft South East Queensland Regional Plan as Beaudesert Shire, Boonah Shire, Brisbane City, Caboolture Shire, Caloundra City, Esk Shire, Gold Coast City, Ipswich City, Kilcoy Shire, Laidley Shire, Logan City, Noosa Shire, Noosa Heads Shire, Noosa Shire, Pine Rivers Shire, Redcliffe City, Redland City, Roma Shire, St. Lawrence Shire, Toowoomba City.

BUILDING REFERRALS (advice only)

Below is a list of the referrals that can apply to an application involving building work assessable against the Standard Building Regulation. This information is provided for **advice purposes only** and this section of the referrals checklist is **not** required to be completed and lodged with an application.

Fire safety For more information go to schedule 2 of the <u>IP Regulation</u>	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 <u>IP Regulation</u>	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 <u>IP Regulation</u>	3. An application may trigger referral to the Department of Industrial Relations (DIR) as a concurrence agency in the application involves a workplace incorporating spray painting.
Retail meat premises For more information go to schedule 2 of the <u>IP Regulation</u>	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 <u>IP Regulation</u>	5. An application may trigger referral to the Department of Health as a concurrence agency is the application involves a private health facility.
Workplace area less than 2.3m² For more information go to schedule 2 of the <u>IP Regulation</u>	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 <u>IP Regulation</u>	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 <u>IP Regulation</u>	8. An application may trigger referral to the Department of Industrial Relations (DIR) as a concurrence agency is the application involves pastoral workers accommodation.
Child care centre For more information go to schedule 2 of the <u>IP Regulation</u>	9. An application may trigger referral to the Department of Communities as a concurrence agency if the application involves a child care centre.
Coastal development For more information go to schedule 2 of the <u>IP Regulation</u>	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 ²¹ .
Heritage For more information go to schedule 2 of the <u>IP Regulation</u>	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 <u>IP Regulation</u>	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.

²¹ Coastal building lines are prescribed under the Coastal Protection and Management Act 1992.



BRISBANE CITY COUNCIL

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(1) Bids - Drs
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\$2,301.00

Receipt Total

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Directors

 Tony Evans
B Eng MBA RPEQ
MIE (Aust) MAIPM

 David Burke
B App Sc (Surv) LS MIS

Barry Jones LS

 Flannan Morley
BRTP

 Andrew Hopkins
BRTP
PGDip RegDev

Consultant

 Garry Hargrave
B App Sc (Surv)
LS FIS (Aust)
To Angelina BismarckDate 20/07

Company _____

No of pages 3Subject 45 Paninga Rd, MuramieFax no 3247 3278

CC _____

Reference _____

Message _____

Attached:Part N.CONTAMINATED
LAND SECTION

20 JUL 2005

 This facsimile may contain confidential information intended only for the use of the addressee.
If you have received this facsimile unintentionally, please contact Jensen Bowers.

Form 1 Development Application

idas

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.ipa.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.

R

INTEGRATED PLANNING ACT 1997

Part N, Version 1.0, 4 October 2004

OFFICE USE ONLY (applicable to assessment manager)

DATE RECEIVED		REFERENCE NUMBER/S	
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Published on DES Disclosure Log
RTI Act 2009



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: Kapila Bogoda
Telephone: 3225 8416 E-mail: Kapila.Bogoda@epa.qld.gov.au
Your reference: «Council_Appn_Number»
Our reference: «Application_No» Part «Application_Part» File No.:«FileNumber»

File BNE 3112

CC: «Title» «Firstname» «Surname»
«Flag»«Planning_Consultant»d
«Address»

Brisbane City Council«Local_Government»
GPO Box 1434«Postal_Address»
BRISBANE QLD 4001«Suburb» «State»
«Post_Code»

Attention: «AssManagerTitle» «AssManagerFName» «AssManagerSName»

Re: Application (No. «Council_Appn_Number») for development approval for assessable development to be carried out at «Site_Address» («RPD»«RPD2»).

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

- ☐ Item 3 of Schedule 2 of the *Integrated Planning Regulation 1998*
(for Environmentally Relevant Activities)
- ☒ Item 8 of Schedule 2 of the *Integrated Planning Regulation 1998* (for contaminated land)

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

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

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

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

.....
Signed

.....
Date

Delegate of Administering Authority
Environmental Protection Act 1994.

R

Concurrence agency response

Sections 3.3.16 and 3.5.18 *Integrated Planning Act 1997*

Applicant:	Keilar Fox and McGhie«Company_Name»
Council Application Number:	«Council_Appn_Number»
EPA Application Number:	«Application_No» Part «Application_Part»
Date application received by EPA:	«Referral_Date»
Relevant Laws and Policies:	<i>Environmental Protection Act 1994</i>
Jurisdiction:	Chapter 7, Part 8 <i>Environmental Protection Act 1994</i>

Development Description:

«MCURconfig»

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):

«Site_Address»
(«RPD»«RPD2»)

Response to Development Application

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

The concurrence agency response is that

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

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Conditions of the development approval

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

1. The reconfiguration must be in accordance with the survey plan of proposed reconfiguration of Lot 2 on RP813014 and Lot 294 on SP135357 on plan drawing number JD 3403-00-009 prepared by Keilar Fox McGhie dated 2/7/04.
2. The reconfiguration must be in accordance with the survey plan of proposed reconfiguration of Lot 2 on RP813014 and Lot 294 on SP135357 on plan drawing number JD 3403-00-012 prepared by Keilar Fox McGhie dated 15/7/04.
3. It is a requirement that the applicant notify the Environmental Protection Agency (EPA) (Contaminated Land Unit) in writing within 5 working days of the survey plans being endorsed and provide copies of the registered plans to the EPA (Contaminated Land Unit) to enable the EPA to consider the removal or deletion of some of the proposed new lots from the Environmental Management Register (EMR).

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 mitigate any potential risk to human health or the environment from possible hazardous contaminants present on the site.

Additional comments or advice about the application

Not applicable

Additional information for applicants

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

~ End Of Concurrence Agency Response ~

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Consultants**

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**Town Planners
Urban Designers
Surveyors
Engineers
Project Managers**

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Jensen Bowers
Consulting
Engineers Pty Ltd
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BRTP

Andrew Hopkins
BRTP
PGDip RegDev

ASSESSMENT REPORT
Application for a Development Permit for
Material Change of Use
&
Preliminary Approval for
Associated Works
for
Proposed Industry/Warehouse
55 Paringa Road, Murarrie

Prepared by Jensen Bowers Group Consultants Pty Ltd

for

Gale Developments Pty Ltd & Snowday Pty Ltd

Jensen Bowers Reference: 5458
May 2005

R

55 Paringa Road, Murarrie

Assessment Report for Development Application
Material Change of Use for Proposed Industry / Warehouse



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55 Paringa Road, Murarrie

Assessment Report for Development Application
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- C Easement Documentation
- D Reconfiguration Approval
- E Proposed Plans of Development
- F Industrial Amenity and Performance Code Statement of Compliance Table
- G Industrial Design Code Statement of Compliance Table
- H Gas Pipeline Code Statement of Compliance Table
- I Non-Discriminatory Access and Use Code Statement of Compliance Table
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- K Transport, Access, Parking and Servicing Code Statement of Compliance Table
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55 Paringa Road, Murarrie

Assessment Report for Development Application
Material Change of Use for Proposed Industry / Warehouse



1.0 PREAMBLE

Jensen Bowers Group Consultants Pty Ltd have been commissioned by Gale Developments Pty Ltd and Snowday Pty Ltd to prepare and lodge a town planning application in support of a Development Permit for a Material Change of Use of Premises and a Preliminary Approval for associated Works for "Industry" / "Warehouse" purposes on land at 55 Paringa Road, Murarrie (the "overall site").

This land has recently been approved by Council for the reconfiguration of eight lots (Council reference: DRS/USE/H04-898428). The proposed development is contained within proposed lot 1 (the "development site") of the approved reconfiguration plan.

Having regard to the level of assessment table for the General Industry Area classification, it is understood that the buildings, once approved for industry uses as proposed herein, can also be used for "warehouses" in accordance with the self-assessable provisions of the City Plan and IPA.

The proposal plans for the project have been prepared by Gazza Design Pty Ltd.

This report has been prepared to address the town planning issues relevant to the proposed development.

The proposal requires Council approval by the **Code Assessment** process under the provisions of the *Integrated Planning Act (1997)* (IPA). Having regard to the meaning of "development" at section 1.3.2 of IPA, the proposal is considered to constitute:

- Material Change of Use.
- Building Work.
- Operational Works.

The type of approval being sought is for the issuing by Council of a Development Permit for a Material Change of Use of Premises and a Preliminary Approval for the associated Operational and Building Works components.

55 Paringa Road, Murarrie

Assessment Report for Development Application
Material Change of Use for Proposed Industry / Warehouse



2.0 SITE DETAILS

2.1 Address / Locality

55 Paringa Road, Murarrie.

The site is located in the industrial area that stretches along the lower reaches of the Brisbane River. The Gateway Bridge can be seen to the west of the site and the Brisbane River to the north. Refer to Locality Map at Figure 1.

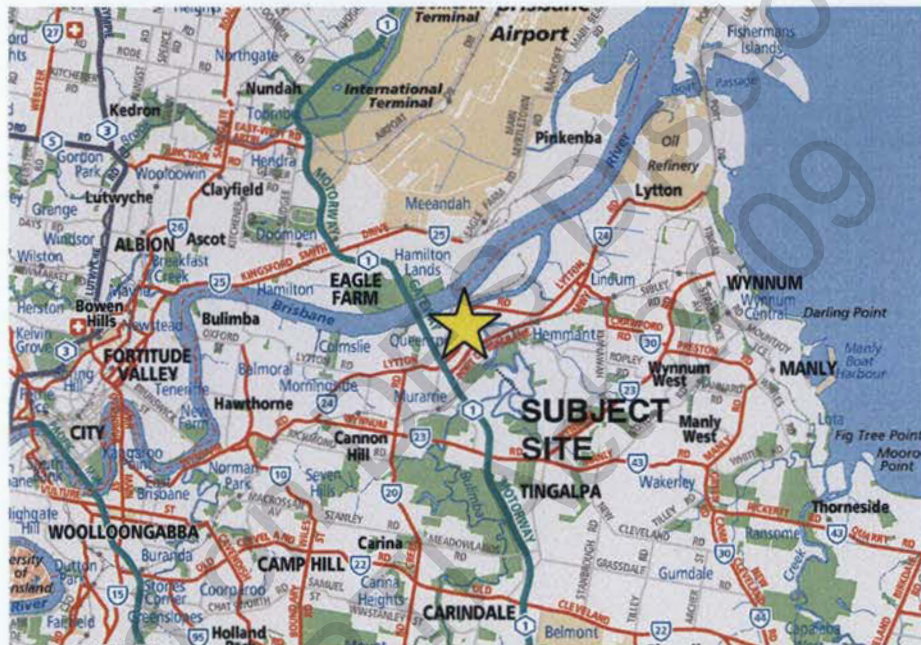


Figure 1: Locality Map

Source: UBD; 2004

2.2 Real Property Description

The real property description for the overall site is lot 294 on SP 135357, Parish of Bulimba, County of Stanley. The development site is proposed lot 1 of the recently approved reconfiguration plan for the site.

Refer to Current Registered Plan at Figure 2 on following page and Attachment A of this report.

2.3 Site Area

Lot 294 contains 4.22 hectares and proposed lot 1 contains 2 700m².

55 Paringa Road, Murarrie

Assessment Report for Development Application
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Consultants

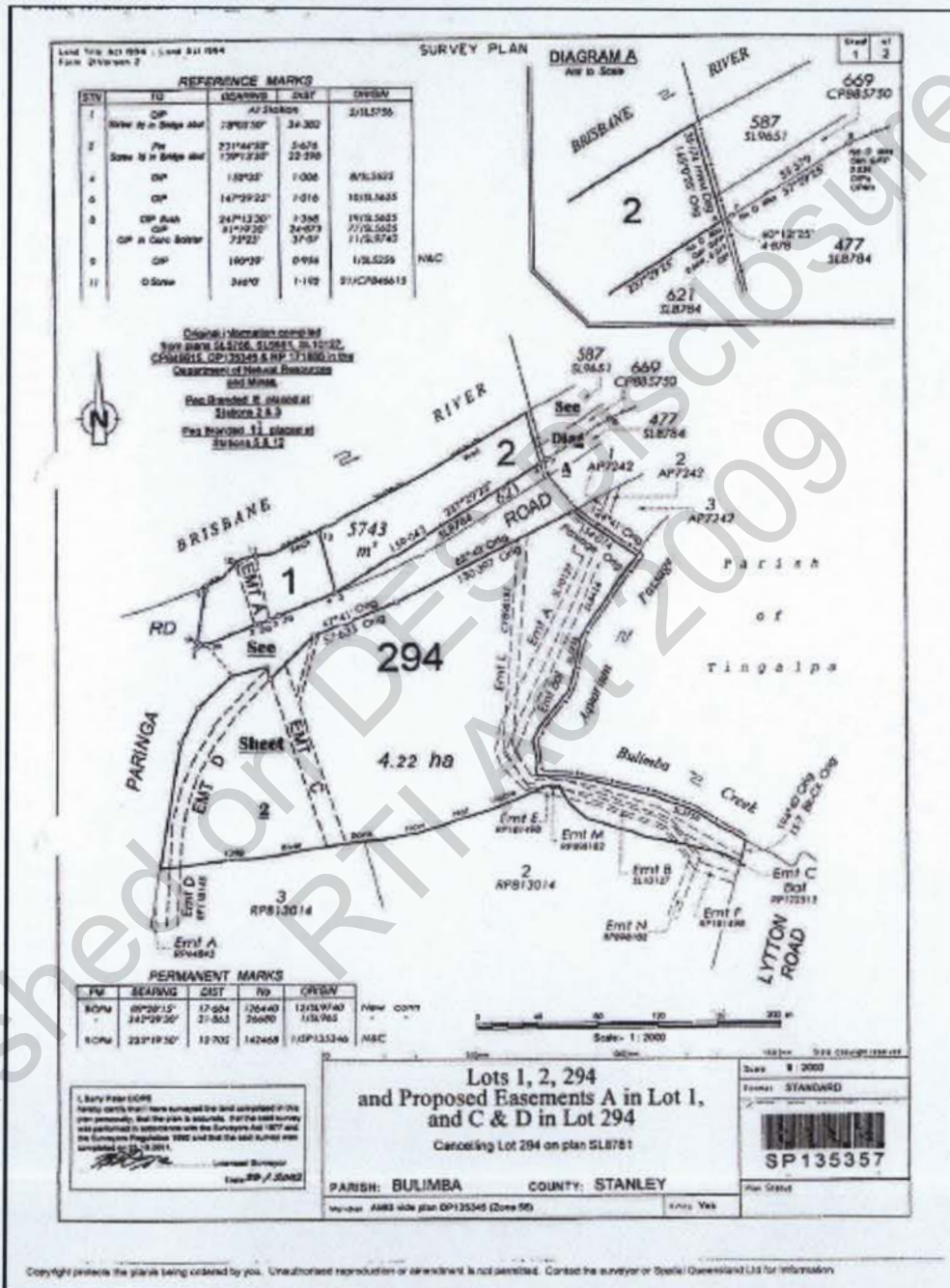


Figure 2: Current Registered Plan

2.4 Easements

The current title search (refer Attachment B) indicates lot 294 is burdened by a number of easements.

Proposed lot 1 is burdened by the following easements:

- Easement on SL6414 to Associated Pipelines Limited (Easement No. 602808360).

This easement runs parallel with the site's rear boundary and is the most southern easement affecting the site.

The easement documentation states that the grantee is to have "full free and exclusive liberty and right on over under and through" the land included in the easement for the purposes of "one or more pipelines", as well as the right to use land "immediately adjacent to either side of the said land but limited to a distance of 15.25 metres in connection with the construction repair or replacement of the pipeline or lines".

Accordingly, the proposed development has been designed so that only carparking and vehicular manoeuvring areas are located over the land included within the easement and on the land 15.25 metres either side of the easement – carparking and manoeuvring areas will not preclude the grantee from using this land as stated in the easement documentation.

- Easement A on SL10127 to Gas Corporation of Queensland Limited (Easement No. 602808361).

This easement also runs parallel with the site's rear boundary and adjoins easement on SL6414 to the north.

The easement documentation states this easement is to "permit and allow full and free right and liberty for the Grantee to lay down construct use and maintain a gas main cross and through the said easement". The easement documentation also states that the "Grantor will not cause permit or suffer any buildings or other erections to be made on or over the said easement".

Accordingly, the development has been designed so that no buildings are located over land affected by this easement. Only carparking and manoeuvring areas have been located over this land, however, will not preclude the use of this land by the grantee as stated in the easement.

- Easement L on CP898181 to Energex Limited (Easement No. 703595469).

This easement runs in a north-south direction on the western aspect of the site.

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The covenant (L967635R) indicates this easement is to "permit and allow the Grantee at all times and in all manner hereafter full right to convey electricity on, over, in, under, across and through the servient tenement by electric lines". The covenant also requires the easement to be "clear and kept clear".

Accordingly, the development has been designed so that land affected by this easement is kept clear. Only vehicular access is located on this land, however, this will not preclude the use of the land as required by the easement.

Refer to the Easement Documentation at Attachment C.

2.5 Street Frontage

Lot 1 has a frontage of 39 metres to Paringa Road (classified as a "suburban route" in the City's Road Hierarchy).

2.6 City Plan Area Classification

General Industry Area. Other City Plan designations:

- AGL Pipeline.
- Waterway Corridor.
- Land subject to Wetlands. Refer to City Plan Map at Figure 3.



Figure 3: City Plan map extract

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2.7 Definition of Proposed Use

As per the use definitions at Chapter 3 of the Brisbane City Plan 2000, the proposal constitutes "Industry".

Having regard to the level of assessment table for the General Industry Area classification, it is understood that the buildings, once approved for industry uses as proposed herein, will also be able to be used for "warehouses" in accordance with the self-assessable provisions of the City Plan and IPA.

2.8 Existing Use

The overall site is vacant. It noted access to Paringa Road is provided through the site for a crane hire company operating from the adjoining lot to the south (lot 2). This access is formalised by the approved reconfiguration plan. *Refer figure 4.*



Figure 4: View of the development site from Paringa Road.

2.9 Topography

The site is generally level.

2.10 Surrounding Land Uses

The site is predominately surrounded by established and newly developing industrial land uses.

For example, industrial uses are located south of the site, including a crane hire company immediately southeast and an industrial development under construction to the southwest. Other established industrial uses are located further south of the site,

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Assessment Report for Development Application
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including "Colly Cotton Marketing" and "Gregorys Transport". Energex's "Doboy bulk supply substation" fronts Lytton Road.

West of the site and opposite Queensport Road are newly developed industrial uses as well as other industrial developments under construction (i.e. a marine industry development fronting the River).

North of the site and opposite Paringa Road is a railway line and the Brisbane River. A boat and barge company is also located northwest. To the northeast is the Visy paper recycling plant and further east is Gibson Island and associated industry and wharves.

East of the site is a "gate station" and further east is the Aquarium Passage / Bulimba Creek.

Clearly, the site's context is industrial in character and is wholly suitable for the development as proposed. *Refer to Site Context Images at Figures 5 - 17.*



Figure 5: Crane hire adjoining the site to the south



Figure 6: Crane hire industry in the foreground and other industry further south (the top of the Energex substation can be seen in the rear of image)

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Figure 7: Industry development under construction southwest of the site



Figure 8: Colly Cotton further south of the site



Figure 9: Marine industry under construction west of the site on Queensport Road

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Figure 10: Industry under construction west of the site on Queensport Road

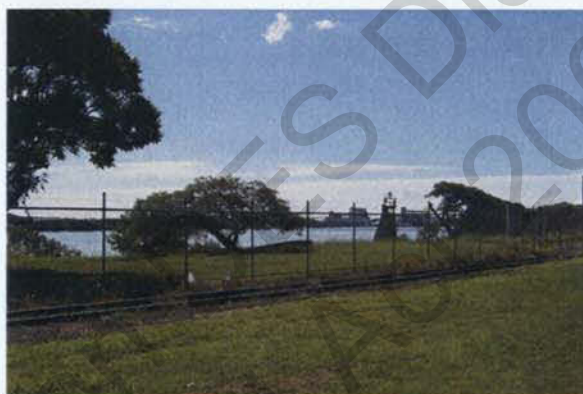


Figure 11: Railway line and Brisbane River north of the site.



Figure 12: Boat and barge industry northwest of the site

55 Paringa Road, Murarrie

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Jensen Bowers
Property Development
Consultants



Figure 13: Visy paper recycling plant further east of the site



Figure 14: View across the Brisbane River towards Pinkenba industrial area



Figure 15: "Gate station" east of the site

55 Paringa Road, Murarrie

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Figure 16: Green space corridor along the Aquarian Passage / Bulimba Creek (view from the development site)



Figure 17: Green space corridor along the Aquarian Passage / Bulimba Creek (view from inside corridor)

55 Paringa Road, Murarrie

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Property Development
Consultants

3.0 PROPOSAL

3.1 Site History

The development site is part of a larger lot currently described as lot 294 on SP135367. Lot 294 and lot 2 on RP813014 (adjacent to the south) are subject to a development permit for a reconfiguration and associated conditions granted 24 February 2005 (Council reference number DRS/USE/H04-898428).

The reconfiguration approved "stage 1" (a two into two subdivision) and "stage 2" (a one into 7 lot subdivision plus park). The development site, proposed to be developed herein, is referred to as lot 1 on the approved reconfiguration plan.

The approved reconfiguration also included the provision of a greenspace corridor along Bulimba Creek which adjoins lot 1 to the south.

It is important for Council assessment officers to note a number of issues have been adequately dealt with in the previous reconfiguration development permit process and through its subsequent conditions.

For example:

- Earthworks for the entire site will be undertaken as part of the reconfiguration permit and prior to the survey plan being endorsed. It is understood the earthworks will establish the required ground level for subsequent development at the site. Therefore no substantial amounts of fill will be required by the proposed development to attain the required floor level.
- As such, potential acid sulphate soil issues will also be dealt with during the earthworks stage.
- The reconfiguration permit requires the lot to be serviced prior to the survey plan being endorsed.
- Contaminated land matters are being handled through the reconfiguration permit.
- Ecology, in particular, the retention of vegetation has been dealt with during the reconfiguration process. The reconfiguration permit includes an approved plan identifying which trees are to be retained. There are no trees on lot 1 included on the approved plan (refer condition 29).
- Stormwater for the entire site is being dealt with through the reconfiguration permit. It is understood some site specific stormwater measures will be required.

???
NOT sufficient

55 Paringa Road, Murarrie

Assessment Report for Development Application
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- Waterway and wetland issues have adequately been dealt with through the reconfiguration process by the establishment of a greenspace corridor along Bulimba Creek.
- The reconfiguration permit also approved a "conditional approval and design letter" which includes specific design and construction requirements from Agility Management Pty Ltd, the operator of the Roma Brisbane natural gas pipeline located on the southern aspect of the site. The reconfiguration approval states that the letter may be relevant for subsequent development applications. As such the proposed development has been designed in accordance with the requirements of the letter.

A copy of the reconfiguration approval is included at Attachment D of this report.

3.2 Project Description

This development application proposes to develop two integrated industrial buildings within proposed lot 1 of the approved reconfiguration plan at the site.

The proposed development has been designed to take account of the site's constraints, primarily being the three easements that traverse the site.

For example, a central vehicular accessway has been formed over the Energex easement which runs in a north-south direction over the site. The accessway will allow for the use of the easement by the Energex in accordance with the easement requirements.

The accessway leads to the main carparking and manoeuvring area located to the rear of the site. The carparking and manoeuvring area is located over the two easements running along the site's southern boundary. The carparking and manoeuvring area will not jeopardise the requirements of these easements. Refer to section 2.4 for further discussion on these easements.

Built form is generally located in the remaining areas not affected by the easements. The development proposes two separate buildings – a "larger" building located east of the accessway and accommodating four tenants and a "smaller" building located west of the accessway accommodating a single tenant. The site will include a total of five individual tenants.

The buildings will be constructed of painted tilt concrete slabs. The building façades will variously include awnings, other sunshading devices and architectural elements to provide variation to the building's façade. Overall, the proposed development has been designed to present a high quality finish.

The design parameters of the proposed development are as follows:

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Height	1 storey with a mezzanine level (approximately 10 metres at highest point)
GFA	
Industry (ground floor)	1 025m ²
Mezzanine	300m ²
Total	1 325m ²
Site Cover	37%
Landscaping	15.3%
Carparking Spaces	
2 per tenancy	10
1 per 100m ²	14
Total	24

The proposed development also includes amenities for each tenant and shared outdoor staff areas. Two shared refuse areas are provided within the curtilage of the larger building and a single refuse area is provided for the smaller building.

Carparking, loading / unloading and manoeuvring areas will be provided in accordance with the Council's design guidelines for industrial uses. All carparking, servicing and loading / unloading will be able occur on site. The proposed site plan indicates how manoeuvring for an articulated vehicle will be achieved. Disabled carparking is also provided for on site.

Access to the proposed development site will be via a crossover to Paringa Road.

No trees identified as being required to be retained in the approved reconfiguration plan for the site will be impacted upon as a result of the proposed development.

The site is not located near a sensitive receiving environment, therefore noise and amenity are not expected to be an issue.

The development is also consistent with the reconfiguration permit over the site.

The applicable Codes for the proposal have been assessed at sections 4.2 and 4.3 of this report. The proposed development complies with all acceptable solutions of the Codes (where they have been provided; otherwise an appropriate performance solution has been provided).

The proposed development is shown on the Plans of Development prepared by *Gazza Design* included Attachment E.

55 Paringa Road, Murarrie

Assessment Report for Development Application
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4.0 PLANNING ASSESSMENT – BRISBANE CITY PLAN 2000

4.1 Code Assessable Development

The criteria for Code Assessable development outlined in Chapter 3, section 2.5.1 of the Brisbane City Plan 2000 are addressed below.

Point 1 - Requires an Application and Development Permit before development can start

This application is a properly made application and it is expected Council will be able to issue a Development Permit to authorise the proposed development.

Point 2 – Assessed against applicable Codes and any Local Plan Code

The proposal has been assessed against the Primary Codes and applicable Secondary Codes. There is no applicable Local Plan Code.

This project complies with the acceptable solutions where provided in the Codes. Performance solutions are only proposed where an acceptable solution has not been specifically provided for in the Codes.

Point 3 – Community comment where Code Notifiable

The development is not identified as Code Notifiable development in the Level of Assessment Table for the General Industry Area.

Point 4 – Development may be subject to relevant Local Law

To the best of the writer's knowledge, there are no Local Laws applicable to the development at this stage.

4.2 Primary Codes

The following Codes have been identified as Primary Codes for the application:

4.2.1 Industrial Amenity and Performance

The project complies with the acceptable solutions of this Code. We note there are instances where the Code does not provide acceptable solutions – in this case, the project demonstrably complies with the relevant performance criteria.

Refer to the Statement of Compliance table at Attachment F for further details.

55 Paringa Road, Murarrie

Assessment Report for Development Application
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4.2.2 Industry Design

The project is found to comply with the acceptable solutions of this Code. We note there are instances where the Code does not provide acceptable solutions – in this case, the project demonstrably complies with the relevant performance criteria.

Refer to the Statement of Compliance table at Attachment G for further details.

4.3 Secondary Codes

The Industrial Amenity and Performance and the Industrial Design Codes call up a number of codes as secondary codes. Of these codes, the following have been considered and are not applicable to the proposed development:-

- Acid Sulphate Soil.
- Biodiversity.
- Waste Water Management.
- Waterway.
- Wetland.

The following secondary codes are considered to be applicable to the proposed development and are addressed below:-

- Gas Pipeline
- Landscaping
- Non-discriminatory Access and Use
- Services, Works and Infrastructure
- Stormwater Management
- Transport, Access, Parking and Servicing

4.3.1 Gas Pipeline

We note the reconfiguration permit includes a "conditional approval and design letter" from Agility Management Pty Ltd, the operator of the Roma Brisbane natural gas pipeline that traverses the site to the south. The approval includes specific design and construction requirements – the development will be undertaken in accordance with these requirements.

Refer to the Statement of Compliance table at Attachment H.

55 Paringa Road, Murarrie

Assessment Report for Development Application
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4.3.2 Landscaping

This Code is called up in response to a condition of an approval. It is expected Council will be able to place a reasonable condition on the approval relating to the submission of a Landscape Plan.

4.3.3 Non-discriminatory Access and Use

The development complies with the acceptable solutions - refer to Statement of Compliance table included at Attachment I.

4.3.4 Services, Works and Infrastructure

The development complies with the acceptable solutions - refer to Statement of Compliance table included at Attachment J.

4.3.5 Stormwater Management

Stormwater management for the overall site has been addressed through the reconfiguration approval over the site.

It is expected that site specific stormwater impacts as a result of the proposed development can be dealt with in the standard manner, i.e. through the preparation of a site based stormwater management plan. This can be included as a condition of the approval.

4.3.6 Transport, Access, Parking and Servicing

The development complies with the acceptable solutions - refer to Statement of Compliance table included at Attachment K.

5.0 INTEGRATED PLANNING ACT

5.1 IDAS Referral Agencies

5.1.1 Contaminated Land Matters

The Environmental Protection Agency has been identified as an IDAS Referral Agency as lot 294 on SP135357 is included on the Environmental Management Register (*refer Attachment L for Contaminated Land Search*).

The attached search states that lot 294 on SP135357, where the development site is included, has been subdivided from lot 294 on SL8781 which was included on the register. Therefore lot 294 on SP135357 remains on the register until it can be shown that it is not located near the contaminating activity.

Although it is expected that any contaminated land matters associated with the land are being resolved in accordance with the approvals over the site, this requirement can be addressed during the referral stage.

5.1.2 Electricity Infrastructure

ENERGEX have been identified as an IDAS Referral Agency as part of the site is subject to an easement in favour of ENERGEX.

No other IDAS referral agencies are identified as being triggered by this application.

It is understood the application may be referred to other agencies for third party advice or comment (i.e. for the gas pipelines) in accordance with section 3.2.7 of the Act. However, it is understood any "third party advice or comment" agencies will not constitute formal IDAS referral agencies and nor will this extend any IDAS stage.

5.2 State Planning Policies

The subject site is not affected by any State Planning Policies.

55 Paringa Road, Murarrie

Assessment Report for Development Application
Material Change of Use for Proposed Industry / Warehouse



6.0 CONCLUSION

On the balance of relevant considerations regarding the site, its context and pertinent planning documentation, this application is supportable from a Town Planning perspective for reasons set out in this report and summarised below:

- (i) The proposed development represents the orderly progression of the development at the site where infrastructure, stormwater, traffic, contaminated land, acid sulphate soil impacts, etc have been previously addressed.
- (ii) Any potential impacts associated with the proposed development are expected to be contained at the subject site. Regardless, the proposed development is expected to be consistent with other industrial development predominating in the site's context.
- (iii) The development complies with all relevant acceptable solutions of the applicable Codes (where acceptable solutions have been provided).
- (iv) There are sufficient Town Planning grounds to justify the development proposed.

It is therefore recommended that the application be approved by Council with reasonable and relevant conditions for the development imposed.

ATTACHMENT A
Current Registered Plan

R

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

SURVEY PLAN

DIAGRAM A
Not to Scale

Sheet 1 of 2

REFERENCE MARKS

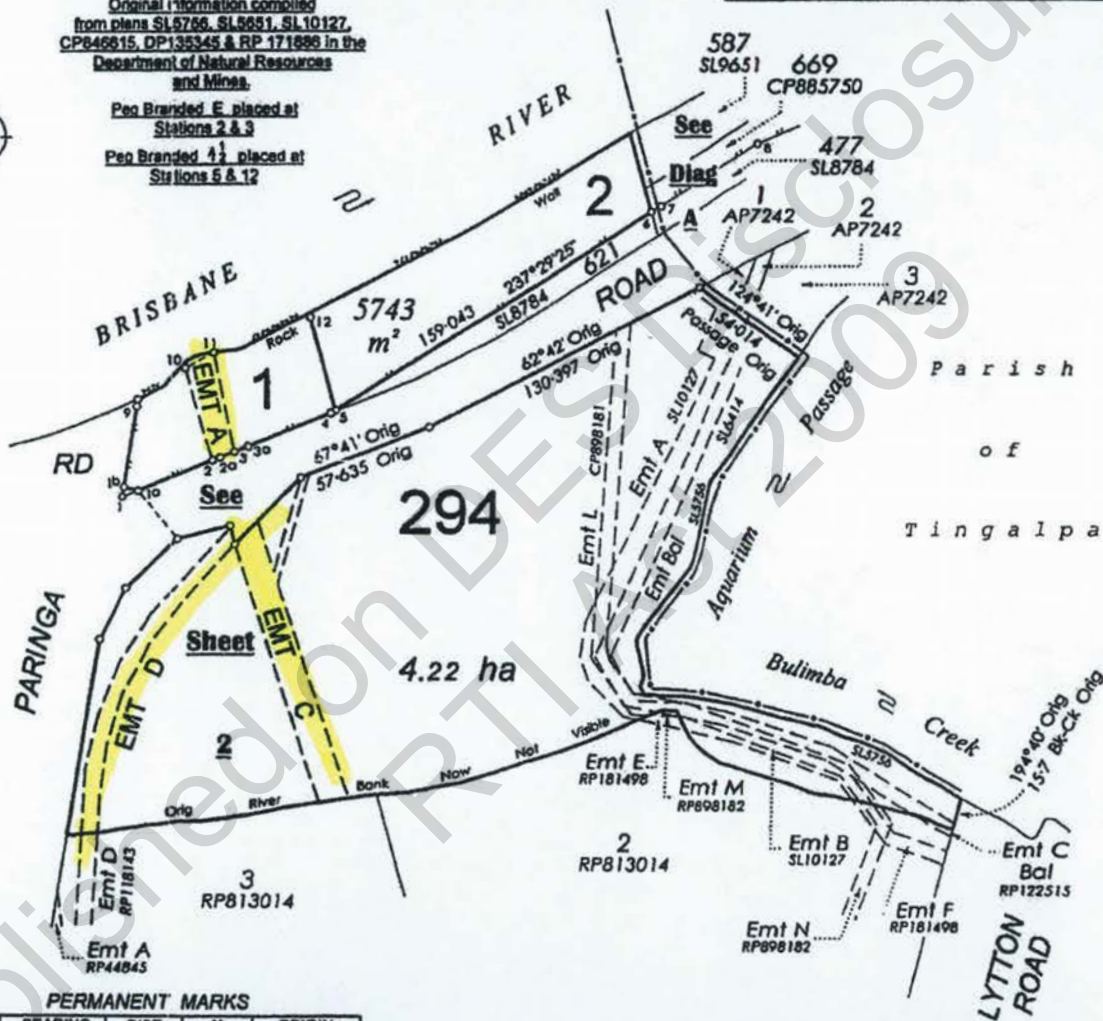
STN	TO	BEARING	DIST	ORIGIN
1	OIP	At Station		2/SL5756
1	Screw fd in Bridge abut	78°05'50"	34.382	
2	Pin	231°44'50"	5.676	
2	Screw fd in Bridge abut	139°13'50"	22.598	
4	OIP	152°35'	1.006	8/SL5625
6	OIP	147°29'25"	1.016	10/SL5625
8	OIP flush	247°13'30"	1.368	19/SL5625
	OIP	81°19'30"	24.873	77/SL5625
	OIP in Cons Bolster	75°23'	37.07	11/SL9740
9	OIP	190°39'	0.956	1/SL5256 N&C
11	O.Screw	246°0'	1.192	21/CP846615



Original information compiled from plans SL5756, SL5651, SL10127, CP846615, DP135345 & RP171886 in the Department of Natural Resources and Mines.

Peo Branded E placed at Stations 2 & 3

Peo Branded L placed at Stations 5 & 12



PERMANENT MARKS

PM	BEARING	DIST	No	ORIGIN	
8-OPM	89°28'15"	17.684	126440	12/SL9740	New conn
	342°29'30"	31.865	26680	1/SL965	"
9-OPM	225°19'50"	12.702	142468	1/SP135346	N&C

Scale: 1:2000

Scale: 1:2000

Scale 1:2000

Format STANDARD



SP135357

Plan Status

Lots 1, 2, 294
and Proposed Easements A in Lot 1,
and C & D in Lot 294

Cancelling Lot 294 on plan SL8781

PARISH: BULIMBA COUNTY: STANLEY

Method AMG vide plan DP135345 (Zone 56)

F/Ns Yes

R

I, [73(2)Irrelevant]
herby certify that I have surveyed the land comprised in this
plan personally, that the plan is accurate, that the said survey
was performed in accordance with the Surveyors Act 1977 and
the Surveyors Regulation 1992 and that the said survey was
completed on 28.11.2002.
[73(2)Irrelevant] Licensed Surveyor
Date 28.11.2002

Published on DES Disclosure Log
RTI Act 2009

ATTACHMENT B
Current Title Search

R

CURRENT TITLE SEARCH

NATURAL RESOURCES & MINES, QUEENSLAND

Request No: 113438584
Search Date: 05/05/2005 2:54 pm

Title Reference: 50459796
Date Created: 30/09/2003

Previous Title: 40039115

REGISTERED OWNER

Interest

Dealing No: 707947127 04/08/2004

GALE DEVELOPMENTS PTY LTD A.C.N. 001 337 524
SNOWDAY PTY LTD A.C.N. 003 895 341

1/2
1/2

AS TENANTS IN COMMON

ESTATE AND LAND

Estate in Fee Simple

LOT 294 SURVEY PLAN 135357
County of STANLEY Parish of BULIMBA
Local Government: BRISBANE CITY

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 40039115 (Lot 294 on SP 135357)
2. EASEMENT No 602808360 (A1088) 03/11/1977
burdening the land to
ASSOCIATED PIPELINES LIMITED
OVER AN EASEMENT ON CROWN
PLAN NO.SL6414
3. EASEMENT No 602808361 (A2184) 16/03/1987
burdening the land to
GAS CORPORATION OF QUEENSLAND LIMITED
OVER EASEMENTS A AND B ON CROWN PLAN
NO.SL10127
4. EASEMENT IN GROSS No 703595469 27/09/1999 at 09:35
burdening the land
ENERGEX LIMITED A.C.N. 078 849 055
over
EASEMENT L ON CP 898181
5. TRANSFER No 707795147 10/06/2004 at 11:07
EASEMENT IN GROSS: 703595469
ENERGEX LIMITED A.C.N. 078 849 055
QUEENSLAND ELECTRICITY TRANSMISSION CORPORATION LIMITED
A.C.N. 078 849 233 JOINT TENANTS

Page 1/-

R

CURRENT TITLE SEARCH

NATURAL RESOURCES & MINES, QUEENSLAND

Request No: 113438584

Search Date: 05/05/2005 2:54 pm

Title Reference: 50459796

Date Created: 30/09/2003

EASEMENTS, ENCUMBRANCES AND INTERESTS (Continued)

6. EASEMENT No 707067625 09/10/2003 at 10:56
burdening the land to
LOTS 477 AND 621 ON CP SL8784
OVER EASEMENT D ON SP135357
7. EASEMENT No 707067669 09/10/2003 at 11:01
burdening the land to
LOT 3 ON RP813014
OVER EASEMENT C ON SP135357
8. EASEMENT No 707354326 06/01/2004 at 15:25
benefiting the land over
EASEMENT A ON SP135376
9. MORTGAGE No 707947148 04/08/2004 at 10:40
ST.GEORGE BANK LIMITED A.C.N. 055 513 070

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

COPYRIGHT THE STATE OF QUEENSLAND (NATURAL RESOURCES & MINES) [2005]
Requested By: CITEC CONFIRM

ATTACHMENT C
Easement Documentation

Memorandum of Encumbrances Liens and
Interests

N I L

As Mortgagee(s) under Memorandum of Mortgage
No.

I/We consent to the within Easement

DATED this day of

197

GRANT

OF

EASEMENT

Mortgagee(s)

Witness

THE SOUTHERN ELECTRIC AUTHORITY
OF QUEENSLAND

to

ASSOCIATED PIPELINES LIMITED



602808360

A1088

EASEMENT

ORIGINAL

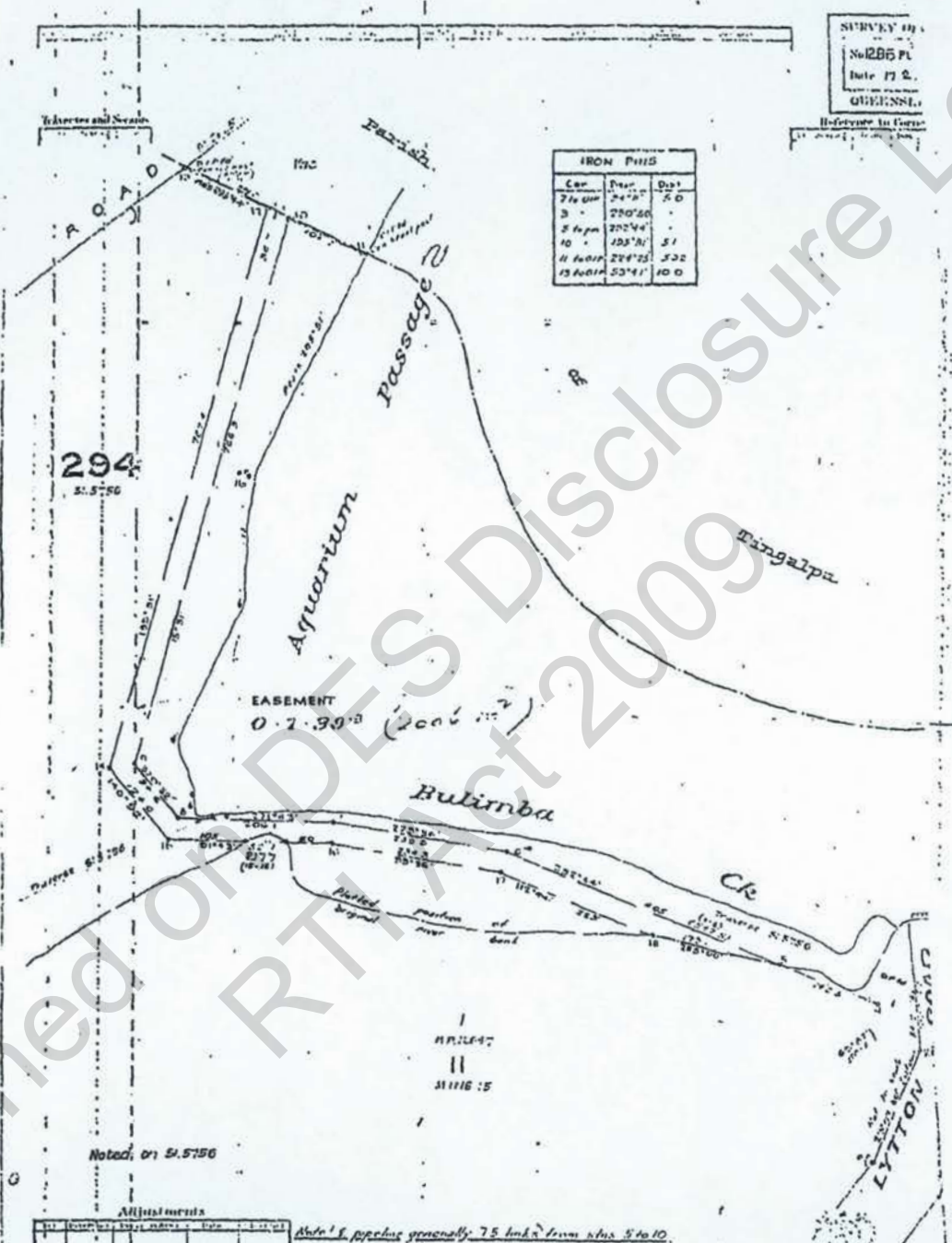
Dealing No. 576643
Received in the Department of Lands, Brisbane,
this 15th day of June 1977.
at 15 o'clock
EASEMENT No. A1088
Registered: 3 NOV 1977
Reg: 1

73(2) Irrelevant

R

SURVEY 19
No 285 PL
Date 17 2.
QUEENSL.
Reference to Com-

Cor.	Dist.	Dist.
7 to 8	24' 10"	50
8 to 9	250' 50"	
9 to 10	252' 44"	
10 to 11	105' 31"	51
11 to 12	224' 25"	532
12 to 13	53' 41"	100



Adjusted meridia

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

Note: 1. perspective generally 75 look down plus 5 to 10.

CROWN COPYRIGHT RESERVED

Meridian Illustration
Subject B' for
Meridian of 51 5756

Date of Illustration: 17 2009
Date of Commission: 17 2009
Illustrated by: 17 2009
Number 5
Checked by: 17 2009
Sub-Inspector: 17 2009
Scale: 1/2" = 1 mile

PLAN OF
PARTIAL N^o 294
PARISH OF BULIMBA
County of Stanley
Local Govts Brisbane
District of
Cat. N^o 51.6414

73(2) Irrelevant

R

ORIGINAL

ML 4R 128

ST197

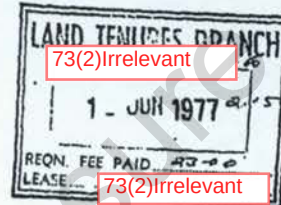
"A"

"THE LAND ACTS, 1962 to 1974"

ASSOCIATED PIPELINES LIMITED
EASEMENT

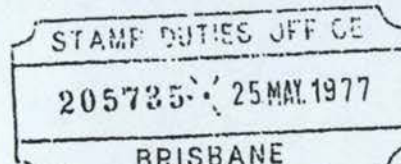
Check lease

Land Agent's District: BRISBANE
Register No. of SPECIAL LEASE NO. 37065
County: STANLEY
Parish: BULIMBA
Portion: 294
Area: 5.21 hectares



THE SOUTHERN ELECTRIC AUTHORITY OF QUEENSLAND, c/- Messrs. Thynne & Macartney, G.P.O. Box 245, Brisbane (hereinafter called "the Grantor") being the lessee of the lands herein described, but subject to such mortgages, sub leases, charges or other encumbrances as are notified by memorandum endorsed hereon IN CONSIDERATION of the sum of ONE DOLLAR paid to be by Associated Pipelines Limited (hereinafter called "the Grantee" the receipt of which sum is hereby acknowledged DO HEREBY GRANT unto the Grantee for the full period of the Grantor's current lease (less one day) and so far as the Grantor is capable of making a grant in that behalf, of any renewal or extension thereof the full free and exclusive liberty and right on over under and through that part of the above described land described and delineated as "Easement" on Survey Plan Catalogue Number SL6414 and having an area of 2006 square metres hereinafter referred to as the said land to lay down, construct, change the size and number of, operate, maintain, patrol (including aerial patrol) alter, remove, replace, reconstruct and/or repair one or more pipelines for conveying natural gas, artificial gas, oil and other liquid or gaseous hydrocarbons and any products or by-products thereof and any other substance which may be transported by pipeline together with all the works of the Grantee useful in connection with or incidental to its undertaking including but without limiting the generality of the foregoing, all such communication and power systems, drips, valves, fittings meters, connections and all other equipment and appurtenances, whether or not similar to the foregoing, as may be useful or convenient in connection therewith or incidental thereto together with the right for the Grantee its surveyors, engineers, servants, agents, licensees, contractors, sub-contractors and others authorised by it to enter upon and remain, pass and repass on and over the said land for all or any of the purposes aforesaid and with or without vehicles plant and equipment of any description as and from the date hereof and for so long thereafter as the Grantee desires to exercise the rights and privileges hereby granted and the Grantor and the Grantee DO HEREBY MUTUALLY COVENANT AND AGREE one with the other of them as follows:

1. For all or any of the purposes aforesaid the Grantee, its surveyors, engineers, servants, agents, licensees, contractors, sub-contractors and others authorised by it with or without vehicles plant and equipment of any description shall have the right to use such lands of the Grantor or which he holds under lease from the Crown immediately adjacent to either side of the said land but limited to a distance of 15.25 meters in connection with the construction repair or replacement of the pipeline or lines.
2. Subject to the consent of the Minister for Lands first had and obtained when required the Grantee may clear the said land and cut and remove timber, trees undergrowth, crops, gates and fences and construct and maintain gates in fences crossing the said land as the Grantee shall consider necessary or desirable PROVIDED THAT any fences removed by the Grantee shall be immediately reinstated by the Grantee on the completion of the laying of the pipeline and any gates in fences crossing the said land shall be kept locked by the Grantee and a key for such lock shall be supplied to the Grantor.



3. The Grantor shall not, without the prior written consent of the Grantee excavate, drill, install, erect or permit to be excavated, drilled, installed or erected on or under the said land any pit, well, foundation, pavement or other structure or installation nor shall the Grantor alter or disturb or permit to be altered or disturbed (other than by the processes of nature) the present grades and contours of the said land but otherwise the Grantor shall have the right fully to use and enjoy the said land subject always to and so as not to interfere with the rights and privileges hereby granted and conferred upon the Grantee PROVIDED THAT the consent of the Grantee shall not be unreasonably withheld to enable the Grantor to construct roads, drainage and other works on or across the said land, and provided further that the Grantee may require of a condition of any such consent that the Grantor will comply with any reasonable terms, conditions or limitations imposed by the Grantee.

4. The consideration hereinbefore mentioned is acknowledged by the Grantor to be in full satisfaction of all moneys payable for the granting of this easement in favour of the Grantee.

5. The Grantee will compensate the Grantor for damage done from and after the date this instrument shall have been delivered to the Grantee to the Grantor's crops, timber, pasture lands, livestock, improvements, and other property on the said land or any land of the Grantor or which he holds under lease from the Crown adjacent to the said land by reason of the exercise of the rights hereinbefore granted. Any compensation paid to the Grantor hereunder shall be deemed to include compensation for the occupier of the said land.

6. The Grantee shall bury with a minimum cover of 66.2 centimetres and maintain all pipelines so as not to interfere unreasonably with the drainage or ordinary surface usage of the said land.

7. Notwithstanding any rule of law or equity, the pipe (which term shall include all pipelines, communication and power systems, drips, valves, fittings, meters, connections and all other equipment and appurtenances, whether or not similar to the foregoing) brought onto, laid or erected upon or buried in or under the said land by the Grantee shall at all times remain the property of the Grantee notwithstanding that the same may be annexed or affixed to the said land and shall at any time, and from time to time, be removable in whole or in part by the Grantee.

8. The Grantee, performing and observing the covenants and conditions on its part to be observed and performed, shall and may peaceably hold and enjoy the rights, liberties, privileges and easement hereby granted without hindrance, molestation or interruption on the part of the Grantor or of any person firm or corporation claiming by, through, under or in trust for the Grantor.

9. All notices to be given hereunder may be given by prepaid registered or certified letter addressed to the Grantor at c/- Thynne & Macartney, G.P.O. Box 245, Brisbane and to the Grantee at c/- Feez Ruthning & Co., G.P.O. Box 210, Brisbane, or such other address as the Grantor and Grantee may respectively from time to time designate in writing and any such notice shall be deemed to have been given to and received by the addressee on the third day following that on which the same is posted.

10. Neither this instrument nor anything herein contained shall affect or prejudice the rights of the Company or its surveyors, engineers, servants, agents, licensees, contractors and sub-contractors under "The Petroleum Acts, 1923 to 1973" or under any permission granted pursuant to Section 45(2) of the said Acts or under any license granted pursuant to Section 45(3) of the said Acts or the rights of the Governor in Council to resume and acquire the said land or any part or parts thereof or any other lands which the Grantor holds under lease from the Crown or any part or parts thereof under the provisions of the said Acts and "The Land Acts 1962 to 1974".

11. The Grantor will execute every such deed instrument or assurance and do every such thing for further or more effectually securing the rights or interests of the Grantee to or in the said Land or any part or parts thereof pursuant to these presents as shall by the Grantee be reasonably required.

12. The Grantor, if at any time he obtains a grant in fee simple or an extension or renewal of the abovementioned lease or any fresh lease from the Crown (whether of the same or of a different tenure from the abovementioned lease) of the said holding or part of it comprising the said land or any part of it, will upon being thereunto required by the Grantee, but subject to the consent of the Minister for Lands first being had and obtained, if so required,

grant to the Grantee an easement in perpetuity or for the full term of the lease over such land less one day in form appropriate to the nature of his title, on the like terms and conditions so far as applicable, as are herein contained, and, pending the formal granting of such easement, the grantee shall have the like rights and privileges in respect of such land as those hereby granted. If at any time the Grantor obtains a grant in fee simple as aforesaid the Grantee shall, at its own cost and expense, obtain a plan of survey of the said land or any part of it as the case may be, to enable any easement which by virtue of this clause the Grantor is obliged to grant to the Grantee to be registered in the Real Property Office.

13. The Grantee hereby indemnifies the Grantor against all actions, suits, proceedings, claims, demands, damages, costs, expenses and other charges whatsoever which the Grantor may suffer or be called upon to pay in respect of any act matter or thing done by or for or on behalf of the Grantee its servants, agents, workmen, employees, contractors and others duly authorised by the Grantee in carrying out by the Grantee, of all or any of the matters hereinbefore set out or by reason of the pipe pipeline and associated works being located on the said land.

14. IT IS EXPRESSLY AGREED between the Grantor and the Grantee that this easement is, and shall be of the same force and effect to all intents and purposes as, a covenant running with the land and the benefit and burden of the stipulations of this easement shall extend to, be binding upon and enure to all persons deriving title from or under the Grantor and the Grantee respectively, and wherever the singular or masculine is used, it shall be considered as if the plural or the feminine or the neuter, as the case may, had been used, where the context or the party or parties hereto so require and the rest of the sentence shall be construed as if the grammatical and terminological changes thereby rendered necessary had been made and where more than one Grantor is a party hereto the covenants and agreements herein contained shall extend to and bind such Grantors jointly and each of them severally.

15. These presents are upon the express condition that they shall have no force and effect unless and until the same shall be consented to by the Minister for Lands.

IN WITNESS WHEREOF the parties hereto have executed these presents as herein-after set forth.

THE SEAL of THE SOUTHERN ELECTRIC
AUTHORITY OF QUEENSLAND was here-
unto affixed this ninth day
of November 1976 pursuant to a
resolution of the Board in the
presence of
a Member thereof and of
the Secretary



73(2)Irrelevant

Member

both in the presence of

73(2)Irrelevant

A Justice of the Peace

SIGNED by ASSOCIATED PIPELINES
LIMITED this ninth
day of May 1977
by its duly constituted Attorney

ASSOCIATED PIPELINES LIMITED
by its duly constituted Attorney

73(2)Irrelevant

in the presence of:

73(2)Irrelevant

A Justice of the Peace

R

FOR OPENING NOTIFICATIONS-SEE BACK

Port No	Farm No	Selector	Remarks	Port No	Farm No	Selector	Remarks
---------	---------	----------	---------	---------	---------	----------	---------

SURVEY OFFICE

No. 1286 P.L. 8/18C

Date 17.2.71

QUEENSLAND

Reference to Corners

Cor	Bearing	From	To	Notes
-----	---------	------	----	-------

Traverses and Secants		
Line	Bearing	Dist.

IRON PINS		
Cor.	Bear.	Dist.
2 to O.P.	34° 11'	5.0
3	290° 50'	.
5 to pin	292° 44'	.
10	125° 31'	5.1
11 to O.P.	224° 25'	5.82
13 to O.P.	55° 41'	10.0

294

51.5756
51.8781

Aquarium

Passage

Tingalpa

EASEMENT
0.1.39.3

Bulimba

Cr

Plotted position of bank

LYTTON ROAD

Noted on 51.5756

Adjustments

Port	Reference	Previous Area	Date	Charted
------	-----------	---------------	------	---------

Note: E. pipeline generally 7.5 links from stns 5 to 10.

CROWN COPYRIGHT RESERVED

Meridian Observations

Stn	Stn	Dist	Lat	Long	Remarks
Subtract 3'					for Meridian of 51.5756

Date of Instructions Private 51.12556
Date of transmission of plans to 17.2.71
Examined by B.J.S. 26.9.71. Calc. Book No.
Number of Payments (20)
Charted by I.G.W. B.10.71
Sales Register Vol. Fol.
Scale 1 Chain to an Inch.

PLAN OF

Easement in
Portion No. 294
PARISH OF BULIMBA
County of Stanley
Land Agents Brisbane
District of
Cal. No. 51.6414

I hereby certify that I, in person, made, on 15.2.1969, completed the survey represented by this plan, on which are written the bearings and lengths of the lines surveyed by me, and that the survey has been executed in accordance with the existing regulations of the Surveyor General's Department.

73(2) Irrelevant

R

MEMORANDUM OF ENCUMBRANCES, LIENS
AND INTERESTS

MEMORANDUM OF GRANT OF EASEMENT

THE QUEENSLAND ELECTRICITY COMMISSION

- the Grantor -

GAS CORPORATION OF QUEENSLAND LIMITED

- the Grantee -



602808361

A2184

EASEMENT

633/85
29K
of 9-15
Easement
A.2184
16 MAR 1987

73(2)Irrelevant

ORIGINAL

REGISTRATIONS SECTION
LEASE 181 QUEENSLAND
29 JAN 1987
REGISTRATION FEE \$5
RECEIPT No. 86822

MEMORANDUM OF GRANT OF EASEMENT

*23/01/87 R/M1428327 J BRIS
STAMP DUTIES OFFICE
2498512 31 #1-50

QUEENSLAND ELECTRICITY COMMISSION of 61 Mary Street, Brisbane in the State of

Queensland (hereinafter called "the Grantor") which term where inconsistent with the context extends to and includes its executors administrators and successors in title for the time being to the land hereinafter mentioned being registered as Lessee under the provisions of the Land Act 1962 - 1975 and any amendments thereto of all that piece of land described as Lot 294 on Plan S.L. 8781 County of Stanley Parish of Bulimba being Special Lease Number 37065 in the Land Agent's District of Brisbane (which land is hereinafter called "the said land")

IN CONSIDERATION of the sum of ONE DOLLAR (\$1.00) paid to the Grantor by GAS CORPORATION OF QUEENSLAND LIMITED a company duly incorporated in the State of Queensland and having its registered office at 24th Floor, A.M.P. Place, 10 Eagle Street, Brisbane in the said State (hereinafter with its successors and assigns called "the Grantee"), the receipt of which sum is hereby acknowledged.

DO HEREBY GRANT AND TRANSFER (Subject to the consent of the Minister for Lands) to the Grantee an Easement (hereinafter called "the said easement") over the areas of 1698 square metres and 505 square metres of the said land and described as Easements A and B in Portion 294 as shown on Survey Plan Catalogue Number SI.10127 to permit and allow full and free right and liberty for the Grantee to lay down construct use and maintain a gas main (hereinafter referred to as "the said gas main") across and through the said easement together with the full right and liberty of the Grantee by its servants agents and workmen to enter upon the said easement and to construct all necessary excavations and lay the said gas main which work has already been completed and from time to time thereafter by its servants agents or workmen to enter upon the said easement for the purpose of inspecting, excavating, taking up, maintaining, repairing, removing or replacing the said gas main or any part thereof SUBJECT TO the following covenants agreements and restrictions as are hereunder set forth, namely:

1. That the Grantee will exercise the rights and privileges hereby granted in such manner as to do as little damage as practicable to the said easement or any property of the Grantor.

2. That the Grantee will at its own cost and expense repair and make good all damage that may be caused by the exercise of the rights and privileges hereby granted.
3. That the Grantee shall at its own expense pay all cost of repairing and maintaining and removing and replacing the said gas main at all times during the continuance of these presents.
4. That for the purpose of exercising its rights and privileges hereunder the Grantee by its servants agents or workmen shall be entitled to pass and repass over along and across the said easement with or without vehicles, plant and equipment of any description and to bring and place thereon or any part thereof and remove such materials, machinery, tools and other articles associated with the said gas main and to do such other things on the said easement as the Grantee shall in its discretion think fit.
5. That the Grantee will keep the Grantor indemnified against all actions claims or demands that may be brought or made against the Grantor in the exercise or purported exercise of the rights and privileges hereby granted or any reason of the escape of gas due to want of repair of the said gas main.
6. That the Grantor will at all times during the continuance of the presents duly and punctually pay all Local Authority rates taxes and other charges in respect of the said land.
7. That the Grantor will not cause permit or suffer any buildings or other erections to be made on or over the said easement and the Grantor will not cause permit or suffer any rubbish soil or other materials to be placed on the said easement nor any soil to be removed from the said easement and the Grantor will not cause permit or suffer the level of the said easement to be altered in any way without the consent in writing of the Grantee first had and obtained.
8. That the Grantor will not in any way or at any time obstruct or hinder the Grantee or its servants agents or workmen in the free and uninterrupted use and enjoyment of the rights and privileges hereby granted to the Grantee.
9. That in the event of the gas main becoming obsolete and of no further use or in the event of the Grantee being ordered or directed by a competent authority to remove the said gas main, the Grantee will forthwith cause the said gas main and all materials to be removed and will make good the surface

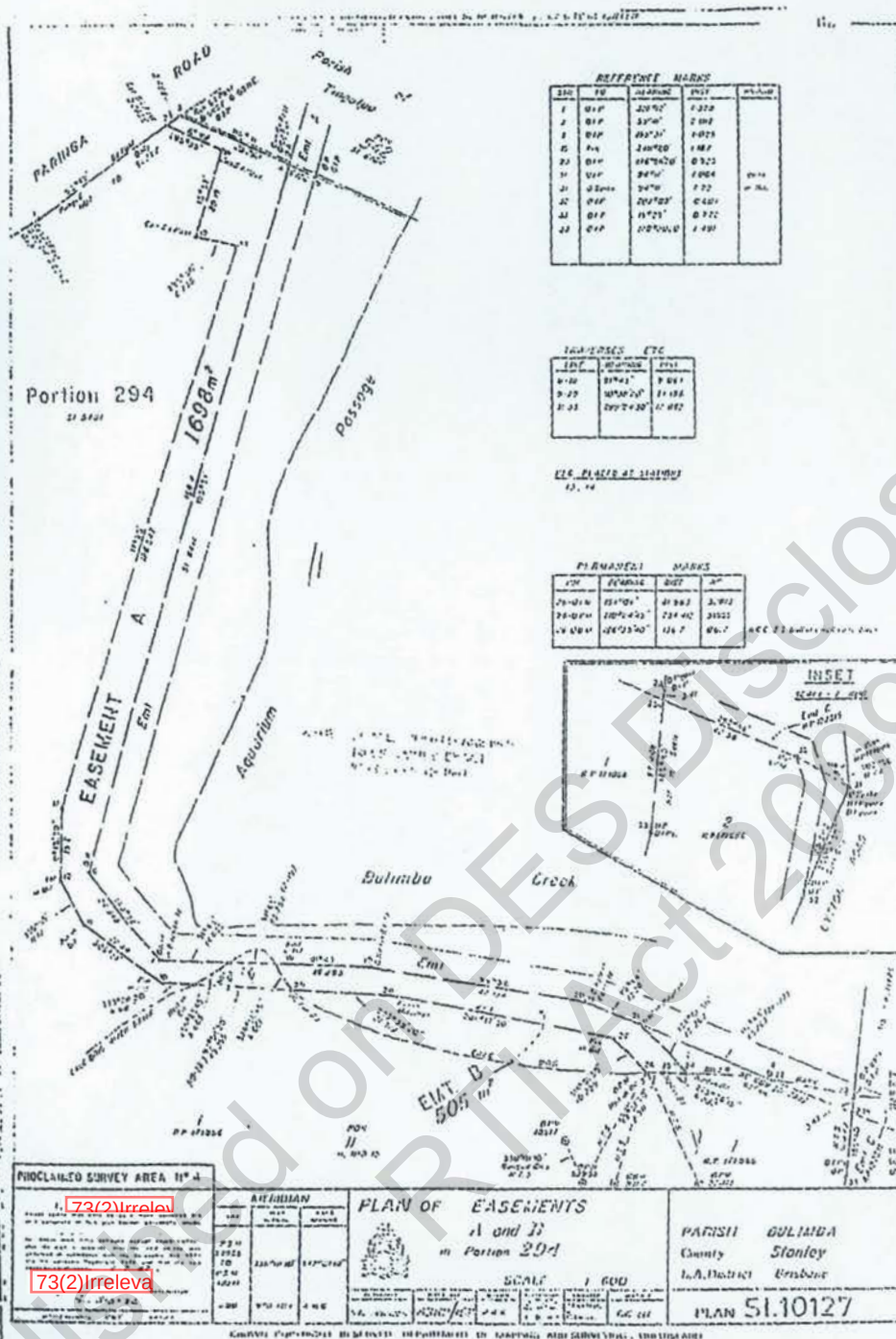
of the servient tenement as near as possible to the same state and condition as the same was immediately prior to the removal of the said gas main and materials and the Grantee will forthwith thereafter at the cost and expense of the Grantor execute a surrender of these presents and to do all things to enable the said surrender to be registered.

10. That if any dispute or difference shall arise between the Grantor and the Grantee as to any clause matter or thing in any way relating to these presents or the rights duties or liabilities of the Grantor or the Grantee under or in connection with these presents then and in every such case the dispute or difference shall be referred to arbitration of a single arbitrator appointed by the parties and if the parties shall fail to agree upon a single arbitrator for a period of one calendar month after either party shall by notice in writing require the other of them to agree upon the appointment of an arbitrator then the same shall be referred to a single arbitrator to be nominated by the President for the time being of the Queensland Law Society Incorporated and the arbitrator so appointed or nominated shall have power to take evidence on oath and to determine by whom the costs of the arbitration shall be borne and every such reference shall be deemed to be an arbitration within the meaning of the "Interdict Act of 1867" and be subject to the provisions relating to arbitration contained in the said Act and the decision or award of the said arbitrator shall be final and binding on the Grantor and the Grantee in every respect and the submission of the parties and the award of the arbitrator may be made a Rule of the Supreme Court of Queensland.
11. That the costs of and incidental to the preparation completion stamping and registration of these presents including all stamp duties and registration fees payable hereon shall be borne and paid by the Grantee.

The Grantor undertakes and agrees with the Grantee:

- (a) that if at any time the Grantor secures the right to obtain a grant in fee simple of the land comprising the said easement or any part hereof, the Grantor will at the cost of the Grantee, do or concur in doing all things necessary to enable the easement to be made easement in perpetuity over the land comprising the said easement;
- (b) that if and when the said land is converted to freehold tenure the Grantee shall be responsible for and shall pay for the preparation of a Plan of

Survey for lodgement in the Office of the Registrar of Titles, showing full particulars of the easement area to enable the easement hereby granted to be carried over to and endorsed on the Deed of Grant to issue for such freehold tenure.



IN WITNESS WHEREOF the said parties to these presents have hereto set their hands
and seals the day and year hereunder mentioned:

QUEENSLAND ELECTRICITY COMMISSION by]
its Attorney 73(2)Irrelevant]
under Power of Attorney No. 3966 in the]
presence of:]

73(2)Irrelevant

73(2)Irrelevant

Witness - JUSTICE OF THE PEACE

DATED this 23rd day of December 1986.

THE COMMON SEAL of GAS CORPORATION OF
QUEENSLAND LIMITED was hereto affixed
by authority of a resolution of the
Board of Directors and in accordance
with the Articles of Association in the
presence of

73(2)Irrelevant

73(2)Irrelevant

Director
Secretary

73(2)Irrelevant

73(2)Irrelevant

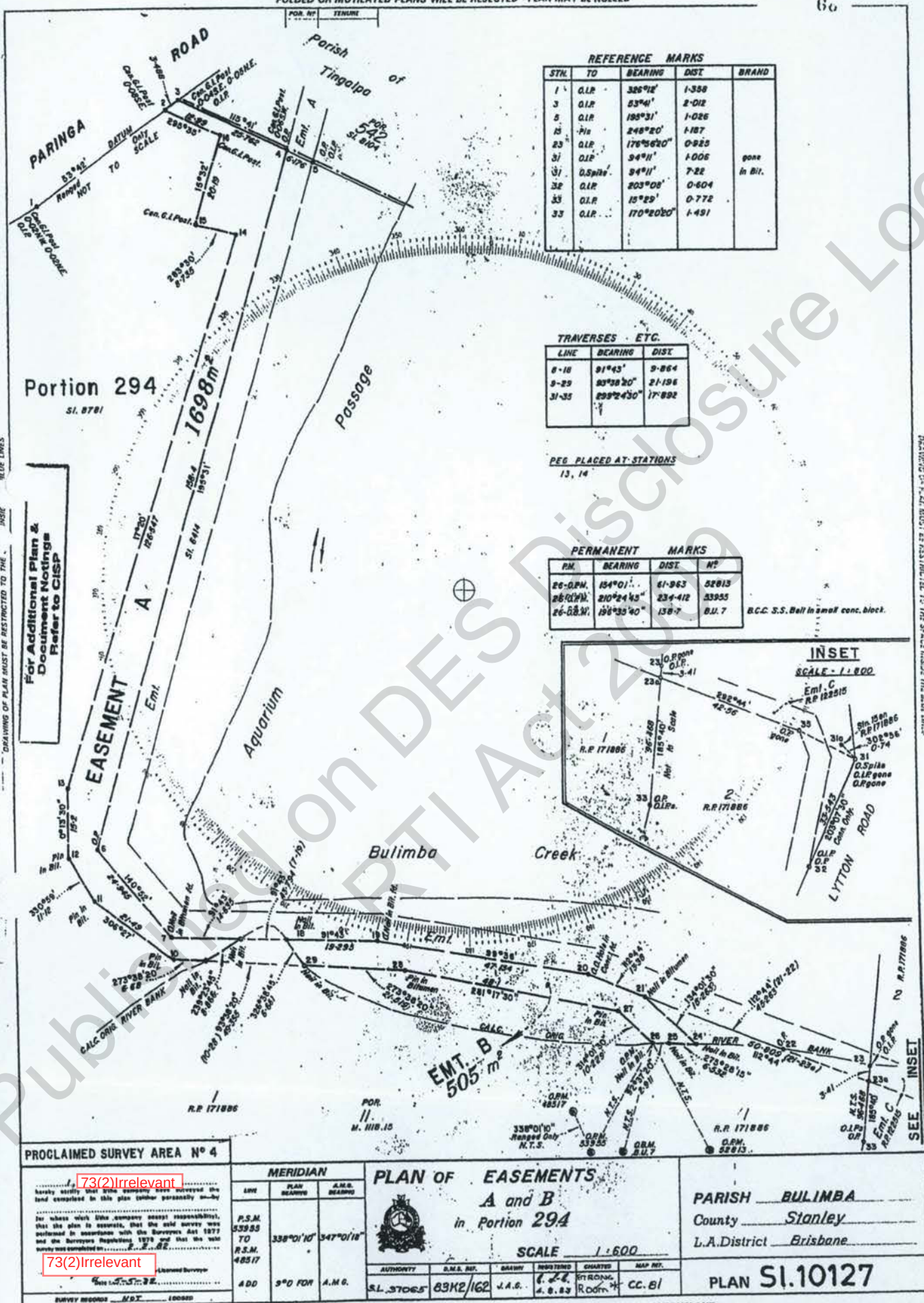
Witness - Justice of the Peace

DATED this 6th day of January 1987.

(MEMORAS2. RJR)

FOLDED OR MUTILATED PLANS WILL BE REJECTED - PLAN MAY BE ROLLED

66



FORM 9 Version 2

Land Title Act 1994 and Land Act 1994

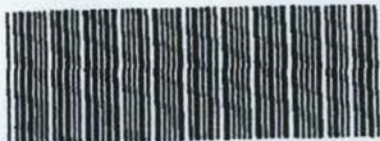
EASEMENT

QUEENSLAND LAND REGISTRY

Page 1 of 1

Dealing No.

Stamp Duty Imprint



703595469

\$87.00

27/09/1999 09:35

BE 600

QLD STAMP DUTY - BNE

1040165511-1

16/06/1999 14:51:16

\$1.500000

1. Grantor

AUSTA ENERGY CORPORATION LIMITED
ACN 078 848 781

Lodger Name, address & phone number Lodger Code

ENERGEX
GPO Box 1461 76
BRISBANE Q 4001
Ph: (07) 3407 4349

2. Description of Easement/Lot
Servient Tenement (burdened land)

County

Parish

Title Reference

Part of Lot 1 of Plan SL 3781
on CP898181

Stanley

Bulimba

17550081

*Dominant Tenement (benefited land)

Not applicable

* not applicable if easement in gross

3. Interest being burdened

SL 6/37065

*4. Interest being benefited

Not applicable

* not applicable if easement in gross

5. Grantor's name

Surname/Company name and number

(include tenancy if more than one)

73(2)Irrelev

SOUTH EAST QUEENSLAND
ELECTRICITY CORPORATION LIMITED
(ACN 078 849 055)

6. Consideration

\$1.00 (One dollar)

7. Purpose of easement

Electrical works

8. Grant/Execution

The Grantor for the above consideration grants to the Grantee the easement over the servient tenement for the purpose stated in item 7 and the Grantor and Grantee covenant with each other in terms of document no. L967635R.

Witness

73(2)Irrelevant

Execution Date

73(2)Irrelevant

Signature

17/5/99

The official seal of the
Energy Corporation is
affixed to this document

73(2)Irrelevant

73(2)Irrelevant

Signature

Full name

Qualification

as per Schedule 1 of Land Title Act 1994 (eg Legal Practitioner, JP, C.Dec)

73(2)Irrelevant

73(2)Irrelevant

078 848 781

73(2)Irrelev

Witnessing Officer

73(2)Irrelevant

Execution Date

16/6/99

Grantee's Signature

73(2)Irrelevant

Signature

Full name

C. DEC. 8875

as per Schedule 1 of Land Title Act 1994 (eg Legal Practitioner, JP, C.Dec)

ENERGEX LIMITED ACN 078 849 055

by its Attorney 73(2)Irrelevant

under Power of Attorney No. 702237924

R

REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
1	OIP	SL5625	326°12'	1.358
3	Screw in Conc. Id		316°10'	5.785
4	OIP	SL5625	53°41'	2.012
7	Hill in Conc		66°24'	2.631
8	Hill in Kerb		259°14'	1.748
14	GI Nail in Bit Id		42°14'	0.261
21	Hill in Conc		205°25'	2.849

OPM at Stn No. 60107

OPM at Stn No. 26680

No O.Mk. Cen GIFF 0-043E, 0-033W OIP

PARINGA ROAD

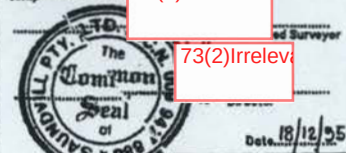
294
SL8781

This is one of two plans from the one survey. (CP898181 & RP898182) For DATUM of Survey see CP898181.

Branded Peg placed at all new corners unless otherwise stated.

GI Nail placed in bitumen at Stns 9, 11, 13, 14, 19, 20 & 24.

SAUNDERS PTY LTD ACH 008 947 880 hereby certify that the land comprised in this plan is the property of the Crown of Queensland and is being surveyed for the purpose of the Land Title Act 1994. The survey was performed in accordance with the Surveyors Act 1977 and the Surveyors Regulation 1978 and the said survey was completed on 4/12/95.



Note: - Easement L is for the supply of Electricity.

PROCLAIMED SURVEY AREA No. 4

PLAN of Proposed Easement L in Lot 294 on Plan SL8781

ORIGINAL Por. 294

MERIDIAN CAM Vide SL10127	MAP REF CC81	SCALE 1:1000	ENDORSEMENT Saunders Pty Ltd 18.12.1995	ARCHIVED BRISBANE	CROWN PLAN 898181
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DIAGRAM B
Not to Scale

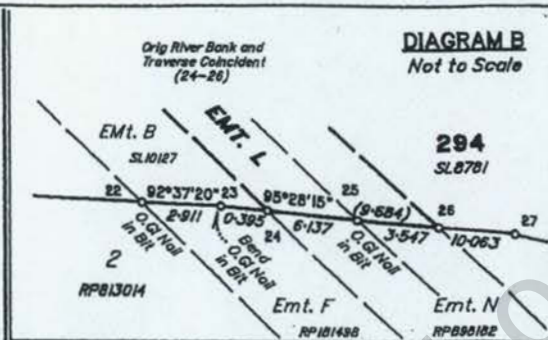
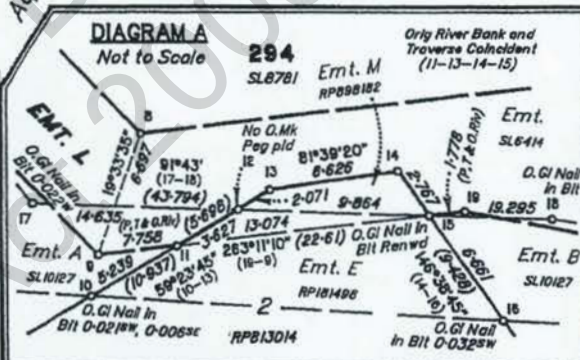


DIAGRAM A
Not to Scale



Bulimba Creek

(Dealing No.)

Lodged by

(Include address, phone number and reference)

Particulars entered in the Register on the Titles listed below,

I/We

Title Reference Description

(Names in full)

* As Registered Owner of this land * As Lessee/s of Miners Homestead agree to this Plan, # and dedicate the Public Use Land as shown hereon in accordance with Section 50 of the Land Title Act 1994.

Signature of * Owner/s * Lessee/s

**For Additional Plan &
Document Notings
Refer to CISP**

* Rule out whichever is inapplicable

NOTE: A Lessee of a Miners Homestead is unable to dedicate Public Use Land.

* certifies that all the requirements of this Council, the Local Government Act 1993, the Local Government (Planning and Environment) Act 1990 and all Local Laws, # and the City of Brisbane Act 1924 and all Ordinances thereunder, have been complied with and approves this plan of Subdivision, SUBJECT TO

Dated this..... day of 19.....

..... Mayor
Appointed Officer

..... Chief Executive Officer

* Insert the name of the Local Government

Delete for Local Governments other than the City of Brisbane

SURVEY EXAMINATION

Exam. Fee \$ 115.-

Receipt No. 48589

Date 20.12.95

Deposited

Examined 19/12/1995 73(2)

Passed 19/12/1995 73(2)

ORIGINAL GRANT**CHARTING**

Charted

LODGEMENT FEES

Survey Exam \$

Lodg, Exam & Ass \$

New Titles \$

Photocopy \$

Postage \$

TOTAL \$

REFERENCES

Lands File SL 37065

Local Government Reference

Surveyors Reference 2469

PLAN 898181

898181

R

This is a true copy of the easement conditions contained in Memorandum Number L967635R registered in the Office of the Registrar of Titles, Brisbane.

1. The Grantor grants an easement in perpetuity to permit and allow the Grantee at all times and in all manner hereafter full right to convey electricity on, over, in, under, across and through the servient tenement ("the easement") by "electric lines" as defined in the Electricity Act 1976 which states "electric line" means any wire or wires, conductor or other means used for the purpose of conveying, transmitting, transforming or distributing electricity, together with any casing, coating, covering, tube, pipe, pillar, pole or tower, post, frame, bracket or insulator enclosing, surrounding or supporting the same or any part thereof, or any apparatus connected therewith for the purpose of conveying, transmitting, transforming or distributing electricity' or by any such means as may be appropriate, and the Grantor hereby authorises the Grantee by its employees, agents, workmen, linesmen, contractors and others authorised by it to:

1.1 construct, inspect, maintain, repair, renew, reconstruct, replace, add to, lay down, install, erect electric lines or further electric lines on, in, under, over, across or through the easement or remove from the easement any electric line or lines;

1.2 clear and keep cleared as the Grantee shall consider necessary by any means or method the easement of timber, trees and undergrowth and to burn off on the easement all such timber, trees and undergrowth;

1.3 construct and maintain on the easement all such access tracks, gates and other works as the Grantee shall consider necessary.

2. The land comprising the easement may be used by the Grantor for any purpose not inconsistent with the rights of the Grantee herein provided such use is not capable of causing interference with or damage or risk to the electric lines on, under, in, over, across or through the easement, AND IN PARTICULAR THE GRANTOR SHALL NOT WITHOUT THE CONSENT IN WRITING OF THE GRANTEE:

2.1 make or permit to be made any alterations or additions to the structures or buildings affecting their overall dimensions existing on the easement at the date hereof;

2.2 erect or permit the erection of any buildings or structures on the easement;

2.3 erect any fence of a height of more than 2.4 metres on the easement;

2.4 lay or permit the laying of subterranean services under, in or across the easement;

- 2.5 stockpile or fill with or permit the stockpiling of or filling with any soil, sand, gravel, other substance or materials or the construction of any roads, dam walls or other earthworks on the easement which would in any way reduce the clearance above the ground level of the conductors below the statutory clearance as may exist from time to time;
- 2.6 inundate any part of the easement;
- 2.7 remove or permit the removal of or fill the easement with any soil, sand, gravel or other substances;
- 2.8 grow or permit the growing of sugar cane upon the easement where it is not assigned sugar cane land as at the date hereof.

3. AND FURTHER THE GRANTOR SHALL NOT

- 3.1 lay or permit the laying of any metal pipe or other conductor of electricity on, under, in or across the easement;
- 3.2 burn off crops or where it is assigned land at the date hereof permit the growing of sugar cane within ten (10) metres of any electric works;
- 3.3 reside in or permit the residing in or occupation of any caravan or mobile home which may be parked or located on the easement irrespective of whether the easement is part of a caravan park or private property.
- 3.4 store or permit the storage of flammable fuels or explosive materials in, on or under the easement.

4. The Grantee its employees, agents, workmen, linesmen, contractors and others authorised by it shall have full and free right to enter upon and remain, pass and repass on and over the easement for all or any of the purposes aforesaid or for the purpose of preventing any breach by the Grantor of the Grantor's obligations herein contained and with or without vehicles, plant and equipment of any description and for all or any of the purposes aforesaid the Grantee, its employees, agents, workmen, linesmen, contractors and others authorised by the Grantee with or without vehicles, plant and equipment of any description shall have the right of ingress and egress to and from the easement over the land of the Grantor adjoining or adjacent to the easement to permit access to the nearest surveyed road or to such point on the land of the Grantor as the Grantee shall consider convenient or necessary to enable the Grantee, its employees, agents, workmen, linesmen, contractors and others authorised by the Grantee to obtain access to and from the easement.

ATTACHMENT D
Reconfiguration Approval



Application No: DRS/USE/H04-898428
Project No: DRS/PRO/P04-101766
Contact: Peter Rollston
Telephone: (07) 3403 5612

Brisbane City Council
ABN 72 002 765 795

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

Facsimile 07 3403 5311

24 February 2005

Keilar Fox & Mc Ghie Pty Ltd
P O Box 608
Spring Hill
QLD 4004

COUNCIL'S DELEGATE
DECISION MADE ON

28 FEB 2005

- 2 MAR 2005

Dear Keilar Fox & Mc Ghie Pty Ltd,

**Decision Notice under section 3.5.15 of the *Integrated Planning Act 1997*:
Development Application for Reconfiguration (Stage 1: 2 Into 2 Lot Subdivision
Plus Park; Stage 2: 1 Into 7 Lot Subdivision Plus Park) on land at 1098 Lytton
Road, Murarrie Qld 4172 and described as Lot 2 on RP813014 and Lot 294 on
SP135357, Parish of Bulimba.**

I am pleased to inform you that your application has been *approved* in accordance with the drawings numbered JD 3043-00-023B dated 3 February 2005 amended in red, JD 3403-00-020B dated 3 February 2005 amended in red, JD 3403-00-021C dated 3 February 2005, JD 3403-00-022B dated 3 February 2005 and subject to the attached conditions.

This notice includes extracts from the Act with respect to making representations about conditions, negotiated decisions, suspension of the appeal period, and lodging an Appeal.

This approval is for:

**Reconfiguring a Lot - Development Permit
Carrying Out Operational Works - Preliminary Approval**

Should you want to discuss the approval, please do not hesitate to contact me on (07) 3403 5612.

Yours faithfully

73(2)Irrelevant

Peter Rollston
Urban Planner
Development Assessment Team East
Development and Regulatory Services
Customer and Community Services

R

Decision Notice Details
(Section 3.5.15 of the Integrated Planning Act 1997)

INTRODUCTION:

The decision to approve the application subject to conditions was made by the Senior Town Planner as the delegate appointed by the Council to determine the application.

APPLICANT DETAILS:

Keilar Fox & Mc Ghie Pty Ltd
P O Box 608
Spring Hill
QLD 4004

SITE:

Address of Site:
1098 Lytton Road, Murarrie Qld 4172
Real Property Description:

* **Lot 2 on RP813014 and Lot 294 on SP135357, Parish of Bulimba**

Area Classification:

General Industry Area

Name of Owner:

Smithbridge Properties Pty Ltd

Name of Ward:

Doboy

APPLICATION:

Aspects of development and development approvals sought:

Reconfiguring a Lot - Development Permit

* **Carrying Out Operational Works – Preliminary Approval**

Description of Proposal:

Reconfiguration (Stage 1: 2 Into 2 Lot Subdivision Plus Park; Stage 2: 1 Into 7 Lot Subdivision Plus Park)

Council File Reference:

DRS/USE/H04-898428

Lodgement Date:

20 July 2004

TYPE OF APPROVAL:

Reconfiguring a Lot - Development Permit

Carrying Out Operational Works – Preliminary Approval

FURTHER DEVELOPMENT PERMITS:

Development permits(s) for the following are required before the development can be carried out:

- **Carrying Out Operational Works**

CODES RELATING TO SELF ASSESSABLE DEVELOPMENT:

Gas and Oil Pipeline Code

REFERRAL AGENCIES:

The following were Advice Agencies for this application:

Queensland Rail

www.qld.gov.au/departments

www.qrail.qld.gov.au

The following were Concurrence Agencies for this application:

Environmental Protection Agency

Contaminated Land Unit

www.qld.gov.au/departments

www.epa.qld.gov.au

Department of Main Roads

www.qld.gov.au/departments

www.mainroads.qld.gov.au

Department of Natural Resources and Mines

www.qld.gov.au/departments

www.nrm.qld.gov.au

The following third parties were also consulted on behalf of Investra, the owner of the gas pipeline, during the assessment of the application:

Origin Energy,

GPO Box 484,

✓ Brisbane QLD 4001

Agility Management Pty Ltd

✓ Level 2, 96 Mt Gravatt-Capalaba Road

✓ Upper Mount Gravatt, Qld 4122

CONDITIONS:

This approval is subject to conditions which are included in the attached approval package.

SUBMISSIONS

There were no submitters for this application.



BRISBANE CITY COUNCIL'S DEVELOPMENT APPROVAL PACKAGE

DEVELOPMENT APPLICATION DETAILS (APPROVED)

This Development Approval package relates to the development application detailed below:

Address of site:	1098 LYTTON ROAD, MURARRIE QLD 4172
Real property description of site:	RP813014/L2 BULIMBA SP135357/L294 BULIMBA
Aspects of development and type of approval:	1. Reconfiguration of a Lot and Carrying Out Operational Work (Development Permit and Preliminary Approval) - Reconfiguration of a Lot - Stage 1 (2 Lots into 2 Lots - Boundary Re-alignment & Park) 2. Reconfiguration of a Lot and Carrying Out Operational Work (Development Permit and Preliminary Approval) - Reconfiguration of a Lot - Stage 2 (1 Lot into 7 Lots & Park)
Description of proposal:	Reconfiguration (Stage 1: 2 into 2 lot subdivision plus park; Stage 2: 1 into 7 lot subdivision plus park)
Purpose under the Town Plan:	Reconfiguration (Stage 1: 2 into 2 lot subdivision plus park; Stage 2: 1 into 7 lot subdivision plus park)
Council File Reference:	DRS/USE/H04-898428
Printed on:	28th of February, 2005

PROJECT TEAM

The assessment of this application has been undertaken by:

PETER ROLLSTON
ASSESSMENT MANAGER
Development Assessment Team
EAST BRISBANE
ADMINISTRATION CENTRE
Development and Regulatory
Services
Phone: (07) 3403 5197

JOHN GORDON
Engineering Officer
Development Assessment Team
EAST BRISBANE
ADMINISTRATION CENTRE
Development and Regulatory
Services
Phone: (07) 340 35205

DAVID WARD
Pollution Officer Assessment
Development Assessment Team
EAST BRISBANE
ADMINISTRATION CENTRE
Development and Regulatory
Services
Phone: (07) 3403 6771

MARTIN STOREY
Ecologist
Development Assessment Team
EAST BRISBANE
ADMINISTRATION CENTRE
Development and Regulatory
Services
Phone: (07) 3403 6570

APPROVED DRAWINGS AND DOCUMENTS

The term 'approved drawings and documents', or similar expressions, means:

Drawing or Document	Number	Plan Date
Proposed Reconfiguration of Lot 2 on RP813014 and Lot 294 on SP 135357	JD 3403-00-020B	03-FEB-2005 (Plan Date)
Proposed Reconfiguration of Lot 2 on RP813014 & Lot 294 on SP 135357	JD 3403-00-021C (as amended in red)	03-FEB-2005 (Plan Date)
Proposed reconfiguration of Lot 2 on RP813014 & Lot 294 on SP 135357 with Tree Locations	JD 3403-00-022B	03-FEB-2005 (Plan Date)
Proposed Reconfiguration of Lot 2 on RP813014 & Lot 294 on SP 135357 with tree locations	JD 3043-00-023B	03-FEB-2005 (Plan Date)
Correspondence from Agility Management dated 27 January 2005	898428-1	27-JAN-2005 (Plan Date)

HIGHLIGHTS

Due to their importance, the following conditions have been highlighted in bold in this document: 5,31

ADVICE

Please see the attached document for any advices.



DEVELOPMENT APPROVAL CONDITIONS

Section of Approval to Which These Conditions Relate:

1. Reconfiguration of a Lot and Carrying Out Operational Work (Development Permit and Preliminary Approval)

Section Name:

Reconfiguration of a Lot - Stage 1 (2 Lots into 2 Lots - Boundary Re-alignment & Park)

GENERAL/PLANNING REQUIREMENTS

	TIMING
<p>1) Carry out the approved development generally in accordance with the approved drawing(s) and/or document(s).</p> <p>GUIDELINE <i>This condition refers to the approved plans, drawings and documents to which the approval relates and is the primary means of defining the extent of the approval. Approved plans, drawings and documents are stamped PLANS and DOCUMENTS referred to in the APPROVAL and are dated to reflect the date of approval of the application by Council's Delegate. This condition should be read in conjunction with the following conditions which may require operational work or building work to be completed before the Council will endorse any survey plan. The extent to which plans, drawing(s) and/or documents can be modified is constrained by sections 3.5.24 and 3.5.33 of the "Integrated Planning Act 1997". For any enquiries about this condition, please contact the Assessment Manager.</i></p> <p>✓</p>	<p>While development is occurring on the site</p>
<p>2) Complete all operational work associated with this development approval, including work required by any of the following conditions. Such operational work is to be carried out generally in accordance with the approved plans, drawing(s), and/or documents or, if requiring a further approval from the Council, in accordance with the relevant approval(s).</p> <p>GUIDELINE <i>This condition is imposed to ensure all operational works associated with the use are completed before the use commences. It is not appropriate that the site be used without such work being completed in accordance with any detailed design approvals. Please note that the work referred to in this condition involves operational work and may therefore constitute 'assessable development'. The Council informs you therefore that this condition does not authorise assessable development to occur and a development permit may therefore be necessary. Please refer to the Council's information sheets. For any enquiries about this condition, please contact the Assessment Manager.</i></p> <p>✓</p>	<p>Prior to survey plan endorsement</p>
<p>3) The currency period for this approval is 24 months.</p> <p>GUIDELINE <i>This condition is imposed where the currency period for the development approval is other than as is specified in s.3.5.21 of the Integrated Planning Act.</i></p> <p>✓</p>	<p>As indicated</p>

Address of Property: 1098 LYTTON ROAD, MURARRIE QLD 4172

Development and Regulatory Services

Council File Reference: DRS/USE/H04-898428

Page 3

Brisbane City Council

<p>4) Demolish or relocate buildings in accordance with the following requirements:</p> <p>✱ (a) Demolish or relocate any buildings on the site to ensure that existing buildings are not divided between proposed lots.</p> <p>(b) Submit documentary evidence, in the form of a statutory declaration, stating that proposed lot boundaries do not split the ownership of existing buildings between two proposed lots, to be forwarded to the Delegate Plan Sealing, Licensing Sealing and Certificates Unit with the request for sealing the plan of survey.</p> <p>GUIDELINE <i>This condition is imposed to ensure that all structures are removed or relocated appropriately to ensure that no future legacy remains for the ultimate property owners. It should also be noted that the removal of structures includes the removal of all existing concrete slabs and foundations and footings of any removed structures.</i></p> <p>✓</p>	<p>Prior to survey plan endorsement</p>
<p>5) The Access Easement indicated on Drawing JD 3403-00-023B will be included as part of Stage 1 reconfiguration to ensure that proposed Lot 2 has access to Paringa Road. No access from proposed Lot 2 to Lytton Road will be permitted.</p> <p>GUIDELINE <i>This condition is required to ensure that proposed Lot 2 is not landlocked as no access to Lytton Road will be permitted by DMR.</i></p> <p>✓</p>	<p>Prior to survey plan endorsement</p>

MONETARY CONTRIBUTIONS & SECURITIES

	TIMING
<p>6) Pay to Council any outstanding charges or expenses levied by the Council over the subject land.</p> <p>GUIDELINE <i>This condition is imposed to ensure that there are no outstanding charges existing over the subject site, including outstanding rates. If there are any outstanding monies over the subject property, they must be paid in full prior to endorsement of the survey plan.</i></p> <p>X</p>	<p>Prior to survey plan endorsement</p>

LANDSCAPE & OPEN SPACE

	TIMING
<p>7) Transfer and surrender to the Crown as "park for public use" the land indicated as "Park" on the approved drawing JD 3403-00-020B.</p> <p>✓ (a) Submit to the Delegate Plan Sealing, Licensing Sealing and Certificates Unit, a Survey Plan showing in detail the land to be dedicated.</p> <p>✓ (b) Lodge the Endorsed Survey Plan with the Registrar of Titles, Department of Natural Resources.</p>	<p>Prior to survey plan endorsement</p> <p>Prior to lodging a development permit for building works</p>

8) Undertake works within the Parkland

Prior to survey plan endorsement

- (a) Submit a Landscape Management and Site Works Plan for the works proposed in the parkland and obtain approval from the Delegate, Development Assessment. This plan is to be generally in accordance with approved plan number JD 3403-00-020b, and is to include the following:

Prior to undertaking the works

I. A description of existing site conditions and proposed site preparation, including:

- Existing contours and proposed finished levels including sections across ✓ and through the parkland at critical points;
- Location of all underground services existing within the proposed parkland (eg. the depth and route of any drainage, water reticulation, sewerage, ✓ electricity, gas, telecommunications etc.);
- identification of purpose of all easements effecting the park and ✓ constraints on their use
- Location of existing vegetation in the parkland including species names, height and spread of canopy and clearly indicating vegetation to be ✓ retained and provide the reasons for removing or disturbing other vegetation. Specify methods of recycling vegetation where possible;
- Location and description of any vegetation and landscape features on adjoining properties with the potential to impact upon the proposed ✓ parkland. Also include the location and description of all existing and proposed fencing and retaining walls within and abutting the parkland;
- Demolition work of any kind to be carried out within the parkland;
- Any feature of cultural or heritage significance within the parkland;
- Location, extent and comprehensive details, including cross-sections of ✓ permanent and temporary water bodies/courses, drainage and stormwater works, and
- Proposed stormwater structures that will mitigate the impacts of ✓ stormwater flows within the parkland.

II. Identification of scope of work, including the following:

- Removal of weed species, barbed wire, building materials, rubbish, debris and other obstacles which may present a public liability risk;
- Provision of erosion control measures where required;
- Provision of a 25mm reticulated water service to the park;
- Provision of a power connection to the park;
- Indication of protection measures from damage for existing vegetation to be retained;
- Construction (prior to the commencement of works) of a star picket fence around the proposed parkland to protect from vehicular damage and storage of materials. The fence is to be inspected by the Delegate, Licensing and Compliance, and remain on-site until Practical Completion (On-maintenance);
- Construction of vehicular barriers/bollards along road frontages to prevent unauthorised vehicular access to the park;
- Provision of a lock-rail access point for maintenance vehicles to Lytton Road frontage;
- Specifications, contours and levels for any proposed bikeways, footpaths, roadways and parking in the proposed parkland;
- Proposed building and development works including location of all services, park furniture, picnic facilities and play equipment etc.;
- Surface treatments and extent of proposed planting;
- Topdressing and planting with perennial grasses of all open areas, grassing is to achieve 80% coverage at the time of Practical Completion (On-maintenance);
- A Plant Schedule itemising all proposed plants by botanical name and specifying total plant numbers and size at the time of planting.

III. Details of a costing and maintenance program, including the following:

- Costing of all works indicated on the Landscape Management and Site ✓ Works Plan; and
- Details of a 12-month maintenance plan for all proposed landscaping, including staging of works and time schedules, methods of establishment and projected ongoing maintenance costs.

- (b) Carry out the landscaping and associated works documented in the approved Landscape Management and Site Works Plan in accordance with standard Best

Trade Practice and to a standard that will be satisfactory to be accepted "On-maintenance" (Practical Completion) and "Off-maintenance" (Final Completion) as a Council asset, by the Delegate, Licensing and Compliance.

GUIDELINE

This condition is imposed when proposed parkland is to be transferred to the Crown. The required works are the minimum works that are required to ensure that the proposed parkland is acceptable for transfer to the Crown. For further details on parkland design, please refer to Council's "Environmental Best Management Practices" document for parkland (EBMP).

Address of Property: 1098 LYTTON ROAD, MURARRIE QLD 4172

Council File Reference: DRS/USE/H04-898428

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Development and Regulatory Services

Brisbane City Council

POLLUTION

	TIMING
<p>9) Any acid sulphate soils (ASS) or potential acid sulphate soils (PASS) detected during earthworks are to be handled, stored and managed in accordance with the guidelines, requirements and recommendations of the Queensland Acid Sulfate Soils Investigation Team.</p> <p>GUIDELINE <i>This condition is imposed where works are proposed on sites which may contain acid sulphate soils.</i></p> <p>v</p>	To be maintained

ENGINEERING

	TIMING
<p>10) The existing easements are encumberant over the site and are subject to any existing conditions:</p> <p>(a) Easements for underground drainage, overland flow, electricity, and access purposes, as required to preserve the rights of upstream properties. Easement A on SI 10127, Easement A on SL 6414; Easement B on SL 10127; Easement C on SP 135357, Easement C on RP 122515; Easement D on SP 135357; Easement E on RP 181498; Easement F on RP 181498; Easement L on CP 898181, Easement L on CP 898181 Easement M on CP 898182; Easement N on RP 898182; In addition to these easements, any new easements are to be easements granted in favour of Brisbane City Council;</p> <p>GUIDELINE <i>This condition is imposed to provide access, maintenance of services and to protect drainage paths if required. Easements in favour of the Brisbane City Council are required to have the necessary easement documentation prepared (free of costs and compensation to Council) by the Brisbane City council. Easements not in favour of the Brisbane City Council are required to have the necessary documentation prepared by the applicant's private solicitors. Easements are to be shown on a Survey Plan and lodged with the Delegate Plan Sealing, Licensing Sealing and Certificates Unit. Enquiries regarding any legal documentation can be directed to Licensing, Sealing and Certificates Unit, Development and Regulatory Services (pH 3403 9050). For any other enquiries about this condition, please contact the Engineering Delegate, Development and Regulatory Services.</i></p> <p>x</p>	Prior to survey plan endorsement

<p>11) Grant the following easement(s):</p> <ul style="list-style-type: none"> (a) Easements for sewerage and water supply purposes in favour of Brisbane City Council over sewerage rising mains or water mains; (b) Easement for the purpose of access, construction and maintenance of utility services to proposed Lot 2; (c) Easements for access purposes over the proposed Common Property in favour of Lot No.2 on plan no. JD 3403-00-020; (d) Reciprocal access easement rights over access strips; (e) Easements over turning areas for refuse vehicle turn-around where such area is located over private property. These easements are to be granted in favour of the Brisbane City Council and its agents. <p>GUIDELINE <i>This condition is imposed to provide access, maintenance of services and to protect drainage paths if required. Easements in favour of the Brisbane City Council are required to have the necessary easement documentation prepared (free of costs and compensation to Council) by the Brisbane City council. Easements not in favour of the Brisbane City Council are required to have the necessary documentation prepared by the applicant's private solicitors. Easements are to be shown on a Survey Plan and lodged with the Delegate Plan Sealing, Licensing Sealing and Certificates Unit. Enquiries regarding any legal documentation can be directed to Licensing, Sealing and Certificates Unit, Development and Regulatory Services (pH 3403 9050). For any other enquiries about this condition, please contact the Engineering Delegate, Development and Regulatory Services.</i></p>	<p>Prior to survey plan endorsement</p>
<p>12) No material of any description is to be deposited within the area of the flood regulation line.</p> <p>GUIDELINE <i>This condition is imposed so that the developer is responsible for protecting flood plains.</i></p>	<p>Prior to survey plan endorsement</p>
<p>13) Provide underground telecommunication services for all proposed allotments.</p> <ul style="list-style-type: none"> (a) Enter into an agreement with a telecommunication company to provide underground telecommunication services within and adjacent to the proposed development; and (b) Forward a copy of the agreement together with the request for survey plan endorsement, to the Delegate Plan Sealing, Licensing, Sealing and Certificates Unit, Development and Regulatory Services. <p>GUIDELINE <i>This condition is imposed to ensure the provision of essential telecommunication services to all allotments. For any enquiries about this condition, please contact relevant service providers regarding telecommunication services.</i></p>	<p>Prior to undertaking the works</p> <p>Prior to survey plan endorsement</p>

<p>14) Provide underground electricity services in accordance with an approved electricity reticulation plan and the Council's "Subdivision and Development Guidelines (Public Utilities Section)". Note: Even though the development may be in an area serviced by overhead electricity, UNDERGROUND supply to the development is required - no additional poles or overhead mains are to be erected.</p> <p>(a) Lodge electricity reticulation plans showing the proposed electricity services and receive the approval of the City Lighting Unit, Local Asset Services Central District;</p> <p>(b) Enter into an agreement with an electricity supplier to provide underground electricity services in accordance with the above approved electricity reticulation plans.</p> <p>(c) Forward a copy of the agreement together with the request for survey plan endorsement, to the Delegate Plan Sealing, Licensing, Sealing and Certificates Unit, Development and Regulatory Services.</p> <p>GUIDELINE <i>This condition is imposed when a proposed subdivision requires the provision of electricity services in accordance with Council's "Guidelines for the Provision of Underground Electricity". Please refer to the Council's information sheet on lodging detailed design applications. For any enquiries about this condition, please contact the City Lighting Unit (pH: 3403 0307) regarding electricity reticulation plans or a service provider for electricity supply.</i></p>	<p>Prior to undertaking the works</p> <p>Prior to survey plan endorsement</p> <p>Prior to survey plan endorsement</p>
<p>15) Supply and install all service conduits and meet the cost of any alterations to public utility mains, existing mains, services or installations required in connection with the approved development (This includes the provision of all services and/or conduits along the full length of any rear allotment access or access easement). It should be noted that this condition includes the relocation of any fire hydrant and/or valves from within the limits of the development's vehicular footway crossings if applicable.</p> <p>(a) Complete the works required by this condition;</p> <p>(b) Submit "As Constructed" plans including an asset register (if required), approved by a registered Professional Engineer Queensland (RPEQ) (in accordance with Council's "Subdivision and Development Guidelines" and "Water and Sewerage Reticulation Standards") showing the works required by this condition.</p> <p>GUIDELINE <i>This condition is imposed when additions, alterations or extensions to service conduits, mains and other services are required as a result of the approved development. Applicants should liaise with the appropriate service authorities. Typical underground service conduiting to be constructed includes, power, phone, telecommunications, sewer, stormwater and gas if appropriate. For any enquiries about this condition, please contact the Engineering Delegate (regarding advise on traffic signal conduits, stormwater, water supply and sewerage mains etc.) or the relevant public utility authorities (for advice on other services).</i></p>	<p>Prior to survey plan endorsement</p>

<p>16) Construct permanent vehicular crossover.</p> <ul style="list-style-type: none"> (a) Construct a 14 metre wide Type B2 permanent vehicular crossover to the Paringa Road frontage at the access easement dedication of the site in accordance with Council's "Subdivision and Development Guidelines", (b) Obtain a permit from the Engineering Delegate, to carry out such works within the road reserve, (c) Construct the permanent vehicular crossover in accordance with the requirements of this condition. <p>GUIDELINE <i>This condition requires work to be undertaken in the road reserve. The intention of the condition is to ensure that vehicular access to the site is designed and constructed to a standard suited to the demands created by the approved development. It is advantageous to the Developer to obtain the necessary driveway approvals and permit prior to commencing any site works to ensure the proposed internal site levels will suit the necessary permanent levels of the footway areas adjacent to the site. Generally, the vehicular footway crossings for a site are to have a 1 in 40 crossfall to the kerb and channel for the full width of the footway area. Ramping of the driveway up or down to the pad level should occur within the subject site only. This will ensure that driveways do not channel stormwater overflow from the roadway into the subject property and additionally maintain safe pedestrian movement. For any enquiries about this condition please contact the Engineering Delegate, Development and Regulatory Services.</i></p>	<p>Prior to undertaking the works</p> <p>Prior to survey plan endorsement</p> <p>Prior to survey plan endorsement</p>
<p>17) Provide or extend a sewerage property connection to the site/allotment (not including connection to the live sewer) in accordance with an approved detail design and Council's "Water and Sewerage Reticulation Standards".</p> <ul style="list-style-type: none"> (a) Submit engineering plans prepared by a Registered Professional Engineer Queensland (RPEQ), and in accordance with Council's "Water and Sewerage Reticulation Standards" showing the design of the works. Obtain approval from the Engineering Delegate, Development and Regulatory Services; (b) Pay to Council the cost of live connection to the sewer main; (c) Construct the works in accordance with the approved engineering plans to a standard that will be satisfactory to be accepted "on-maintenance" and "off-maintenance" as a Council asset, by the Engineering Delegate, Licensing and Compliance, Development and Regulatory Services; and (d) Submit "As Constructed" plans including an asset register, approved by a Registered Professional Engineer Queensland (RPEQ) (to a standard specified in Council's "Water and Sewerage Reticulation Standards") certifying that the works have been completed in accordance with the approved design and any approved modifications. <p>GUIDELINE <i>This condition is imposed when it is necessary to provide adequate sewerage facilities and infrastructure for the site. For any enquiries about this condition, please contact the Engineering Officer, Development Assessment, Development and Regulatory Services.</i></p>	<p>Prior to undertaking the works</p> <p>Prior to survey plan endorsement</p> <p>Prior to survey plan endorsement</p>

STANDARD ADVICE

	TIMING
18) Brisbane City Council advise that Environmental Protection Agency - Contaminated Land Unit as concurrence agency has imposed conditions.	As indicated

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19) Brisbane City Council advise that Department of Main Roads as concurrence agency has imposed conditions.

As indicated

Published on DES Disclosure Log
RTI Act 2009

Section of Approval to Which These
Conditions Relate:

**2. Reconfiguration of a Lot and Carrying Out Operational
Work (Development Permit and Preliminary Approval)**

Section Name:

Reconfiguration of a Lot - Stage 2 (1 Lot into 7 Lots & Park)

GENERAL/PLANNING REQUIREMENTS

	TIMING
<p>20) Carry out the approved development generally in accordance with the approved drawing(s) and/or document(s).</p> <p>GUIDELINE <i>This condition refers to the approved plans, drawings and documents to which the approval relates and is the primary means of defining the extent of the approval. Approved plans, drawings and documents are stamped PLANS and DOCUMENTS referred to in the APPROVAL and are dated to reflect the date of approval of the application by Council's Delegate. This condition should be read in conjunction with the following conditions which may require operational work or building work to be completed before the Council will endorse any survey plan. The extent to which plans, drawing(s) and/or documents can be modified is constrained by sections 3.5.24 and 3.5.33 of the "Integrated Planning Act 1997". For any enquiries about this condition, please contact the Assessment Manager.</i></p>	<p>While development is occurring on the site</p>
<p>21) Complete all operational work associated with this development approval, including work required by any of the following conditions. Such operational work is to be carried out generally in accordance with the approved plans, drawing(s), and/or documents or, if requiring a further approval from the Council, in accordance with the relevant approval(s).</p> <p>GUIDELINE <i>This condition is imposed to ensure all operational works associated with the use are completed before the use commences. It is not appropriate that the site be used without such work being completed in accordance with any detailed design approvals. Please note that the work referred to in this condition involves operational work and may therefore constitute 'assessable development'. The Council informs you there fore that this condition does not authorise assessable development to occur and a development permit may therefore be necessary. Please refer to the Council's information sheets. For any enquiries about this condition, please contact the Assessment Manager.</i></p>	<p>Prior to survey plan endorsement</p>
<p>22) The currency period for this approval is 24 months.</p> <p>GUIDELINE <i>This condition is imposed where the currency period for the development approval is other than as is specified in s.3.5.21 of the Integrated Planning Act.</i></p>	<p>As indicated</p>

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23) Demolish or relocate buildings in accordance with the following requirements:

- (a) Demolish or relocate any buildings on the site to ensure that existing buildings are not divided between proposed lots.
- (b) Submit documentary evidence, in the form of a statutory declaration, stating that proposed lot boundaries do not split the ownership of existing buildings between two proposed lots, to be forwarded to the Delegate Plan Sealing, Licensing Sealing and Certificates Unit with the request for sealing the plan of survey.

GUIDELINE

This condition is imposed to ensure that all structures are removed or relocated appropriately to ensure that no future legacy remains for the ultimate property owners. It should also be noted that the removal of structures includes the removal of all existing concrete slabs and foundations and footings of any removed structures.

Prior to survey plan endorsement

MONETARY CONTRIBUTIONS & SECURITIES

TIMING

24) Pay to Council any outstanding charges or expenses levied by the Council over the subject land.

GUIDELINE

This condition is imposed to ensure that there are no outstanding charges existing over the subject site, including outstanding rates. If there are any outstanding monies over the subject property, they must be paid in full prior to endorsement of the survey plan.

Prior to survey plan endorsement

25) Pay to Council a monetary contribution towards the cost of water supply headworks, as outlined below, at the rate prevailing when the contribution is paid.

The contribution is calculated on 62.60 ETs (Equivalent Tenements based on the area classification of General Industry at the rate of 18 ET's/developable area) at the current rate of \$4,101.00 per ET, for Water System Infrastructure Charges Plan Area - Wellers Hill, W12.

The credit is calculated on 1 ET (Equivalent Tenements based on the existing lot no. 294area) at the current rate of \$4,101.00 per ET, for Water System Infrastructure Charges Plan Area - Wellers Hill, W12.

Upon this basis the charge is calculated at 61.60 ET,s and, the amount payable is currently assessed at \$252,601.00 and comprises of the following:

• Treatment Headworks component:	\$45,458.00
• Distribution Head works component:	\$207,143.00
• Total contribution:	\$252,601.00

This headwork charge is the current rate for the 2004/2005 financial year.

GUIDELINE

This condition is imposed to require the payment of a proportional contribution towards a satisfactory water supply treatment system to the site. For any enquiries about this condition please contact the Engineering Delegate, Development and Regulatory Services.

Prior to survey plan endorsement

<p>26) Australia TradeCoast South Infrastructure Charge - Sewerage.</p> <p>Pay to Council a monetary contribution towards the cost of providing sewerage infrastructure at the rate specified in Australia TradeCoast South Infrastructure Charges Plan for Charge Area No.4 at the time when payment is made. For the purposes of calculating the charge, the Type of Development is Industrial and the Developable Area is 3.4775 hectares.</p> <p>The Charge Rate is 23,850 Infrastructure Charge Units (ICUs) for each Developable Hectare. Upon this basis, the amount payable is assessed at 82,938 ICUs.</p> <p>This contribution provides access to 45 Equivalent Persons (EPs) of capacity for each Developable Hectare. The charge for developments that generate additional sewerage will be calculated by multiplying the number of EPs by the charge for each EP at the rate specified in Planning Scheme Policy: Supporting Information for the Australia TradeCoast South Infrastructure Charges Plan at the time when payment is made. The charge is 530 Infrastructure Charge Units (ICUs) for each EP.</p> <p>The value of an ICU is specified in the Fees and Charges, and is adjusted each year for inflation. In the 2004/2005 financial year, the value of an ICU is \$1.09.</p> <p>GUIDELINE <i>This condition is imposed to obtain a contribution towards the provision of adequate sewerage infrastructure for development in the Australia TradeCoast South area. For enquiries about this condition, please contact the Engineering Officer, Development Assessment.</i></p> <p>* \$</p>	<p>Prior to survey plan endorsement</p>
<p>27) Australia TradeCoast South Infrastructure Charge - Transport.</p> <p>Pay to Council a monetary contribution towards the cost of providing transport infrastructure at the rate specified in the Australia TradeCoast South Infrastructure Charges Plan for Charge Area No.4 at the time when payment is made. For the purposes of calculating the charge, the Type of Development is Industrial and the Developable Area is 3.4775 hectares.</p> <p>The Charge Rate is 37,498 Infrastructure Charge Units (ICUs) for each Developable Hectare. Upon this basis, the amount payable is assessed at 130,399 ICUs.</p> <p>The value of an ICU is specified in the Fees and Charges, and is adjusted each year for inflation. In the 2004/2005 financial year, the value of an ICU is \$1.09.</p> <p>GUIDELINE <i>This condition is imposed to obtain a contribution towards the provision of adequate transport infrastructure for development in the Australia TradeCoast South area. For enquiries about this condition, please contact the Engineering Officer, Development Assessment.</i></p> <p>* \$</p>	<p>Prior to survey plan endorsement</p>

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<p>28) Australia TradeCoast South Infrastructure Charge - Community Purposes.</p> <p>Pay to Council a monetary contribution towards the cost of providing community purposes infrastructure at the rate specified in the Australia Trade Coast South Infrastructure Charges Plan for Charge Area No.4 at the time when payment is made.</p> <p>For the purposes of calculating the charge, the Type of Development is General Industry and the Developable Area is 3.4775 hectares(not including the parkland contribution).</p> <p>The Charge Rate is 5,409 Infrastructure Charge Units (ICUs) for each Developable Hectare.</p> <p>The charge is assessed at 21,092 ICUs.</p> <p>The value of an ICU is specified in the Fees and Charges, and is adjusted each year for inflation. In the 2004/2005 financial year, the value of an ICU is \$1.09.</p> <p>GUIDELINE <i>This condition is imposed to obtain a contribution towards the provision of adequate community purposes infrastructure for development in the Australia TradeCoast South area. For enquiries about this condition, please contact the Engineering Officer, Development Assessment.</i></p>	<p>Prior to survey plan endorsement</p>
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ECOLOGY

	TIMING
<p>29) Existing trees as indicated on Drawings JD 3403-00-022b and 3403-00-023b are to be retained on site with the exception of those which might need to be cleared to permit works in the proposed Access Easement and installation of services with agreement from the Ecologist, Development Assessment East. No vegetation clearing is to be carried out in the proposed Parkland.</p> <p>GUIDELINE <i>This condition aims to maintain a vegetated corridor along Bulimba Creek</i></p>	<p>While site works are occurring and then to be maintained</p>

LANDSCAPE & OPEN SPACE

	TIMING
<p>30) Transfer and surrender to the Crown as "park for public use" the land indicated as "Park" and proposed Lot 8 on the approved drawing JD 3403-00-021C.</p> <p>(a) Submit to the Delegate Plan Sealing, Licensing Sealing and Certificates Unit, a Survey Plan showing in detail the land to be dedicated.</p> <p>(b) Lodge the Endorsed Survey Plan with the Registrar of Titles, Department of Natural Resources.</p>	<p>Prior to survey plan endorsement</p> <p>Prior to lodging a development permit for building works</p>
<p>31) Ensure that manproof fencing associated with the gate station does not inhibit access to proposed parkland fronting Bulimba Creek.</p> <p>GUIDELINE <i>This condition remove existing impediments to convenient maintenance access to proposed Parkland.</i></p>	<p>Prior to survey plan endorsement</p>

32) Undertake works within the Parkland

Prior to survey plan endorsement

Prior to undertaking the works

- (a) Submit a Landscape Management and Site Works Plan for the works proposed in the parkland and obtain approval from the Delegate, Development Assessment. This plan is to be generally in accordance with approved plan number JD 3403-00-021C, and is to include the following:

I. A description of existing site conditions and proposed site preparation, including:

- Existing contours and proposed finished levels including sections across and through the parkland at critical points;
- Location of all underground services existing within the proposed parkland (eg. the depth and route of any drainage, water reticulation, sewerage, electricity, gas, telecommunications etc.);
- identification of purpose of all easements affecting the park and constraints on their use
- Location of existing vegetation in the parkland including species names, height and spread of canopy and clearly indicating vegetation to be retained and provide the reasons for removing or disturbing other vegetation. Specify methods of recycling vegetation where possible;
- Location and description of any vegetation and landscape features on adjoining properties with the potential to impact upon the proposed parkland. Also include the location and description of all existing and proposed fencing and retaining walls within and abutting the parkland;
- Demolition work of any kind to be carried out within the parkland;
- Any feature of cultural or heritage significance within the parkland;
- Location, extent and comprehensive details, including cross-sections of permanent and temporary water bodies/courses, drainage and stormwater works, and
- Proposed stormwater structures that will mitigate the impacts of stormwater flows within the parkland.

II. Identification of scope of work, including the following:

- Removal of weed species, barbed wire, building materials, rubbish, debris and other obstacles which may present a public liability risk;
- Provision of erosion control measures where required;
- Provision of a 25mm reticulated water service to the park;
- Provision of a power connection to the park;
- Indication of protection measures from damage for existing vegetation to be retained;
- Construction (prior to the commencement of works) of a star picket fence around the proposed parkland to protect from vehicular damage and storage of materials. The fence is to be inspected by the Delegate, Licensing and Compliance, and remain on-site until Practical Completion (On-maintenance);
- Construction of vehicular barriers/bollards along road frontages to prevent unauthorised vehicular access to the park;
- Provision of a lock-rail access point for maintenance vehicles to Lytton Road frontage;
- Specifications, contours and levels for any proposed bikeways, footpaths, roadways and parking in the proposed parkland;
- Proposed building and development works including location of all services, park furniture, picnic facilities and play equipment etc.;
- Surface treatments and extent of proposed planting;
- **Topdressing and planting with perennial grasses of all open areas, grassing is to achieve 80% coverage at the time of Practical Completion (On-maintenance);**
- A Plant Schedule itemising all proposed plants by botanical name and specifying total plant numbers and size at the time of planting.

III. Details of a costing and maintenance program, including the following:

- Costing of all works indicated on the Landscape Management and Site Works Plan; and
- Details of a 12-month maintenance plan for all proposed landscaping, including staging of works and time schedules, methods of establishment and projected ongoing maintenance costs.

- (b) Carry out the landscaping and associated works documented in the approved Landscape Management and Site Works Plan in accordance with standard Best

Trade Practice and to a standard that will be satisfactory to be accepted "On-maintenance" (Practical Completion) and "Off-maintenance" (Final Completion) as a Council asset, by the Delegate, Licensing and Compliance.

GUIDELINE

This condition is imposed when proposed parkland is to be transferred to the Crown. The required works are the minimum works that are required to ensure that the proposed parkland is acceptable for transfer to the Crown. For further details on parkland design, please refer to Council's "Environmental Best Management Practices" document for parkland (EBMP).

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POLLUTION

	TIMING
<p>33) Any acid sulphate soils (ASS) or potential acid sulphate soils (PASS) detected during earthworks are to be handled, stored and managed in accordance with the guidelines, requirements and recommendations of the Queensland Acid Sulfate Soils Investigation Team.</p> <p>GUIDELINE <i>This condition is imposed where works are proposed on sites which may contain acid sulphate soils.</i></p>	To be maintained

ENGINEERING

	TIMING
<p>34) Minimise on-site erosion and the release of sediment or sediment-laden stormwater from the site at all times through compliance with an approved Erosion and Sediment Control (ESC) Program for the site.</p> <p>(a) Submit an Erosion and Sediment Control (ESC) Program which complies with Council's Erosion and Sediment Control Standard (Version 9 or later), and receive approval from the Engineering Delegate, Development Assessment, prior to the commencement of land-disturbing activities;</p> <p>(b) Implement and modify as necessary the approved ESC Program to maintain compliance with the Erosion and Sediment Control Standard (Version 9 or later) at all times during the period from when land-disturbing activities begin to when responsibility for the site no longer lies with the applicant.</p> <p>GUIDELINE <i>This condition is imposed where the land-disturbing development (as defined in the current version of Council's Erosion and Sediment Control Standard) involves site works that could lead to significant erosion and loss of sediment from the site. The ESC Program must be prepared in accordance with Council's Erosion and Sediment Control Standard (Version 9 or later), and may include detailed plans, descriptions of control measures, monitoring programs and maintenance procedures. Please note that the work referred to in this condition involves operational work and therefore requires an operational works application to be submitted. Relevant guidelines to assist in the preparation of ESC Programs include the: "Soil Erosion and Sediment Control - Engineering Guidelines for Queensland Construction Sites" The Institute of Engineers, Australia (Qld), 1996 (or later version); "Sediment Basin Design Guidelines", Brisbane City Council, February 2000 (or later version); and "Best Practice Guidelines for the Control of Stormwater Pollution from Building Sites" and accompanying fact sheets, Brisbane City Council and Gold Coast City Council, 2000 (or later version). NB. The ESC Program may form part of a Site Based Stormwater Management Plan (that addresses short and long-term stormwater management from a quality and quantity perspective) or an Environmental Management Plan (EMP). For any enquiries about this condition, please contact the Engineering Delegate, Development and Regulatory Services.</i></p>	<p>Prior to site works commencing (ie. any land-disturbing development)</p> <p>While site works (eg. operational works, building works) are occurring and until exposed soil areas are permanently stabilised (eg. turfed, concreted)</p>

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35) Undertake the works on the site in accordance with an Earthworks Plan approved by the Engineering Delegate, Development Assessment.

(a) Submit an earthworks plan, prepared by a Registered Professional Engineer of Queensland (RPEQ), and in accordance with Council's "Subdivision and Development Guidelines" demonstrating how the development will comply with this requirement and the following:

- The location of any cut and/or fill;
- The quantity of fill to be deposited and finished fill levels;
- Maintenance of access roads to and from the site such that they remain free of all fill material and are cleaned as necessary;
- The existing and proposed finished levels (extending into the adjacent properties);
- Preservation of all drainage structures from the effects of structural loading generated by the earthworks;
- Protection of adjoining properties and roads from ponding or nuisance from stormwater;
- That all vehicles exiting from the site will be cleaned and treated so as to prevent material being tracked or deposited on public roads.
- Obtain approval from the Engineering Delegate, Development Assessment for the Earthworks Plan.

(b) All fill material placed on the site comprising only natural earth and rock and is to be free of contaminants (as defined by section 11 of the Environmental Protection Act 1994), noxious, hazardous, deleterious and organic materials. Suitable fill material is deemed to comply with the requirements of clause 4.3, AS 3798, Guidelines on Earthworks for Commercial and Residential Developments.

(c) Prepare the following details for presentation to the Council's Engineering Delegate at a pre-start meeting arranged by the consultant supervising the contractor:

- The type of fill to be used and the manner in which it is to be compacted;
- Details of any proposed access routes to the site which are intended to be used to transport fill to the site;
- Engineering details of any haul roads to be built to facilitate the placement of fill on the site;
- The contractor is responsible for maintaining the access roads near the site such that they remain free of all fill material and are cleaned as necessary;
- Damage to Council assets will need to be repaired at no cost to Council;
- Public footpaths fronting the site are to remain safe at all times; and
- Compliance with Council's Erosion and Sediment Control Guidelines relating to earthworks on a construction site.

(d) Implement and maintain the provisions of a Site Based Stormwater Management Plan which is consistent with Council's "Subdivision & Development Guidelines" (2000 or later version) and aims to prevent or minimise the contamination of stormwater and the release of contaminated stormwater from the site during construction and operational works.

GUIDELINE

This condition is imposed for applications when significant earthworks are proposed in conjunction with a development proposal. Site Based Stormwater Management Plans (that address short and long term stormwater management from a quality and quantity perspective) may be part of Environmental Management Plans (EMPs) and include ESC Programs/Management Plans. For any enquiries about this condition, please contact the Engineering Delegate, Development and Regulatory Services.

Prior to site works/building works commencing

While site/operational works/building works is occurring

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<p>36) Corner truncation as follows:</p> <p>(a) A 10 metre by 3 chord truncation at the corners of the access easement and Paringa Road;</p> <p><i>GUIDELINE</i> <i>This condition is imposed on development sites where new roads are required and/or where safety and capacity of existing and new roads are to be maintained. This requirement will necessitate the preparation of survey plan. A copy of the survey plan together with a written request for the preparation of legal documentation is to be lodged with the Delegate Plan Sealing, Licensing, Sealing and Certification Unit. Enquiries regarding any legal documentation can be directed to Licensing, Sealing and Certificates Unit, Development and Regulatory Services (pH: 3403 9050). For any other enquiries about this condition, please contact the Engineering Delegate, Development and Regulatory Services.</i></p> <p>✓</p>	<p>Prior to survey plan endorsement</p>
<p>37) The existing easements are encumberant over the site and are subject to any existing conditions:</p> <p>(a) Easements for underground drainage, overland flow, electricity, and access purposes, as required to preserve the rights of upstream properties. Easement A on SI 10127, Easement A on SL 6414; Easement C on SP 135357; Easement D on SP 135357; Easement E on RP 181498; Easement L on CP 898181; Easement M on CP 898182; In addition to these easements, any new easements are to be easements granted in favour of Brisbane City Council;</p> <p><i>GUIDELINE</i> <i>This condition is imposed to provide access, maintenance of services and to protect drainage paths if required. Easements in favour of the Brisbane City Council are required to have the necessary easement documentation prepared (free of costs and compensation to Council) by the Brisbane City council. Easements not in favour of the Brisbane City Council are required to have the necessary documentation prepared by the applicant's private solicitors. Easements are to be shown on a Survey Plan and lodged with the Delegate Plan Sealing, Licensing Sealing and Certificates Unit. Enquiries regarding any legal documentation can be directed to Licensing, Sealing and Certificates Unit, Development and Regulatory Services (pH 3403 9050). For any other enquiries about this condition, please contact the Engineering Delegate, Development and Regulatory Services.</i></p> <p>✓</p>	<p>Prior to survey plan endorsement</p>

<p>38) Grant the following easement(s):</p> <ul style="list-style-type: none"> (a) Easements for sewerage and water supply purposes in favour of Brisbane City Council over sewerage rising mains or water mains; (b) Easement for the purpose of access, construction and maintenance of utility services over proposed Common Property; (c) Easements for access purposes over the proposed Common Property in favour of Lot No.2 on plan no. JD 3403-00-020B; (d) Reciprocal access easement rights over access strips; (e) Easements over turning areas for refuse vehicle turn-around where such area is located over private property. These easements are to be granted in favour of the Brisbane City Council and its agents. <p>GUIDELINE <i>This condition is imposed to provide access, maintenance of services and to protect drainage paths if required. Easements in favour of the Brisbane City Council are required to have the necessary easement documentation prepared (free of costs and compensation to Council) by the Brisbane City council. Easements not in favour of the Brisbane City Council are required to have the necessary documentation prepared by the applicant's private solicitors. Easements are to be shown on a Survey Plan and lodged with the Delegate Plan Sealing, Licensing Sealing and Certificates Unit. Enquiries regarding any legal documentation can be directed to Licensing, Sealing and Certificates Unit, Development and Regulatory Services (pH 3403 9050). For any other enquiries about this condition, please contact the Engineering Delegate, Development and Regulatory Services.</i></p>	<p>Prior to survey plan endorsement</p>
<p>39) Submit "As Constructed" plans approved by a Registered Surveyor (to a standard specified in Council's "Subdivision and Development Guidelines") showing finished surface level information over the completed development. The survey information is required to show surface levels and site contours at 1 metre intervals. All levels are to be shown as Reduced Levels to the "Australia Height Datum" (AHD).</p> <p>GUIDELINE <i>This information is required to enable Council to update existing survey records and ultimately provide Brisbane with accurate data which can be sourced for the benefit of Community, Development Industry and the Council.</i></p>	<p>Prior to survey plan endorsement</p>

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<p>40) Any retaining walls greater than 1.0 metre in height are required to be structurally certified for design and construction by a Registered Professional Engineer Queensland (RPEQ). The certification is to include the stormwater drainage (surface and seepage water) associated with the wall ensuring that the water is directed to an acceptable lawful and legal point of discharge and does not cause any ponding, nuisance or disturbance to adjacent property owners. All retaining walls are to comply with the City Plan Filling and Excavation Code.</p> <p>GUIDELINE <i>This condition is intended to ensure that retaining walls associated with the development that are higher than 1 metre, are designed and constructed to industry standards and also, to ensure that no adverse impact is created by the structures on the surrounding properties. The retaining wall designer should note that timber retaining walls facing onto Council property (including the road reserve) will not be permitted. Retaining walls facing onto road reserve or parkland are to be contained entirely within the proposed development site, including the retaining wall's footings. Where retaining walls are proposed to be constructed between adjoining properties, it is also suggested that the use of timber sleeper retaining walls be restricted due to their limited life and the potential problems they may cause to future property owners. Where the combined height of the retaining wall and fence exceeds 2.0 metres, a Development Permit for Building Work will need to be granted. For any enquires about this condition please contact the Engineering Delegate, Development and Regulatory Services.</i></p>	<p>Prior to survey plan endorsement</p>
<p>41) Adjoining properties and roads are to be protected from ponding or nuisance from stormwater runoff.</p> <p>(a) Adjoining properties and roads are to be protected from ponding or nuisance from stormwater as a result of the proposed works.</p> <p>(b) Rectify all damage resulting from the ponding of stormwater or nuisance from discharge of stormwater from the site to adjacent properties.</p> <p>GUIDELINE <i>This condition is imposed to ensure that the developer is aware that they are responsible for all remedial works required as a result of any site works and, that they must protect neighbouring properties and roads from ponding and nuisance water from the proposed development. Where this rectification work involved drainage, plans are to be lodged showing the manner in which it is intended to rectify the site drainage. These plans must be approved by the Engineering Delegate. For any enquiries about this condition, please contact the Engineering Delegate, Development and Regulatory Services.</i></p>	<p>While development is occurring on the site</p> <p>Prior to survey plan endorsement</p>

<p>42) Runoff from the site and run off concentrated on the site from local catchments for storms up to the 50 year ARI flood event and for the 100 year ARI flood event for creek and river flooding, is to be managed in accordance with approved drainage plans and Council's "Subdivision and Development Guidelines" so as not to have any adverse effect on neighbouring properties.</p> <p>(a) Design and construct all allotments to have the appropriate freeboard in accordance with Council's "Subdivision and Development Guidelines" so as not to be flooded during a 50 year ARI local flood event or a 100 year ARI creek or river flood event whichever is the higher flood level;</p> <p>(b) Submit engineering plans and calculations, prepared by a Registered Professional Engineer Qld (RPEQ) and in accordance with the Council's "Subdivision and Development Guidelines", demonstrating how the development will comply with this requirement. Such plans are to show adequate survey information on areas adjoining the site with particular attention to ponding of water and overland flowpaths and building pads. Additionally, the submitted information is to determine the extent of any stormwater drainage works and the width of any overland flow easements. Obtain approval for the design from the Engineering Delegate, Development Assessment;</p> <p>(c) Complete the works in accordance with the approved engineering plans and in accordance with Council's "Subdivision and Development Guidelines"; and</p> <p>(d) Submit "As Constructed" plans including an asset register (if required) (to the Engineering Delegate), approved by a Registered Professional Engineer Queensland (RPEQ) to a standard specified in Council's "Subdivision and Development Guidelines" certifying that the works have been completed in accordance with the approved design and any approved modifications.</p> <p>GUIDELINE <i>This condition is intended to ensure that the design of the subject development accounts for stormwater run off and/or if stormwater drainage patterns in the vicinity of the site require improvements. For any enquiries about this condition, please contact the Engineering Delegate, Development and Regulatory Services.</i></p>	<p>Prior to site works/building works commencing</p> <p>Prior to survey plan endorsement</p> <p>Prior to survey plan endorsement</p>
<p>43) No material of any description is to be deposited within the area of the flood regulation line.</p> <p>GUIDELINE <i>This condition is imposed so that the developer is responsible for protecting flood plains.</i></p>	<p>Prior to survey plan endorsement</p>
<p>44) Provide underground telecommunication services for all proposed allotments.</p> <p>(a) Enter into an agreement with a telecommunication company to provide underground telecommunication services within and adjacent to the proposed development; and</p> <p>(b) Forward a copy of the agreement together with the request for survey plan endorsement, to the Delegate Plan Sealing, Licensing, Sealing and Certificates Unit, Development and Regulatory Services.</p> <p>GUIDELINE <i>This condition is imposed to ensure the provision of essential telecommunication services to all allotments. For any enquiries about this condition, please contact relevant service providers regarding telecommunication services.</i></p>	<p>Prior to undertaking the works</p> <p>Prior to survey plan endorsement</p>

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<p>45) Provide underground electricity services in accordance with an approved electricity reticulation plan and the Council's "Subdivision and Development Guidelines (Public Utilities Section)". Note: Even though the development may be in an area serviced by overhead electricity, UNDERGROUND supply to the development is required - no additional poles or overhead mains are to be erected.</p> <p>(a) Lodge electricity reticulation plans showing the proposed electricity services and receive the approval of the City Lighting Unit, Local Asset Services Central District;</p> <p>(b) Enter into an agreement with an electricity supplier to provide underground electricity services in accordance with the above approved electricity reticulation plans.</p> <p>(c) Forward a copy of the agreement together with the request for survey plan endorsement, to the Delegate Plan Sealing, Licensing, Sealing and Certificates Unit, Development and Regulatory Services.</p> <p>GUIDELINE <i>This condition is imposed when a proposed subdivision requires the provision of electricity services in accordance with Council's "Guidelines for the Provision of Underground Electricity". Please refer to the Council's information sheet on lodging detailed design applications. For any enquiries about this condition, please contact the City Lighting Unit (pH: 3403 0307) regarding electricity reticulation plans or a service provider for electricity supply.</i></p>	<p>Prior to undertaking the works</p> <p>Prior to survey plan endorsement</p> <p>Prior to survey plan endorsement</p>
<p>46) Supply and install all service conduits and meet the cost of any alterations to public utility mains, existing mains, services or installations required in connection with the approved development (This includes the provision of all services and/or conduits along the full length of any rear allotment access or access easement). It should be noted that this condition includes the relocation of any fire hydrant and/or valves from within the limits of the development's vehicular footway crossings if applicable.</p> <p>(a) Complete the works required by this condition;</p> <p>(b) Submit "As Constructed" plans including an asset register (if required), approved by a registered Professional Engineer Queensland (RPEQ) (in accordance with Council's "Subdivision and Development Guidelines" and "Water and Sewerage Reticulation Standards") showing the works required by this condition.</p> <p>GUIDELINE <i>This condition is imposed when additions, alterations or extensions to service conduits, mains and other services are required as a result of the approved development. Applicants should liaise with the appropriate service authorities. Typical underground service conduiting to be constructed includes, power, phone, telecommunications, sewer, stormwater and gas if appropriate. For any enquiries about this condition, please contact the Engineering Delegate (regarding advise on traffic signal conduits, stormwater, water supply and sewerage mains etc.) or the relevant public utility authorities (for advice on other services).</i></p>	<p>Prior to survey plan endorsement</p>

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<p>47) Construct permanent vehicular crossover.</p> <p>(a) Construct a 14 metre wide Type B2 permanent vehicular crossover to the Paringa Road frontage at the access easement dedication of the site in accordance with Council's "Subdivision and Development Guidelines",</p> <p>(b) Obtain a permit from the Engineering Delegate, to carry out such works within the road reserve,</p> <p>(c) Construct the permanent vehicular crossover in accordance with the requirements of this condition.</p> <p>GUIDELINE <i>This condition requires work to be undertaken in the road reserve. The intention of the condition is to ensure that vehicular access to the site is designed and constructed to a standard suited to the demands created by the approved development. It is advantageous to the Developer to obtain the necessary driveway approvals and permit prior to commencing any site works to ensure the proposed internal site levels will suit the necessary permanent levels of the footway areas adjacent to the site. Generally, the vehicular footway crossings for a site are to have a 1 in 40 crossfall to the kerb and channel for the full width of the footway area. Ramping of the driveway up or down to the pad level should occur within the subject site only. This will ensure that driveways do not channel stormwater overflow from the roadway into the subject property and additionally maintain safe pedestrian movement. For any enquiries about this condition please contact the Engineering Delegate, Development and Regulatory Services.</i></p>	<p>Prior to undertaking the works</p> <p>Prior to survey plan endorsement</p> <p>Prior to survey plan endorsement</p>
<p>48) Construct the following roadworks within the dedicated easement within the Common Property with any associated drainage and services in accordance with an approved detail design and Council's "Subdivision and Development Guidelines":</p> <p>(a) • The road within the dedicated easement to be 14metres wide to be classified as industrial access with Type E pavement;</p> <p>(b) Submit functional layout plans showing the extent of the roadworks. Obtain approval from the Engineering Delegate, Development Assessment, Development and Regulatory Services;</p> <p>(c) Submit engineering plans prepared by a Registered Professional Engineer Queensland (RPEQ), and in accordance with Council's "Subdivision and Development Guidelines" showing the design of the roadworks including any external signs and permanent traffic safety signs, markings and devices (if required). Obtain approval from the Engineering Delegate, Development Assessment, Development and Regulatory Services;</p> <p>(d) Construct the works in accordance with the approved engineering plans to a standard that will be satisfactory to be accepted "on-maintenance" and "off-maintenance" as a Council asset, by the Delegate, Licensing and Compliance, Development and Regulatory Services; and</p> <p>(e) Submit "As Constructed" plans including an asset register (if required), approved by a Registered Professional Engineer Queensland (RPEQ) (to a standard specified in Council's "Subdivision and Development Guidelines") certifying that the works have been completed in accordance with the approved design and any approved modifications.</p> <p>GUIDELINE <i>This condition is imposed when new roads are to be constructed and dedicated to Council. For any enquiries about this condition please contact the Engineering Officer, Development Assessment, Development and Regulatory Services.</i></p>	<p>Prior to undertaking the works</p> <p>Prior to survey plan endorsement</p> <p>Prior to survey plan endorsement</p>

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<p>49) Provide and/or modify external signs and line markings as may be required by the approved development: Generally in accordance with the approved drawings and documents; In accordance with an approved detailed design; and In accordance with "Austroads" and the "Manual of Uniform Traffic Control devices".</p> <p>(a) Complete the works in accordance with the approved engineering plans;</p> <p>(b) Submit "As Constructed" plans including an asset register (if required), approved by a Registered Professional Engineer of Queensland (RPEQ) in accordance with the Council's "Subdivision and Development Guidelines" for all works; and</p> <p>(c) Construction of these works is to be certified by a Registered Professional Engineer of Queensland (RPEQ).</p> <p>GUIDELINE <i>This condition is intended to ensure that the development is "signed and lined" in accordance with the relevant standards. A fee is payable to cover the Council's cost incurred in the preparation of any plans, adjusting its records and carrying out any work if necessary. If Council is to carry out the works, a minimum of six (6) weeks notice is required.</i></p>	<p>Prior to survey plan endorsement</p>
<p>50) Repair any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from footways, roads, kerb and channel and stormwater gullies and drainlines) that may occur during any works carried out in association with the approved development.</p> <p>GUIDELINE <i>The intention of this condition is to ensure that any works undertaken as part of the approved development do not damage Council assets or leave Council assets in an unacceptable and unsightly manner. For any enquiries about this condition, please contact the Engineering Delegate, Licensing and Compliance, Development and Regulatory Services.</i></p>	<p>Prior to survey plan endorsement</p>
<p>51) Construct a water supply reticulation system necessary to provide a connection to each allotment in accordance with Council's "Water and Sewerage Reticulation Standards". (The Council will contribute towards the cost of oversized mains included in these works.)</p> <p>(a) Submit engineering plans prepared by a Registered Professional Engineer Queensland (RPEQ), and in accordance with Council's "Water and Sewerage Reticulation Standards" showing the design of the works. Obtain approval from the Engineering Delegate, Development Assessment, Development and Regulatory Services;</p> <p>(b) Pay to Council the cost of live connection to the water main;</p> <p>(c) Construct the works in accordance with the approved engineering plans to a standard that will be satisfactory to be accepted "on-maintenance" and "off-maintenance" as a Council asset, by the Engineering Delegate, Licensing and Compliance, Development and Regulatory Services; and</p> <p>(d) Submit "As Constructed" plans including an assest register, approved by a Registered Professional Engineer Queensland (RPEQ) (to a standard specified in Council's "Water and Sewerage Reticulation Standards") certifying that the works have been completed in accordance with the approved design and any approved modifications.</p> <p>GUIDELINE <i>This condition is imposed when a water supply system is required to be provided to allotments. For any enquiries about this condition please contact the Engineering Officer, Development Assessment, Development and Regulatory Services.</i></p>	<p>Prior to undertaking the works</p> <p>Prior to survey plan endorsement</p> <p>Prior to survey plan endorsement</p>

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<p>52) Install extra fire hydrants to supplement the existing hydrants, on the existing water main adjacent to the real property boundaries of the newly created lots 2,3,4, & 7 as required, at no cost to Council, on the Paringa Road frontage of the site.</p> <p>GUIDELINE <i>This condition is imposed when the existing infrastructure is unable to supply water at Brisbane City Council's Standards of Service with regard to fire fighting capacities. In order to provide for an adequate standard of service, external augmentation works are required. As this work will require 'live works', Council's Brisbane Water will need to be engaged to carry out the work. Please contact Brisbane Water for any enquiries regarding the installation of the fire hydrant via Council's Customer Contact Centre on telephone No. 3403 8888.</i></p> <p>*</p>	<p>Prior to survey plan endorsement</p>
<p>53) Provide a water service with meter assembly and meter box to the boundary of each lot.</p> <p>(a) Provide a water service, approved meter assembly and meter box for each lot shown on the approved plans and in accordance with Council's "Water and Sewerage Reticulation Standards".</p> <p>(b) If the meters are purchased other than from Council, pay to Council a documentation fee for each water service provided at the rate of \$25.00 each. Note If the meters are purchased from Council, forward a copy of the receipt together with the request for survey plan endorsement, to the Delegate Plan Sealing, Licensing, Sealing and Certificates Unit, Development and Regulatory Services.</p> <p>GUIDELINE <i>This condition is imposed to provide services and meters to all allotments. For any enquiries about this condition please contact the Engineering Officer, Development Assessment, Development and Regulatory Services.</i></p> <p>✓</p>	<p>Prior to survey plan endorsement</p>
<p>54) Provide or extend a sewerage property connection to the site/allotment (not including connection to the live sewer) in accordance with an approved detail design and Council's "Water and Sewerage Reticulation Standards".</p> <p>(a) Submit engineering plans prepared by a Registered Professional Engineer Queensland (RPEQ), and in accordance with Council's "Water and Sewerage Reticulation Standards" showing the design of the works. Obtain approval from the Engineering Delegate, Development and Regulatory Services;</p> <p>(b) Pay to Council the cost of live connection to the sewer main;</p> <p>(c) Construct the works in accordance with the approved engineering plans to a standard that will be satisfactory to be accepted "on-maintenance" and "off-maintenance" as a Council asset, by the Engineering Delegate, Licensing and Compliance, Development and Regulatory Services; and</p> <p>(d) Submit "As Constructed" plans including an asset register, approved by a Registered Professional Engineer Queensland (RPEQ) (to a standard specified in Council's "Water and Sewerage Reticulation Standards") certifying that the works have been completed in accordance with the approved design and any approved modifications.</p> <p>GUIDELINE <i>This condition is imposed when it is necessary to provide adequate sewerage facilities and infrastructure for the site. For any enquiries about this condition, please contact the Engineering Officer, Development Assessment, Development and Regulatory Services.</i></p> <p>✓</p>	<p>Prior to undertaking the works</p> <p>Prior to survey plan endorsement</p> <p>Prior to survey plan endorsement</p>

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STANDARD ADVICE

	TIMING
<p>55) Agility Management advice dated 27 January 2005 forms part of this approval package. Please note that comments contained in this letter may also be relevant to subsequent development approvals.</p> <p><i>GUIDELINE</i> <i>This condition advises of Origin Energy and Agility Management conditions regarding risk management around the pipeline.</i></p>	As indicated
<p>56) Brisbane City Council advise that Environmental Protection Agency - Contaminated Land Unit as concurrence agency has imposed conditions.</p>	As indicated
<p>57) Brisbane City Council advise that Department of Main Roads as concurrence agency has imposed conditions.</p>	As indicated

**** End of Package ****

898428-1

27 January 2005.

Keijlar Fox & McGhie
PO Box 608
Springhill
Qld 4004

PLANS AND DOCUMENTS
referred to in the
APPROVAL dated 28/2/05

Attention 73(2)Irrelevant

Dear 73(2)Irrel

Re: Lot 294 on SP 135357 & Lot 2 on RP813014

Conditional Approval & Design (CAD) Letter

The proposed industrial subdivision at Parlinga Road Murarie (Plan JD3403-00-022/JD3403-00-023) is approved in principle by Agility, the operator of the Roma Brisbane natural gas pipeline for APT Petroleum Pipelines Limited, provided that the developer and its subcontractors and agents comply with the following conditions.

Approval in-principle only

All works must be in accordance with Agility's Instruction for Work document.

An Agility representative must be on site to supervise all works. (48 hours notice is required prior to the commencement of works)

This approval explicitly explains Agility's requirements for working on or near the high-pressure gas pipeline/s or their easements. This is not an approval to undertake field activities.

All field activities require a Safety Work Permit to be issued by an Agility representative on site prior to the commencement of any works.

Site Induction presentation

All staff involved with excavating activities or works in the vicinity of the pipeline/s must attend a pipeline education session presented by Agility.

Approved construction activities and methods

All excavation activities must be approved and supervised by Agility.

The developer shall submit details of equipment that will traverse the pipeline to Agility for analysis of the external loading onto the pipeline/s. Acceptable equipment and/or additional protective measures will be specifically approved and enforced by the Agility site representative.

There are restrictions in the use of equipment or work methods causing ground vibration near the pipeline, including but not exclusive to rollers, pile driving, explosives, jackhammers and ground stabilisers. Details of these equipment or work methods to be used shall be submitted for approval.

The easement area shall be clearly identified and the pipeline marked whilst construction works are in progress. The impact of the proposed development should allow for vehicle access throughout the area for Agility pipeline patrolling.

The easement will remain free of encumbrances of any description at all times.

Specific design and construction requirements

The proposed development (JD 3403-00-023) Allotment 1 is to comply with the following conditions

The proposed area must be able to sustain a soil depth of cover no less than 1200mm above the gas pipeline to withstand all predicted loads from vehicles. A 150mm thick concrete slab with F82 mesh top and bottom as described in drawing A1-04018-WD 01 Revision O shall cover the gas pipeline.

The remainder of the development (JD3403-00-022/JD3403-00-023) is to be parkland and it is suggested that the boundary between the proposed new blocks and the Envestra (Qld) Ltd easement be fenced by the developer to prevent any 'overspill' of industry into the parkland.

Where it is deemed necessary for any service to cross the Agility easement, the crossing shall be perpendicular to the run of the pipeline. All crossings shall be kept to a minimum as practically possible.

Agility shall require access to the development site at mutually agreeable times to supervise and inspect installations of all proposed service crossings near to the high-pressure gas pipeline.

Any planned new tree/bush planting should be arranged so that the maximum extent of all tree canopies and root systems will not encroach within 3m of the gas pipeline centreline. Agility reserves the right to trim or remove any tree that becomes a threat to the integrity of the gas pipeline and/or coating.

Access by Agility to the Easement shall not be restricted in any way after all site work has been completed and shall be kept free of obstructions as to allow regular patrols of the high pressure gas pipeline.

No works are to begin until a work site vehicles and machinery list has been provided to Agility that depicts all maximum loaded weights and axle grouping arrangements of those vehicles and machinery that are intended to be used on or around the high pressure gas pipeline.

Approval subject to works at developer's cost

No works are required to be performed by Agility, to maintain the integrity of the gas pipeline system, as a result of this proposal.

Landowner consent and easement conditions

All works must have the consent of the landowner or relevant public/government authority prior to the commencement of works. Agility cannot be held liable for non-conformance.

All approvals for extinguishment of existing easements and amendments to easement agreements associated with the earthworks may be subject to further appraisal and approval from DNRM and Agility legal representatives.

For further information contact Neil Weatherly on (07) 33236148.

Thank you for your interests in helping to maintain a safe and secure high-pressure gas pipeline.

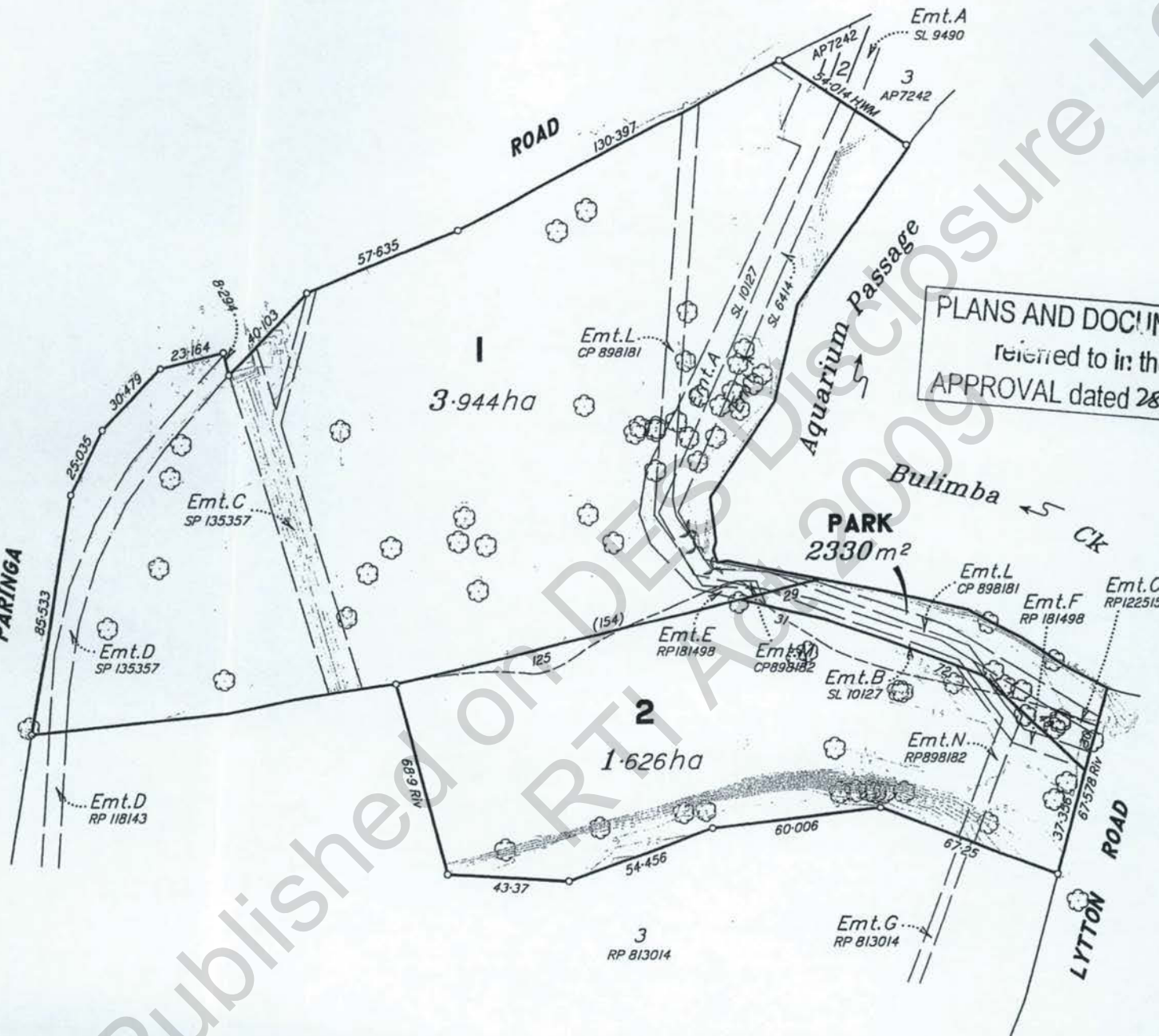
Yours sincerely

73(2)Irrelevant

Neil Weatherly
Lands Manager.



PARINGA



PLANS AND DOCUMENTS
referred to in the
APPROVAL dated 28/2/05

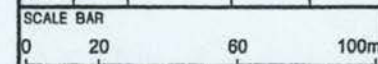
SNOWDAY PTY LTD

PROJECT
**PROPOSED
RECONFIGURATION
OF LOT 2 ON RP813014 & LOT
294 ON SP135357
(WITH TREE LOCATIONS)**

LOCAL AUTHORITY
BRISBANE CITY COUNCIL

NOTES
(i) This plan was prepared for the purpose and exclusive use of SNOWDAY PTY LTD to accompany an application to BRISBANE CITY COUNCIL for approval to reconfigure the land described in this plan and is not to be used for any other purpose or by any other person or corporation.
KFM Partnership accepts no responsibility for any loss or damage suffered however arising in any person or corporation who may use or rely on this plan in contravention of the terms of this clause or clauses (ii), (iii) or (iv) hereof.
(ii) The contours shown in this plan are suitable only for the purposes of this application. The accuracy of the contours has not been verified and no reliance should be placed upon such contours for any other purpose other than the purpose of this application for reconfiguration.
(iii) The dimensions, areas, number of lots, size and location of improvements & flood information (if shown) are approximate only and may vary.
(iv) This plan may not be copied unless these notes are included.

STAGE	No. OF LOTS	NEW ROAD	AREA OF PARK	TOTAL AREA
1	2	-	2330m ²	5.798 ha
TOTAL				



SCALE 1:1500 (A3)



KFM PARTNERSHIP
Built Environment Consultants

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Queensland 4101
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www.kfm.com.au



LEVEL DATUM	AHDD
LEVEL ORIGIN	PSM139791 RL 2.466
CONTOUR INTERVAL	0.5 m
COMPUTER FILE	340300E0
DRAWN	SJW
DATE	3/02/2005
CHECKED	JHD
DATE	3/02/2005
APPROVED	JHD
DATE	3/02/2005

PLAN NUMBER
JD 3403-00-022b

R

19-079

NOTE: ALL DIMENSIONS AND AREAS ON THIS

RE SUBJECT TO SURVEY AND REQUIREMENTS FOR LODGEMENT OF SURVEY PLANS.

DEPT. OF NATURAL RESOURCES & MINES.

File C

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KFM Partnership 2005

NOTES

(i) This plan was prepared for the purpose and exclusive use of SNOWDAY PTY LTD to accompany an application to BROSSBANE CITY COUNCIL for approval to reconfigure the land described in this plan and is not to be used for any other purpose or by any other person or corporation.

(ii) KPM Partnership accepts no responsibility for any loss or damage suffered however arising to any person or corporation who may use or rely on this plan in contravention of the terms of this clause or clauses (i), (ii) or (iv) hereof.

(8) The contours shown in this plan are suitable only for the purposes of this application. The accuracy of the contours has not been verified and no reliance should be placed upon such contours for any other purpose other than the purpose of this application for reconfiguration.

(iii) The dimensions, areas, number of lots, size and location of improvements & flood information (if shown) are approximate only and may vary.

(iv) This plan may not be copied unless these notes are included

STAGE	No. OF LOTS	NEW ROAD	AREA OF PARK	TOTAL AREA
2	8	-	3950m ²	3.944 ha

TOTAL				
-------	--	--	--	--

SCALE BAR
0 20 60 100m

SCALE 1:1500 (A3)



KFM PARTNERSHIP

Built Environment Consultants

Level 3
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South Brisbane
Queensland 4101

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LEVEL DATUM	AHDD
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LEVEL ORIGIN	PSM139791 RL 2.466m
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CONTOUR INTERVAL 0.5 m

COMPUTER FILE	340300E1
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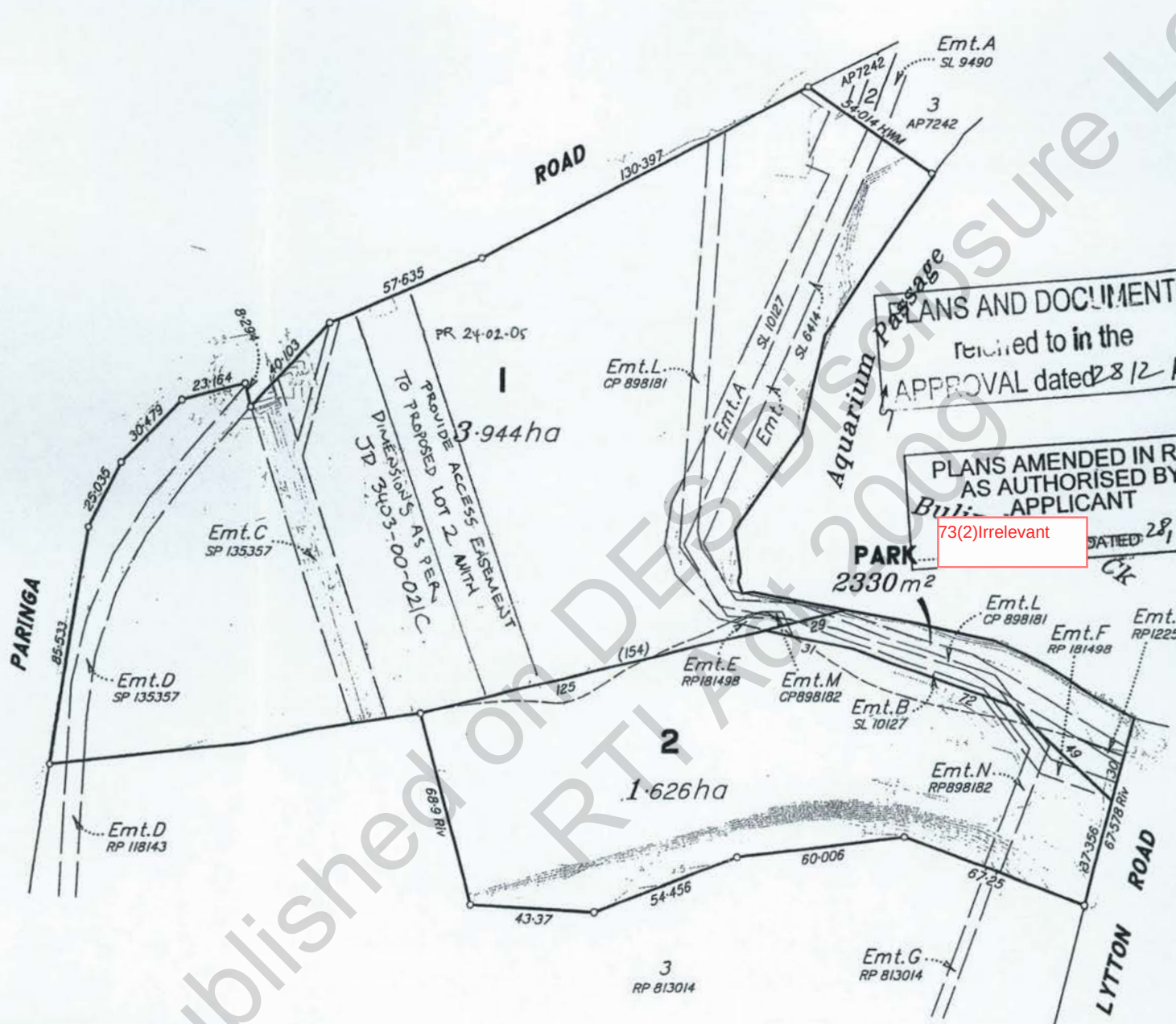
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CHECKED	JHD	DATE	3/02/2005
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APPROVED	JHD	DATE	3/02/2005
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PLAN NUMBER JD 3403-00-023b



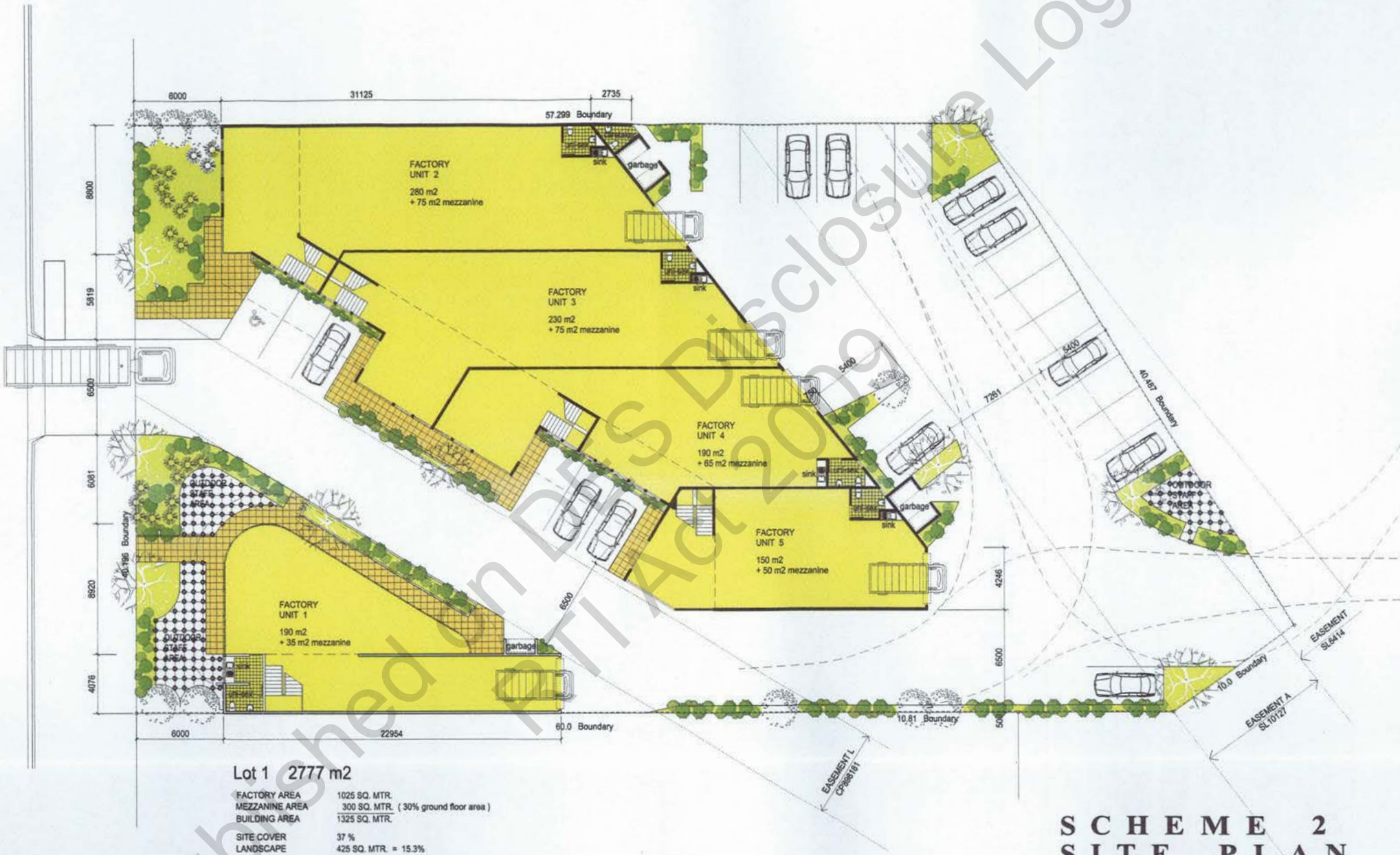


PLANS AND DOCUMENTS
received to in the
APPROVAL dated 28/12/05

PLANS AMENDED IN RED
AS AUTHORISED BY
Bul. APPLICANT
73(2) Irrelevant

CLIENT SNOWDAY PTY LTD				
PROJECT PROPOSED RECONFIGURATION OF LOT 2 ON RP813014 & LOT 294 ON SP135357				
LOCAL AUTHORITY BRISBANE CITY COUNCIL				
NOTES (i) This plan was prepared for the purpose and exclusive use of SNOWDAY PTY LTD to accompany an application to BRISBANE CITY COUNCIL, for approval to reconfigure the land described in this plan and is not to be used for any other purpose or by any other person or corporation. (ii) The contours shown in this plan are suitable only for the purposes of this application. The accuracy of the contours has not been verified and no reliance should be placed upon such contours for any other purpose other than the purpose of this application for reconfiguration. (iii) The dimensions, areas, number of lots, size and location of improvements & flood information (if shown) are approximate only and may vary. (iv) This plan may not be copied unless these notes are included.				
STAGE	No. OF LOTS	NEW ROAD	AREA OF PARK	TOTAL AREA
1	2	-	2330m ²	5.798 ha
TOTAL				
SCALE BAR 0 20 60 100m SCALE 1:1500 (A3)				
 KFM PARTNERSHIP Built Environment Consultants				
Level 3 90 Melbourne Street South Brisbane Queensland 4101 PO Box 3916 South Brisbane BC Queensland 4101 P: (07) 3842 1000 F: (07) 3842 1001 info@kfm.com.au www.kfm.com.au				
LEVEL DATUM		AHD		
LEVEL ORIGIN		PSM139791 RL 2.466		
CONTOUR INTERVAL		0.5 m		
COMPUTER FILE		340300D6		
DRAWN	SJW	DATE	3/02/2005	
CHECKED	JHD	DATE	3/02/2005	
APPROVED	JHD	DATE	3/02/2005	
PLAN NUMBER		ID 3403-00-020b		

ATTACHMENT E
Proposed Plans of Development



SCHEME 2 SITE PLAN

**SNOWDAY PTY LTD AND
GALE DEVELOPMENTS PTY LTD**
PROPOSED DEVELOPMENT
LOT 1 PARINGA RD. - MURARRIE - QLD.

File C

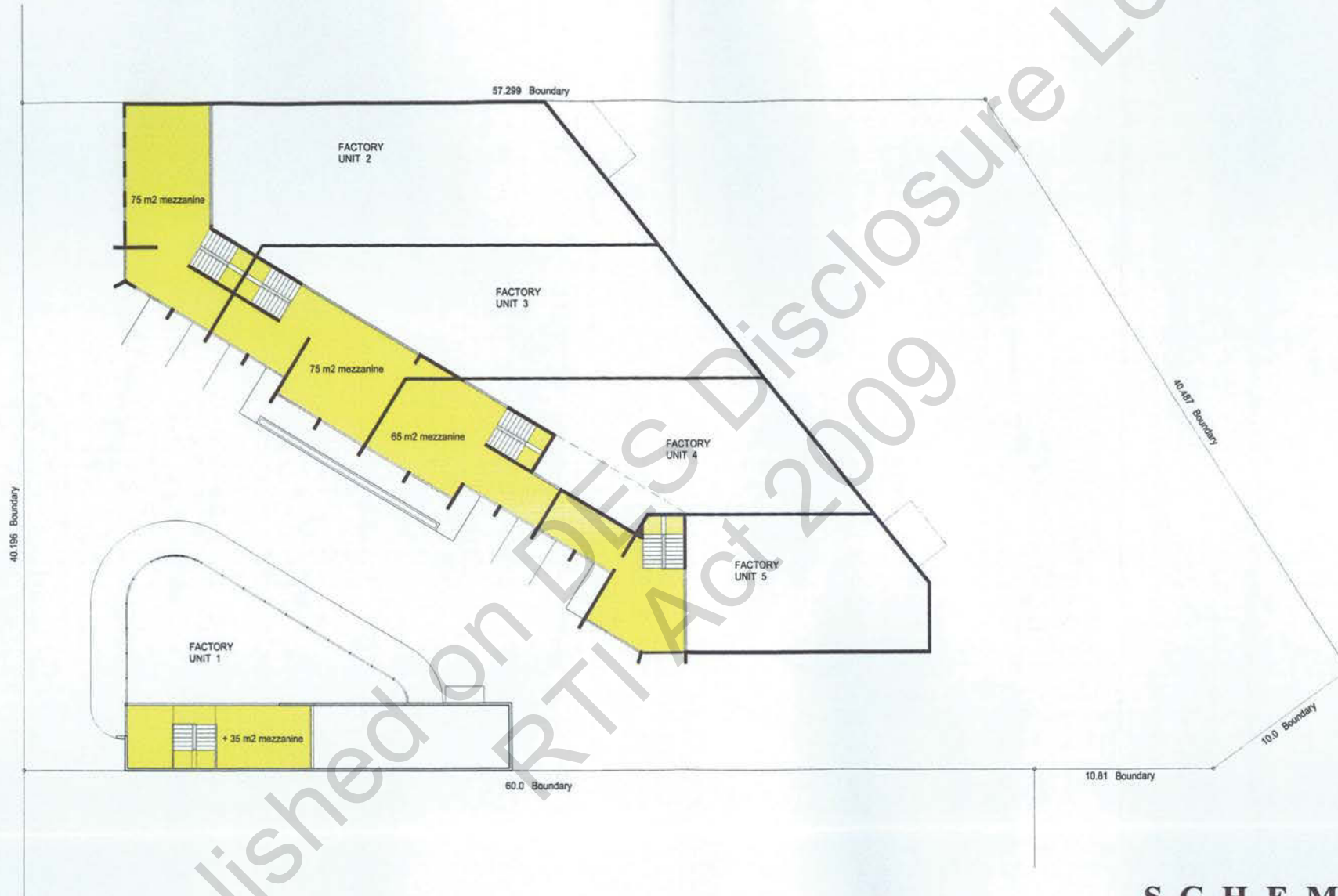


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Date 16.05.05
Author **7302**
Drawn g.l.r.
Job No. 2005
Dwg. No. MCU-01



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Page 134 of 170



SCHEME 2 MEZZANINE

R

**SNOWDAY PTY LTD AND
GALE DEVELOPMENTS PTY LTD**

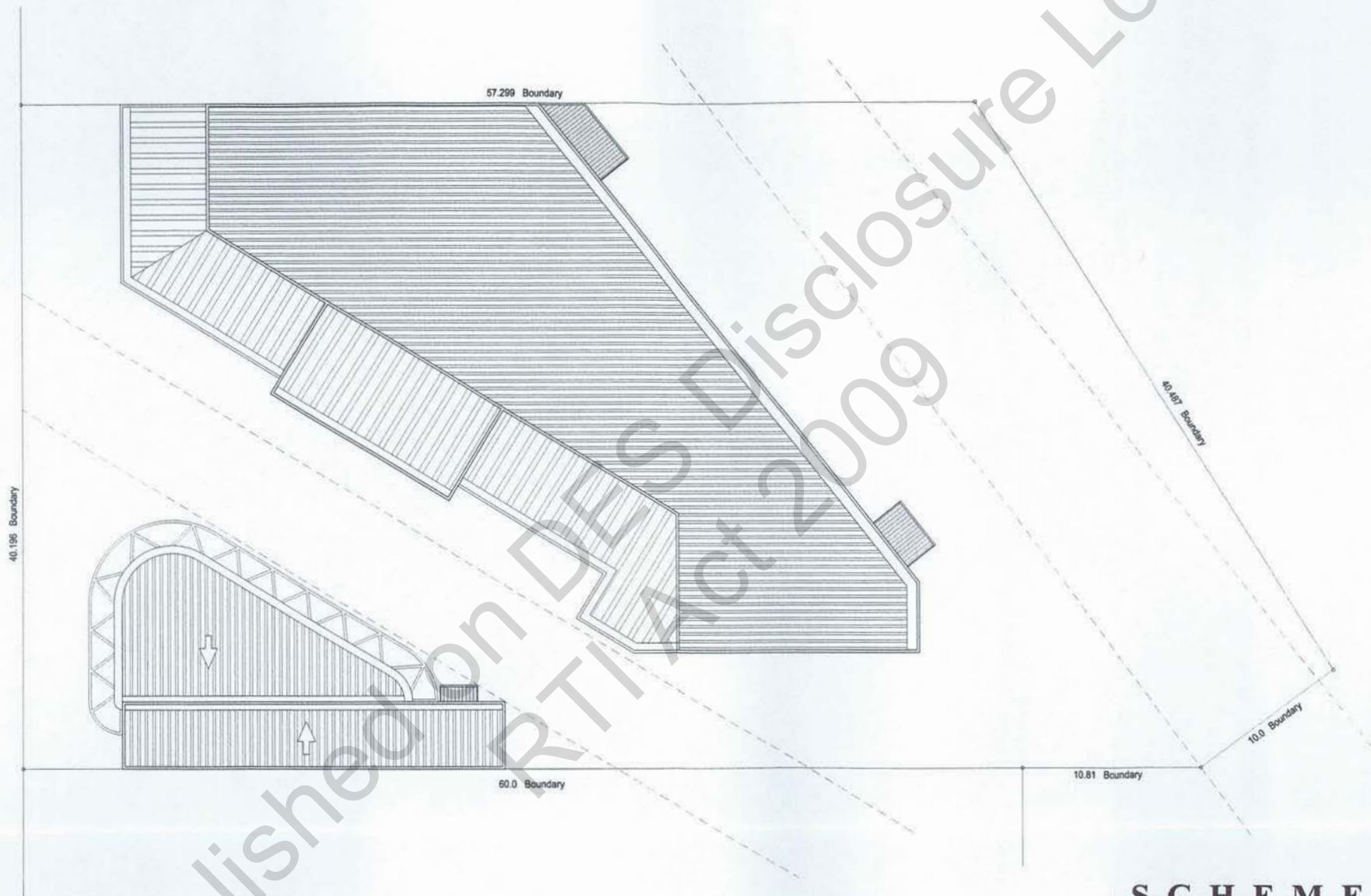
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LOT 1 PARINGA RD. - MURARRIE - QLD.**

File C



Scale 1:250
Date 16.05.05
Author **g.l.r.**
Drawn **g.l.r.**
Job No. 2005
Dwg. No. MCU-02

GAZZA DESIGN
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SCHEME 2 MEZZANINE

**SNOWDAY PTY LTD AND
GALE DEVELOPMENTS PTY LTD**
PROPOSED DEVELOPMENT
LOT 1 PARINGA RD. - MURARRIE - QLD.

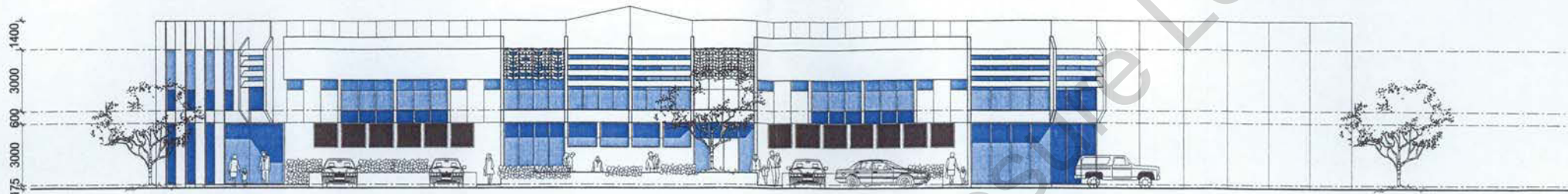


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Author 
Drawn g.l.r.
Job No. 2005
Dwg. No. MCU-03

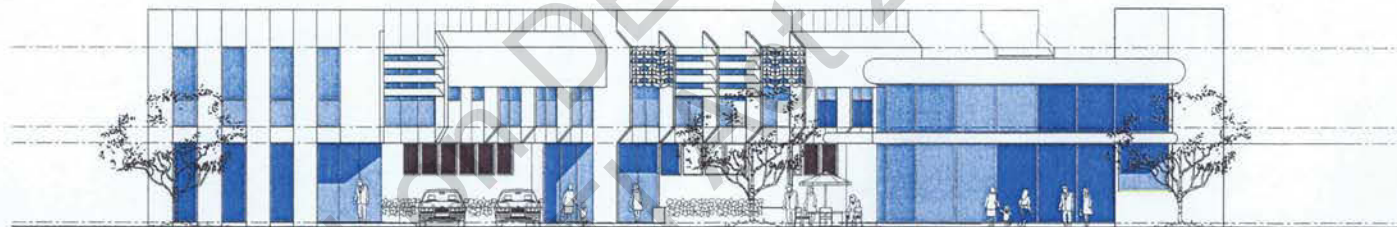


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NORTH WEST ELEVATION



NORTH ELEVATION

ELEVATIONS

**SNOWDAY PTY LTD AND
GALE DEVELOPMENTS PTY LTD**
PROPOSED DEVELOPMENT
LOT 1 PARINGA RD. - MURARRIE - QLD.

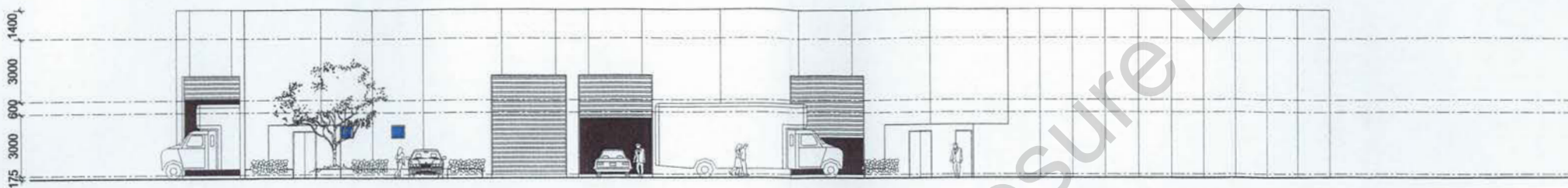


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Date 16.05.05
Author 73/2
Drawn g.l.r.
Job No. 2005
Dwg. No. MCU-04

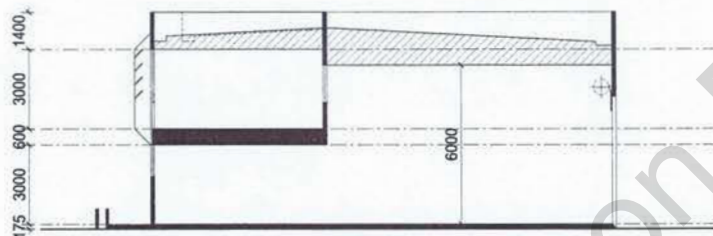


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EAST ELEVATION



SECTION

**SNOWDAY PTY LTD AND
GALE DEVELOPMENTS PTY LTD**
PROPOSED DEVELOPMENT
LOT 1 PARINGA RD. - MURARRIE - QLD.

File C

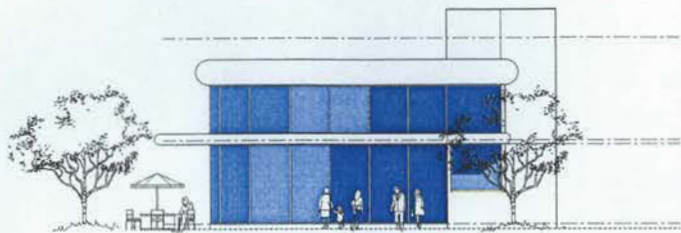


ELEVATION SECTION

Scale 1:200
Date 16.05.05
Author **7212**
Drawn g.l.r.
Job No. 2005
Dwg. No. MCU-05



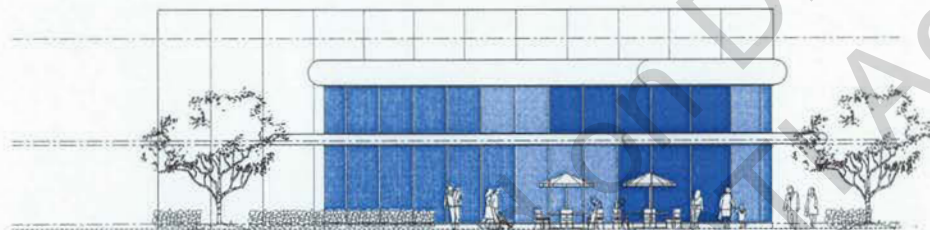
08 Avon Street, Mermaid Waters, Qld. 4218
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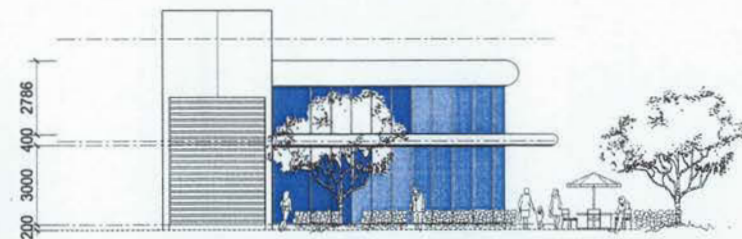
NORTH WEST ELEVATION



SOUTH WEST ELEVATION



NORTH EAST ELEVATION



SOUTH EAST ELEVATION

R

**SNOWDAY PTY LTD AND
GALE DEVELOPMENTS PTY LTD**
PROPOSED DEVELOPMENT
LOT 1 PARINGA RD. - MURARRIE - QLD.

File C



Scale 1:200
Date 16.05.05
Author 7219
Drawn g.l.r.
Job No. 2005
Dwg. No. MCU-06

**ELEVATIONS
UNIT 1**



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ATTACHMENT F
Industrial Amenity and Performance Code Statement of Compliance Table

INDUSTRIAL AMENITY AND PERFORMANCE CODE

Performance Criteria	Acceptable Solution/s for Self Assessment	Acceptable Solution/s for Code Assessment	Compliance Statement
General			
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 30m ³ Additional requirements—where within 150m of a sensitive receiving environment:	A1 No Acceptable Solution is prescribed	☐ Complies with Acceptable Solution ☒ Performance Solution : We note a performance solution is proposed as no acceptable solution is provided for Code assessable uses. Regardless, the proposed use will be of a scale and intensity that will have minimal impacts on the surrounding area. In particular, the proposed use will be consistent with the scale of industrial development intended for the overall site and the scale of surrounding industrial land. The proposed development site is removed a substantial distance from any potential sensitive uses in the locale.
	A1.2 Outdoor activities are restricted to between 7am to 7pm Monday to Saturday		
	A1.3 Indoor activities occurring between 7pm and 7am or on Sundays are limited to office and administrative tasks or are not audible or visible from outside the building		



Performance Criteria	Acceptable Solution/s for Self Assessment	Acceptable Solution/s for Code Assessment	Compliance Statement
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> For guidance on assessing impacts and performance requirements refer to Noise Impact Assessment Planning Scheme Policy and Air Quality Planning Scheme Policy	A2 Not applicable	A2 No significant emissions of contaminants occur beyond the boundary of the site	☒ Complies with Acceptable Solution ☐ Performance Solution
P3 Emissions of air pollutants including photochemical smog precursors and particulates must not detrimentally affect regional air quality <i>Note:</i> For guidance on assessing potential air quality impacts and performance requirements refer to Air Quality Planning Scheme Policy	A3 Not applicable	A3 Not applicable	☐ Complies with Acceptable Solution ☒ Performance Solution : <p>We note a performance solution is proposed as no acceptable solution is provided.</p> <p>Regardless, the emissions of any air pollutants as a result of the proposed development are expected to be minimal if not nil.</p>
P4 Emissions of greenhouse gases (carbon dioxide, nitrous oxide and methane) must not cause environmental harm <i>Note:</i> For guidance on assessing potential air quality impacts and performance requirements refer to Air Quality Planning Scheme Policy	A4 Not applicable	A4 Not applicable	☐ Complies with Acceptable Solution ☒ Performance Solution : <p>We note a performance solution is proposed as no acceptable solution is provided.</p> <p>Regardless, emissions as a result of the proposed development are expected to be minimal if not nil.</p>

Performance Criteria	Acceptable Solution/s for Self Assessment	Acceptable Solution/s for Code Assessment	Compliance Statement
P5 Emissions of contaminants to surface or groundwater (including contaminated stormwater) must not result in environmental harm or nuisance <i>Note:</i> For guidance on assessing potential impacts and performance requirements refer to the Management of Urban Stormwater Quality Planning Scheme Policy	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 are conducted are covered and contained to prevent the ingress of rainfall or run-off and to control spillage A5.3 The use does not involve exposed stockpiles of raw or processed material greater than a total volume of 30m ³	☒ Complies with Acceptable Solution ☐ Performance Solution ☒ Complies with Acceptable Solution ☐ Performance Solution ☒ Complies with Acceptable Solution ☐ Performance Solution
P6 Emissions 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	☒ Complies with Acceptable Solution ☐ Performance Solution
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:</i> For guidance on assessment and performance requirements refer to the Hazard and Risk Assessment Planning Scheme Policy	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	☒ Complies with Acceptable Solution ☐ Performance Solution
P8 The production of solid and liquid wastes must be prevented, or minimised to the greatest extent practical <i>Note:</i> The Waste Management Strategy for Queensland provides guidance on waste management strategies	A8 Not applicable	A8 Not applicable	☐ Complies with Acceptable Solution ☒ Performance Solution : We note a performance solution is proposed as no acceptable solution is provided. Regardless, the production of solid and liquid wastes will be minimised if not nil.

Performance Criteria	Acceptable Solution/s for Self Assessment	Acceptable Solution/s for Code Assessment	Compliance Statement
P9 Non-discriminatory access must be provided to the proposal from adjoining roads and public areas	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>	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>	☒ Complies with Acceptable Solution ☐ Performance Solution
P10 Traffic generated by the use must not result in environmental nuisance or adversely impact on the safety of road users and residents	A10.1 Heavy vehicle access to the site does not use residential streets classified as neighbourhood access or local access	A10.1 Heavy vehicle access to the site does not use residential streets classified as neighbourhood access or local access	☒ Complies with Acceptable Solution ☐ Performance Solution
	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	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	☐ Complies with Acceptable Solution ☐ Performance Solution ☒ Not applicable As the proposed industry buildings will not be located within 150 metres of a sensitive receiving environment.
	A10.3 All haul routes and on-site manoeuvring areas are sealed	A10.3 All haul routes and on-site manoeuvring areas are sealed	☐ Complies with Acceptable Solution ☐ Performance Solution ☒ Not applicable As the proposed industry buildings will not be located within 150 metres of a sensitive receiving environment.
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	☐ Complies with Acceptable Solution ☐ Performance Solution ☒ Not applicable As the proposed industry buildings will not be located within 150 metres of a sensitive receiving environment.

ATTACHMENT G
Industrial Design Code Statement of Compliance Table

INDUSTRIAL DESIGN CODE

Performance Criteria	Acceptable Solution/s	Compliance Statement
General		
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 Buildings must achieve a standard of visual amenity that is acceptable having regard to the desirable character of the locality	A1.1 Building height is no more than 15m	☒ Complies with Acceptable Solution ☐ Performance Solution
	A1.2 No part of any building or structure is closer than 6m to any road frontage	☒ Complies with Acceptable Solution ☐ Performance Solution
	A1.3 The main entry to the building is easily identifiable, and directly accessible, from the street	☒ Complies with Acceptable Solution ☐ Performance Solution
	A1.4 Vehicle unloading and outdoor storage areas are designed and located to be unobtrusive from the street	☒ Complies with Acceptable Solution ☐ Performance Solution
	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	☒ Complies with Acceptable Solution ☐ Performance Solution
	A1.6 Site cover does not exceed: <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 	☒ Complies with Acceptable Solution ☐ Performance Solution
P2 Landscape areas must be located where planting will ameliorate the view of the development from major public vantage points Landscaping to road frontages must make a	A2.1 At least 3% of the site is landscaped	☒ Complies with Acceptable Solution ☐ Performance Solution



Performance Criteria	Acceptable Solution/s	Compliance Statement
positive contribution to the streetscape and incorporate bold landscape elements that complement the scale and bulk of industrial forms	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	☒ Complies with Acceptable Solution ☐ Performance Solution
	A2.3 Existing trees that already contribute to these requirements are retained	☐ Complies with Acceptable Solution ☐ Performance Solution ☒ Not applicable No trees at the site identified as requiring to be retained in the reconfiguration approval over the site will be impacted upon.
	A2.4 Shade trees are provided in carparking areas at a ratio of 1 tree for each 6 carparking spaces	☒ Complies with Acceptable Solution ☐ Performance Solution
	A2.5 Large trees and spreading ground covers are provided in all landscape areas within the site	☒ Complies with Acceptable Solution ☐ Performance Solution
	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	☒ Complies with Acceptable Solution ☐ Performance Solution
	A2.7 A landscaped strip with a minimum width of 2m is provided along the frontage of the site	☒ Complies with Acceptable Solution ☐ Performance Solution

Performance Criteria	Acceptable Solution/s	Compliance Statement
P3 Building design must allow for the infrastructure and service requirements of future users	A3 Design makes allowances for proposed and future infrastructure requirements, including where relevant: <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 	☒ Complies with Acceptable Solution ☐ Performance Solution
P4 Stormwater must not contaminate surface water or ground water	A4.1 Areas where potentially contaminating substances are stored or used are roofed	☒ Complies with Acceptable Solution ☐ Performance Solution
	A4.2 Provision is made for spills to be bunded and retained on site for removal and disposal by an approved means	☒ Complies with Acceptable Solution ☐ Performance Solution
	A4.3 Surfaces where spillages can occur are sealed with concrete, asphalt or similar impervious substance	☒ Complies with Acceptable Solution ☐ Performance Solution
	A4.4 Roofwater is piped away from areas of potential contamination	☒ Complies with Acceptable Solution ☐ Performance Solution
P5 The proposal must create a socially, visually and physically amenable work environment	A5.1 On-site recreation areas are provided for staff and: <ul style="list-style-type: none"> 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 	☒ Complies with Acceptable Solution ☐ Performance Solution

Performance Criteria	Acceptable Solution/s	Compliance Statement
	A5.2 Non-slip, easily cleaned paving materials are used in pedestrian areas where oil and water are likely to accumulate	☒ Complies with Acceptable Solution ☐ Performance Solution
	A5.3 Site illumination is provided within parking and pedestrian areas during hours of operation	☒ Complies with Acceptable Solution ☐ Performance Solution
	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	☒ Complies with Acceptable Solution ☐ Performance Solution
P6 The design of the proposal minimises noise impacts on surrounding uses	A6 The building design and layout locates potential noise sources away from sensitive surrounding uses	☐ Complies with Acceptable Solution ☐ Performance Solution ☒ Not applicable There are no sensitive surrounding uses.
P7 Proposals must not constitute a safety hazard to aviation operations <i>Note:</i> For guidance on assessing potential hazards to aviation operations refer to the Airports Planning Scheme Policy	A7.1 Proposals do not emit high electromagnetic or signal transmissions in the vicinity of airports or airport navigational systems	☒ Complies with Acceptable Solution ☐ Performance Solution
	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	☒ Complies with Acceptable Solution ☐ Performance Solution
Applies to sites fronting an arterial road, a suburban access road or a limited access arterial road		

Performance Criteria	Acceptable Solution/s	Compliance Statement
P1 The building and landscaping must be attractive when viewed from adjacent roads Refer to <i>Figure b</i>	A1.1 The frontage to an arterial or suburban access road provides only for landscaping and visitor parking	☒ Complies with Acceptable Solution ☐ Performance Solution
	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	☒ Complies with Acceptable Solution ☐ Performance Solution
	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.	☒ Complies with Acceptable Solution ☐ Performance Solution
	A1.4 Design incorporates variation in parapet design, roofing heights and treatments	☒ Complies with Acceptable Solution ☐ Performance Solution
	A1.5 A landscaped strip is provided with a minimum width of 3m along the frontage of the site	☒ Complies with Acceptable Solution ☐ Performance Solution
Applies to a Light Industry Area or a General Industry Area within 150m of a sensitive receiving environment		
P1 Buildings must be reasonably compatible in appearance and scale with nearby residential buildings Appropriate screening and buffering to neighbouring uses must be provided so that the amenity of these uses is maintained or improved	Where the site is visible from a sensitive receiving environment A1.1 Building height is no more than 8.5m	☐ Complies with Acceptable Solution ☐ Performance Solution ☒ Not applicable As the site is not located 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	☐ Complies with Acceptable Solution ☐ Performance Solution ☒ Not applicable As the site is not located within 150 metres of a sensitive receiving environment.



Performance Criteria	Acceptable Solution/s	Compliance Statement
	A1.3 All external areas are landscaped or sealed	☐ Complies with Acceptable Solution ☐ Performance Solution ☒ Not applicable As the site is not located within 150 metres of a sensitive receiving environment.
	A1.4 The site is landscaped to present attractively to sensitive receiving environments, with fencing and landscaping used to screen site activities from view	☐ Complies with Acceptable Solution ☐ Performance Solution ☒ Not applicable As the site is not located within 150 metres of a sensitive receiving environment.
	<p>Where the site has a common side or rear boundary with a Residential Area:</p> <p>A1.5 External on-site activity areas are located to maximise distances away from residential areas</p>	☐ Complies with Acceptable Solution ☐ Performance Solution ☒ Not applicable The site does not have a common side or rear boundary with a Residential Area.
	A1.6 Parking and outdoor storage areas are screened from residential areas	☐ Complies with Acceptable Solution ☐ Performance Solution ☒ Not applicable The site does not have a common side or rear boundary with a Residential Area.
	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	☐ Complies with Acceptable Solution ☐ Performance Solution ☒ Not applicable The site does not have a common side or rear boundary with a Residential Area.

Performance Criteria	Acceptable Solution/s	Compliance Statement
	<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 OR 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>☐ Complies with Acceptable Solution ☐ Performance Solution ☒ Not applicable The site does not have a common side or rear boundary with a Residential Area.</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>☐ Complies with Acceptable Solution ☐ Performance Solution ☒ Not applicable The site does not have a common side or rear boundary with a Residential Area.</p>
	<p>A1.10 Existing trees that already contribute to meeting these requirements are retained Refer to <i>Figure e</i></p>	<p>☐ Complies with Acceptable Solution ☐ Performance Solution ☒ Not applicable The site does not have a common side or rear boundary with a Residential Area.</p>
	<p>Where the site is on the opposite side of the road to a sensitive receiving environment: 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 Refer to <i>Figure f</i></p>	<p>☐ Complies with Acceptable Solution ☐ Performance Solution ☒ Not applicable As the site is not located on the opposite side of a road with a sensitive receiving environment.</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>	<p>☐ Complies with Acceptable Solution ☐ Performance Solution ☒ Not applicable As the site is not located on the opposite side of a road with a sensitive receiving environment.</p>



Performance Criteria	Acceptable Solution/s	Compliance Statement
P2 Noise emissions and vibrations from the site must not cause an environmental nuisance <i>Note:</i> For guidance on assessing potential impacts, refer to the Noise Impact Assessment Planning Scheme Policy	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	☐ Complies with Acceptable Solution ☐ Performance Solution ☒ Not applicable As the site is not located near a sensitive receiving environment.
	A2.2 Where the site has a common boundary with a sensitive receiving environment: <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 	☐ Complies with Acceptable Solution ☐ Performance Solution ☒ Not applicable As the site does not have a common boundary with a sensitive receiving environment.

ATTACHMENT H
Gas Pipeline Code Statement of Compliance Table

GAS AND OIL PIPELINE CODE

Performance Criteria	Acceptable Solution/s	Compliance Statement
General P1 The safe operation of the Roma Gas or Moonie Brisbane Oil Pipelines must not be compromised by the proposal, and life and property must not be put at risk by uses near the Roma Gas or Moonie Brisbane Oil Pipelines. <i>Note:</i> <i>Compliance can be demonstrated by a qualitative risk assessment in accordance with AS2885 Part 1— Pipelines— Gas and Liquid Petroleum Design and Construction, and the concurrence of AGL Petroleum Pipelines Limited</i>	A1 No Acceptable Solution is prescribed	☐ Complies with Acceptable Solution ☒ Performance Solution : We note a performance solution is proposed as no acceptable solution is provided. We note the reconfiguration permit includes a "conditional approval and design letter" from Agility Management Pty Ltd, the operator of the Roma Brisbane natural gas pipeline. The approval includes specific design and construction requirements – the development will be undertaken in accordance with these requirements.

ATTACHMENT I
Non-Discriminatory Access and Use Code Statement of Compliance Table

NON-DISCRIMINATORY ACCESS AND USE CODE

Performance Criteria	Acceptable Solution/s	Compliance Statement
General		
P1 Non-discriminatory access must be provided: <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	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>	☒ Complies with Acceptable Solution ☐ Performance Solution



ATTACHMENT J
Services, Works and Infrastructure Code Statement of Compliance Table

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SERVICE, WORKS AND INFRASTRUCTURE CODE

Performance Criteria	Acceptable Solution/s	Compliance Statement
General		
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 telecommunications services gas service where reasonable 	☒ Complies with Acceptable Solution ☐ Performance Solution
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 1.2m 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 	☒ Complies with Acceptable Solution ☐ Performance Solution

Performance Criteria	Acceptable Solution/s	Compliance Statement
P3 Building design and layout must provide for additional infrastructure to facilitate future telecommunication services and providers (e.g. fibre optic cable)	<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 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>☒ Complies with Acceptable Solution ☐ Performance Solution</p>



Performance Criteria	Acceptable Solution/s	Compliance Statement
	<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> <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>	<p>☐ Complies with Acceptable Solution</p> <p>☐ Performance Solution</p> <p>☒ Not applicable</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 	<p>☐ Complies with Acceptable Solution</p> <p>☐ Performance Solution</p> <p>☒ Not applicable</p>



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72 Costin Street
Fortitude Valley
Ph 38521771
Fax 32529818

Performance Criteria	Acceptable Solution/s	Compliance Statement
	<p>telecommunication network</p> <ul style="list-style-type: none">• 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>	



ATTACHMENT K
Transport, Access, Parking and Servicing Code Statement of Compliance Table

TRANSPORT, ACCESS, PARKING AND SERVICING CODE

Performance Criteria	Acceptable Solution/s	Compliance Statement
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 100m of a signalized intersection the transport impacts of the proposal are addressed in accordance with the Transport, Access, Parking and Servicing Planning Scheme Policy 	☐ Complies with Acceptable Solution ☐ Performance Solution ☒ Not applicable It is expected that transport impacts as a result of gaining access from a road, other than a minor road, were adequately addressed in the reconfiguration application process.
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	☒ Complies with Acceptable Solution ☐ Performance Solution
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	☒ Complies with Acceptable Solution ☐ Performance Solution
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	☒ Complies with Acceptable Solution ☐ Performance Solution
	A4.2 Major traffic generators are only accessed from district or suburban roads	☐ Complies with Acceptable Solution ☐ Performance Solution ☒ Not applicable The development is not a major traffic generator.

Performance Criteria	Acceptable Solution/s	Compliance Statement
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	☒ Complies with Acceptable Solution ☐ Performance Solution
	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	☒ Complies with Acceptable Solution ☐ Performance Solution
P6 Access, parking and servicing must not reduce the amenity of lands in the vicinity of the site	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	☒ Complies with Acceptable Solution ☐ Performance Solution
	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	☒ Complies with Acceptable Solution ☐ Performance Solution
Vehicle parking		
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 Vehicle parking: • must not detract from the aesthetics or	A7.1 Parking bays, manoeuvring 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	☒ Complies with Acceptable Solution ☐ Performance Solution

Performance Criteria	Acceptable Solution/s	Compliance Statement
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	A7.2 For development for any of the uses listed in column 1 of the carparking table, on-site 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	☒ Complies with Acceptable Solution ☐ Performance Solution
	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 200m ² of gross floor area for any development other than multi-unit or single unit dwellings or Short Term Accommodation	☐ Complies with Acceptable Solution ☐ Performance Solution ☒ Not applicable
	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	☒ Complies with Acceptable Solution ☐ Performance Solution
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	☐ Complies with Acceptable Solution ☐ Performance Solution ☒ Not applicable
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	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	☒ Complies with Acceptable Solution ☐ Performance Solution

Performance Criteria	Acceptable Solution/s	Compliance Statement
the aesthetics or amenity of an Area	A9.2 Loading/unloading facilities and associated vehicle manoeuvring areas on-site are designed in accordance with the servicing layout design guidelines in the Transport, Access, Parking and Servicing Planning Scheme Policy	☒ Complies with Acceptable Solution ☐ Performance Solution
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	☐ Complies with Acceptable Solution ☐ Performance Solution ☒ Not applicable
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 	☐ Complies with Acceptable Solution ☐ Performance Solution ☒ Not applicable
	A11.2 Customers of an office have 1 bicycle parking space per 750m ² of gfa	☐ Complies with Acceptable Solution ☐ Performance Solution ☒ Not applicable

Performance Criteria	Acceptable Solution/s	Compliance Statement
	A11.3 Customers of a shop have 1 bicycle parking space per 500m ² of gfa, with a minimum of 10 spaces	☐ Complies with Acceptable Solution ☐ Performance Solution ☒ Not applicable



ATTACHMENT L
Contaminated Land Search

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

Transaction ID: 737750 EMR Site Id: 44374 19 May 2005

This response relates to a search request received for the site:

Lot: 294 Plan: SP135357

EMR RESULT

The above site IS included on the Environmental Management Register.

The site you have searched has been subdivided from the following site, which is included on the EMR. Subdivided new parcels will remain on the EMR unless it can be shown that they are not located near the contaminating activity.

Lot: 294 Plan: SL8781
Address: 323 QUEENSPORT 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.

CLR RESULT

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

ADDITIONAL ADVICE

Note: The cost of a search increased on 2 July 2004 and is now \$30.70 per lot.

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

Lindi Bowen
Registrar, Contaminated Land Unit

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