

Lucke Gavin

BAE 44264

From: Moll Johann
Sent: Friday, 3 February 2012 4:47 PM
To: Contaminated Land; Harnden Andrew; Wetlands - North Region; Hodgson Kim
Subject: Decision Notice_SITA_IC0610CNS0016
Attachments: Decision Notice_SITA_MCU.pdf

Hi,

Please find attached the Negotiated/Decision Notice from Cairns Regional Council for the Material Change of Use for Lot 16 on SP132572.

Applicant: SITA Pty Ltd
Ecotrack Project No.: 349436
Trackjob: IC0610CNS0016

Regards

Jo Moll
Administration Officer - Regional Planning & Coordination
Ph: 4222 5444 Fax: 4222 5493
Department of Environment and Resource Management
www.derm.qld.gov.au

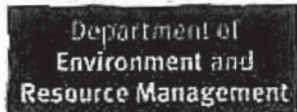
Department of Environment and Resource Management
5B Sheridan Street, Cairns QLD 4870
PO Box 937, CAIRNS Q 4870



Please consider the environment before printing this e-mail

*Nominations for the 2012 Premier's ClimateSmart Sustainability Awards which recognise Queensland's environmental champions achieving excellence in sustainability are open until **Friday 16 March 2012**. For more information on how to enter visit www.derm.qld.gov.au/premiersawards*

6/02/2012



Permit and Licence Management
Mineral House
41 George Street
Brisbane
Queensland
GPO Box 2454
Brisbane Qld 4001
Telephone 1300 130 372
Facsimile (07) 3896 3342

palm@derm.qld.gov.au

☐ Jurisdiction

File please

☐ Project



FOR THE ATTENTION OF

OFFICE: ☐ 400 George Street ☐ Land Centre

☐ Regional Office: *ES-REG SERV-CAIRNS-WILLIAM MCCORMACK*

☐ This application **has not** been decided; details have been entered in Ecotrack and forwarded to you for Regional/District assessment and decision.

☒ This application **has** been decided; details have been entered in Ecotrack and forwarded to you for Regional/District filing.

CNS22943 pt2 349436
110610CNS0016

With Compliments



ENQUIRIES: Luke Jackson
PHONE: (07) 4044 3240
FAX: (07) 4044 3836
YOUR REF: 32687-2-2
OUR REF: 8/7/1951 (3339616)

RECEIVED

06 OCT 2011

PaLM

28 September 2011

Development Application Lodgement
Department of Environment & Resource Management
GPO Box 2454
BRISBANE QLD 4001

(State Controlled Roads, Public Transport & Rail Safety & efficiency Matters)
Department of Transport and Main Roads
Far North Region (Cairns)
PO Box 6185
CAIRNS QLD 4870
Attention: Senior Planner

Ergon Energy
Chris Souter
PO Box 358
CAIRNS QLD 4870

Dear Sir/Madam

**DECISION NOTICE UNDER S335 SUSTAINABLE PLANNING ACT 2009:
DEVELOPMENT APPLICATION FOR 37-51 LYONS STREET PORTSMITH**

With reference to the abovementioned Development Application which was determined under Instrument of Delegation on 28 September 2011, please find attached the relevant Decision Notice.

This notice also includes an infrastructure charges notice issued in accordance with s629 of the *Sustainable Planning Act 2009*.

Should you have any enquires in relation to this Decision Notice, please contact Luke Jackson of Council's Development Assessment Team on telephone number (07) 4044 3240.

Yours

Sch4p4(6) Signature

Kelly Reaston
**Manager Development Assessment
Att.**

40.2010.3737

1

For all correspondence:

PO Box 359 Cairns Q 4870

www.cairns.qld.gov.au
council@cairns.qld.gov.au

Council Chambers

119-145 Spence Street, Cairns Q 4870
P: 07 4044 3044 F: 07 4044 3022

Mossman Administration Centre

64-66 Front Street, Mossman Q 4873
P: 07 4099 9444 F: 07 4098 2902



**Cairns
Regional
COUNCIL**

DECISION NOTICE DETAILS
SUSTAINABLE PLANNING ACT 2009

RECEIVED
06 OCT 2011
PaLM

APPLICANT DETAILS

Sita (Regional Queensland) Pty Ltd
C/- Brazier Motti
PO Box 1185
CAIRNS QLD 4870

ADDRESS

37-51 Lyons Street Portsmith

REAL PROPERTY DESCRIPTION

Lot 16 on SP132572

PROPOSAL

Public Utility and ERA 53 - Composting and Soil Conditioner Manufacturing & ERA 8
Chemical Storage

DECISION

Approved subject to conditions (refer to approval package below).

DECISION DATE

28 September 2011

TYPE

Material Change of Use (Development Permit)

REFERRAL AGENCIES

Development Application Lodgement
Department of Environment & Resource Management
GPO Box 2454
BRISBANE QLD 4001

(State Controlled Roads, Public Transport & Rail Safety & efficiency Matters)
Department of Transport and Main Roads
Far North Region (Cairns)
PO Box 6185
CAIRNS QLD 4870
Attention: Senior Planner

Ergon Energy
Chris Souter
PO Box 358
CAIRNS QLD 4870

40.2010.3737
2

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P: 07 4044 3044 F: 07 4044 3022

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64-66 Front Street, Mossman Q 4873
P: 07 4099 9444 F: 07 4098 2902

SUBMISSIONS

There were no submissions for this application.

FURTHER DEVELOPMENT PERMITS REQUIRED

Development Permit for Building Works

CODES TO COMPLY WITH FOR SELF-ASSESSABLE DEVELOPMENT

None

DOES THE ASSESSMENT MANAGER CONSIDER THE APPLICATION TO BE IN CONFLICT WITH APPLICABLE CODES, PLANNING SCHEME, STATE PLANNING POLICIES OR PRIORITY INFRASTRUCTURE PLAN (IF YES, INCLUDE STATEMENT OF REASONS)

Not in conflict

APPROVED DRAWING(S) AND/OR DOCUMENT(S)

The term 'approved drawing(s) and/or document(s)' or other similar expression means:

Drawing or Document	Reference	Date
Proposed Material Change of Use for Public Utility	32687/0028	20/04/2010
Site Plan & Proposed on site development location	-	26 May 2011
Locality Plan	SK 3074	26/10/10
Floor Plan	SK 3074	26/10/10
Elevations	SK 3074	26/10/10

ASSESSMENT MANAGER CONDITIONS

1. Carry out the approved development generally in accordance with the approved drawing(s) and/or document(s), and in accordance with:-
 - a. The specifications, facts and circumstances as set out in the application submitted to Council;
 - b. The following conditions of approval and the requirements of Council's Planning Scheme and the FNQROC Development Manual.

Except where modified by these conditions of approval

Timing of Effect

2. The conditions of the Development Permit must be effected prior to Commencement of Use, except where specified otherwise in these conditions of approval.

Damage to Infrastructure

3. In the event that any part of Council's existing water infrastructure is damaged as a result of construction activities occurring on the site, including but not limited to, mobilisation of heavy earthmoving equipment, stripping and grubbing, the applicant/owner must notify Water & Waste immediately of the affected infrastructure and have it repaired or replaced by Water & Waste, at the developer's cost, prior to the Commencement of Use.

Drainage

4. The applicant is to implement the recommendations made as part of "Option 2" of the Portsmouth Bedminster Site Drainage report, submitted by AECOM (dated 1 June 2011). Construction is to be completed prior to the commencement of use of the facility approved herein.

Minimum Fill and Floor Levels

5. The floor levels in all new buildings must be located above the Q100 flood immunity level of 3 metres AHD, in accordance with FNQROC Development Manual and Planning Scheme requirements, unless otherwise exempted by BCA 2009 requirements.

Note that the Q100 flood level is the minimum allowable level and Council recommends a freeboard of 150 mm to floor levels.

The development of the site must not consume more than sixty (60) percent of the existing flood storage volume of the site and must be conducted so as not to impede or hinder the surface water flow onto or off the subject land.

Three (3) copies of a plan of works, with supporting flood storage volume calculations, must be submitted to and be endorsed by the Chief Executive Officer prior to issue of a Development Permit for Building Work.

Existing Creek and Drainage Systems

6. All existing creek systems and drainage areas must be left in their current state, including no channel alterations and no removal of vegetation unless consented to in writing by the Chief Executive Officer.

The applicant / owner must obtain any necessary approvals from the Department of Environment and Resource Management for carrying out works in a watercourse.

Sediment and Erosion Control

7. Soil and water management measures must be installed / implemented prior to discharge of water from the site, such that no external stormwater flow from the site adversely affects surrounding or downstream properties (in accordance with the requirements of the *Environmental Protection Act 1994*, and the FNQROC Development Manual).

Site Based Management Plan

8. The proposed development is to be operated at all times in accordance with the Site Based Management Plan prepared by Cardno with project number 2802-31 and dated 11 July 2011.

Acid Sulfate Soil Investigation

9. Undertake an Acid Sulfate Soil investigation in the area to be affected by this development if any excavation proposed is to a depth and of a volume which may expose Acid Sulfate Soil. In the event that excavation is likely to be of a volume that exposes Acid Sulfate Soils, the applicant is to undertake soil sampling and analysis in accordance with procedures specified in, '*Guidelines for Sampling and Analysis of Lowland Acid Sulfate Soils in Queensland*' (1998) or updated version of document produced by Department of Environment and Resource Management (Previously DNRW – QASSIT), and State Planning Policy 2/02 – '*Planning and Managing Development involving Acid Sulfate Soils*'. The results of this investigation must be submitted to Council for approval prior to any earthworks or clearing being commenced on the site.

Identification of soils with a pyrite content in excess of the action levels nominated in the latest version of DNRW – QASSIT: '*Guidelines for Sampling and Analysis of Lowland Acid Sulfate Soils in Queensland*' (1998) will trigger the requirement for preparation of an Acid Sulfate Soil Environmental Management Plan in accordance with the most recent requirements of the DNRW: '*Queensland Acid Sulfate Soil Technical Manual*' (2002) including Soil Management Guidelines (updated Feb. 2003) which must be prepared to the satisfaction of the Chief Executive Officer.

CONCURRENCE AGENCY CONDITIONS & REQUIREMENTS

Concurrence Agency	Concurrence Agency Ref	Date	Council Electronic Ref
Department of Environment and Resource Management	CNS/022943 Part 2	9 Sept 2011	3313937

DECISION NOTICE DETAILS
SUSTAINABLE PLANNING ACT 2009

Department of Transport and Main Roads	214/10P/102 (2713.01)	18 June 2010	214/10P/102(2713.01) CRN-289
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Refer to Appendix 2: Concurrence Agency Requirements. (Please note that these conditions / requirements may be superseded by subsequent negotiations with the relevant referral agencies).

ADVICE

- a. This approval, granted under the provisions of the *Sustainable Planning Act 2009*, shall lapse four (4) years from the day the approval takes effect in accordance with the provisions of Section 802 of the *Sustainable Planning Act 2009*.
- b. All building site managers must take all action necessary to ensure building materials and/or machinery on construction sites are secured immediately following the first potential cyclone warning and that relevant emergency telephone contacts are provided to Council officers, prior to commencement of works.
- c. This approval does not negate the requirement for compliance with relevant Local Laws and statutory requirements.
- d. For information relating to the *Sustainable Planning Act 2009* log on to www.dip.qld.gov.au. To access the FNQROC Development Manual, Local Laws and other applicable Policies log on to www.cairns.qld.gov.au.
- e. The *Commonwealth Environment Protection and Biodiversity Conservation Act 1999* applies to action that has, will have or is likely to have a significant impact on matters of national environmental significance.

Further information on the EPBC Act can be obtained from the Department of the Environment, Water, Heritage and the Arts website www.environment.gov.au/epbc EPBC Act Policy Statement 1.1 Significant Impact Guidelines Matters of National Environmental Significance (Oct. 2009).

f. **Infrastructure Charges**

A monetary contribution to Council towards the provision of infrastructure is required in accordance with the Infrastructure Charges Notice attached to this decision. The contribution payable will be the lesser amount as calculated in accordance with:-

- a. The Regulated Charge for non-residential development as detailed in the State Planning Regulatory Provision;

Contributions must be paid at the rates applicable at time of payment. Payment is required prior to issue of a Development Permit for Building Work.

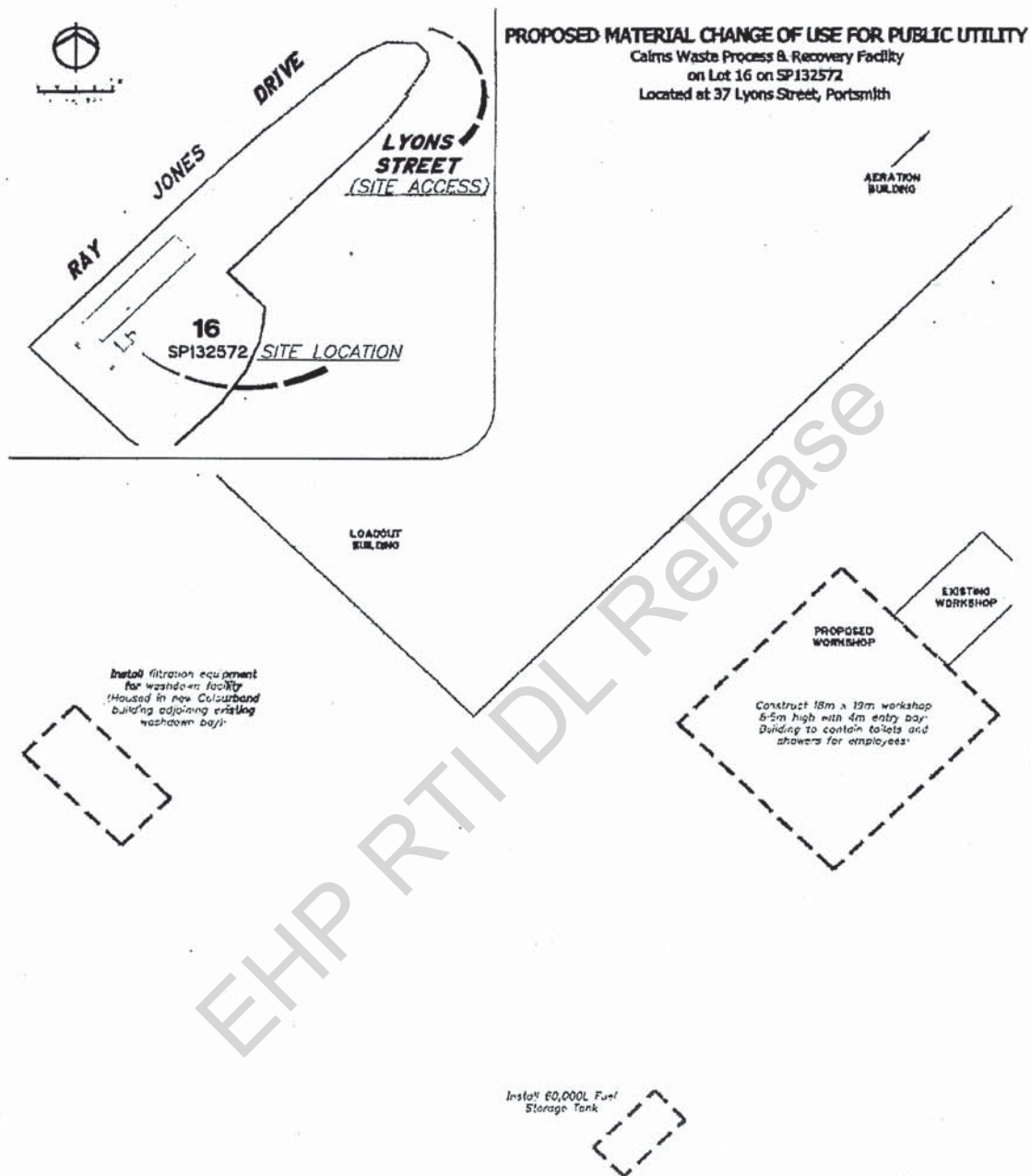
RIGHTS OF APPEAL

Attached

End of Decision Notice

DECISION NOTICE DETAILS
SUSTAINABLE PLANNING ACT 2009

APPENDIX 1: Approved Drawing(s) & Document(s)

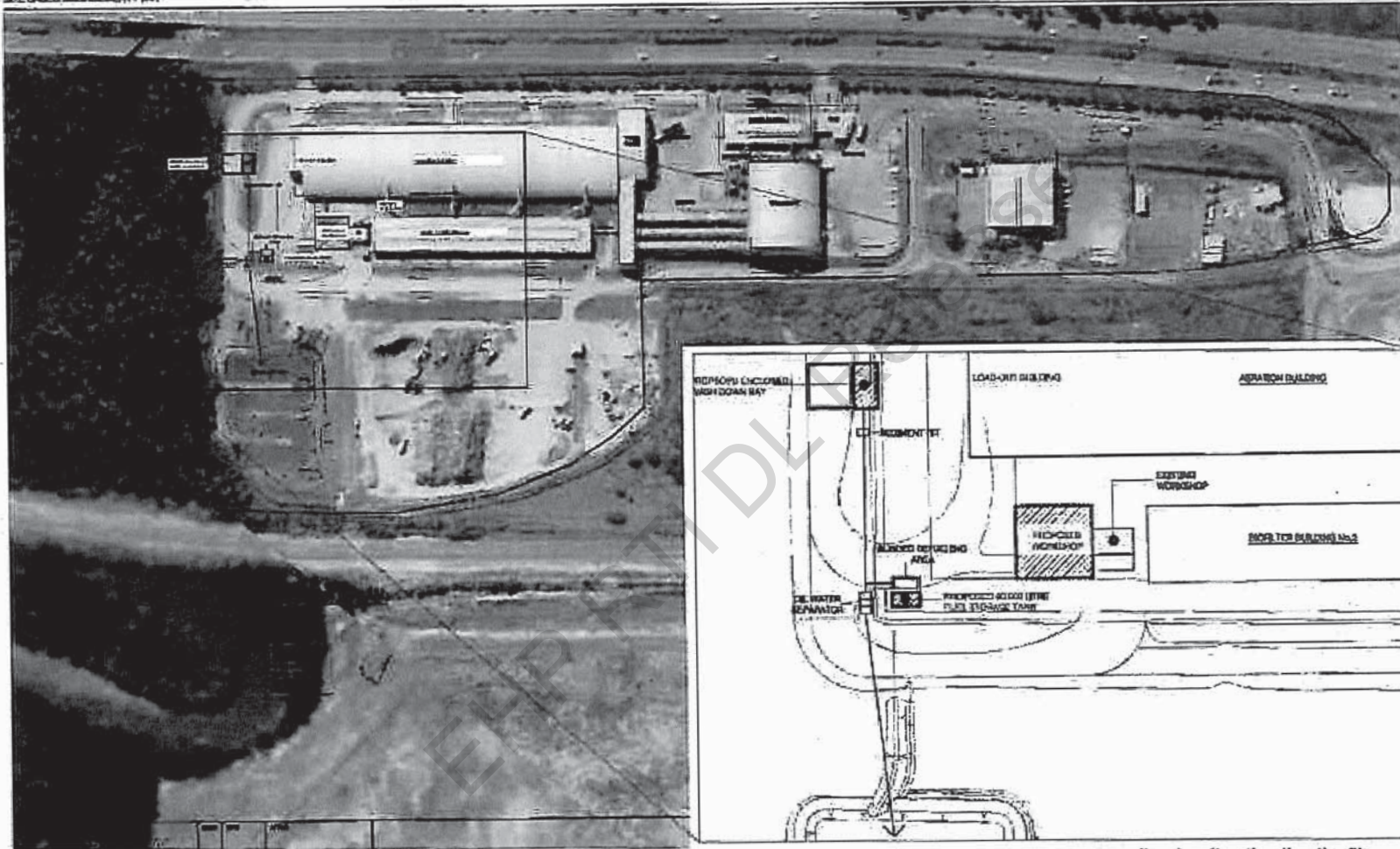


brazier mcm
 surveying town planning
 project management mapping and GIS

Date: 20/04/2010 Job No: 32687/2-1 Plan No: 32687/0029 Scale: 1:300 D A3 Drawn: MDT

This plan is an approved draft for development purposes only. All other dimensions and details are preliminary, subject to engineering, surveying, and other relevant approvals.

PORTSMOUTH EIA
SITE-BASED MANAGEMENT PLAN



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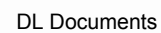
Port: Date: 28 May 2011
Site: Portsmouth EIA
Cardno (UK) Pty Ltd. is a member of the Cardno Group of Companies.

Scale 1:2,000 (A3)

FIGURE 2
SITE PLAN AND PROPOSED ON SITE DEVELOPMENT LOCATIONS

Project No: 700031
Date: 28 May 2011

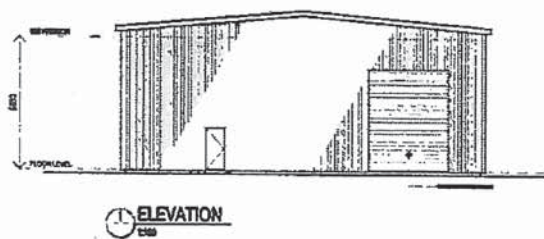
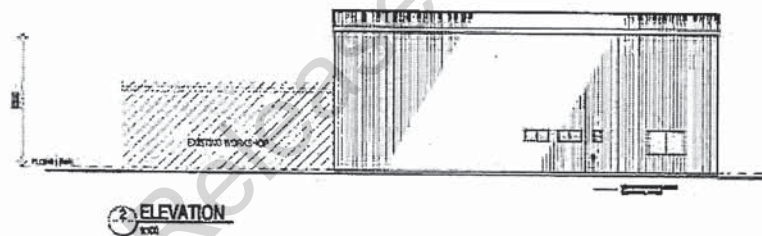
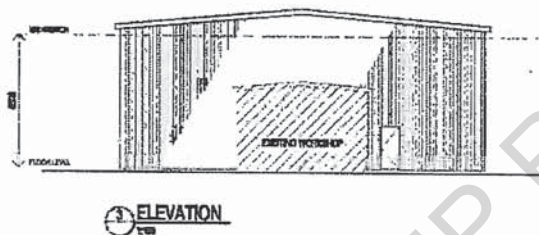
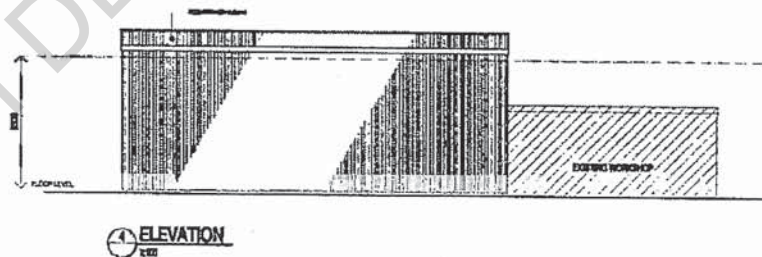
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SHYAM JAIN, Director Shyam Jain Associates 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911	
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DECISION NOTICE DETAILS
SUSTAINABLE PLANNING ACT 2009

APPENDIX 2 CONCURRENCE AGENCY CONDITIONS & REQUIREMENTS

Council Ref: 8/7/1951

18 June 2010

Chief Executive Officer
Cairns Regional Council
PO Box 359
Cairns Qld 4870

Attention: Nick Bowden

Dear Mr Bowden

Referral Agency Response — s. 287 of the Sustainable Planning Act 2009 (Qld)

Applicant: SITA (Regional Queensland) Pty Ltd

Application: Material Change of Use (Public Utility)

Location: Lot 16 on SP 132572, Parish of Cairns
37-51 Lyons Street, Portsmith

I refer to the above application received at the Department of Transport & Main Roads (TMR) on 7 June 2010 requesting consideration of the above development.

Pursuant to section 287 of the *Sustainable Planning Act 2009 (Qld)*, the Department, as a Concurrence Agency, has assessed the impact of the proposed development on land use and transport coordination and the state-controlled road network and requires that Council include the attached conditions of development for the subject application.

Should you have any queries regarding the response please contact Malcolm Hardy on 4050 5511.

Council is requested to reflect the conditions on its Rates Record, to ensure that the planning intentions of the conditions are secured.

The Department would appreciate a copy of Council's decision notice regarding the application.

A copy of this letter has been sent to the applicant.

Yours sincerely

Sch4p4(6) Signature

Malcolm Hardy
Senior Planner (Assets & Operations) Far North

Department of Transport and Main Roads
Assets and Operations
Far North Region / Cairns Office
Floor 5 Cairns Corporate Tower
15 Lake Street Cairns Queensland 4870
PO Box 6185 CAIRNS Queensland 4870
ABN 39 497 030 231

Enquiries MALCOLM HARDY
Our Ref: 214/10P/102 (2713.01) CRN-298
Telephone - 4050 5511
Facsimile - 4050 5429
Website - www.tmr.qld.gov.au
Email - malcolm.hardy@tmr.qld.gov.au



**Conditions of Development and Statement of Reasons
Concurrence Agency Response – Development impacting on a state-controlled road**

Council Ref: 8/7/1951 **Date:** 18 June 2010
State-controlled road: Bruce Highway (Innisfail-Cairns) (Ray Jones Drive)
Proposal: Material Change of Use (Public Utility)
Real property description: Lot 16 on SP 132572, Parish of Cairns
Site locality: 37-51 Lyons Street, Portsmith
Applicant: SITA (Regional Queensland) Pty Ltd

Conditions of Development	Reasons	Condition Bases
Layout 1. Unless otherwise approved in writing by TMR the development site layout must generally comply with Brazier Motti plan numbered 32687/002B "Proposed Material Change of Use for Public Utility – Cairns Waste Process & Recovery Facility", dated 20/04/2010.	To ensure the development proceeds in accordance with the proposal	
Permitted Road Access Location 2. Vehicular access between the state-controlled road (Ray Jones Drive) and the Subject Land shall be via Lyons Street only, to the satisfaction of Cairns Regional Council.	TMR must ensure that access between to the Subject Land does not adversely impact the safe and efficient operation of the state-controlled road	s. 62 Transport Infrastructure Act 1994 (Qld)
3. No direct vehicular access between the state-controlled road (Ray Jones Drive) and the Subject Land is permitted, except for 2 approved emergency accesses.		

Conditions of Development	Reasons	Condition Basis
<p>Barrier Fence</p> <p>4. The applicant/landowner shall provide and maintain at all time, a barrier fence, along the full frontage of Lot 16 on SP 132572 to Ray Jones Drive, to prevent vehicles and pedestrians moving directly between Ray Jones Drive and the Subject Land.</p> <p>The barrier fence shall be erected prior to, or in conjunction with the commencement of the approved use to the written approval of TMR.</p> <p>Visual Amenity Treatments</p> <p>5. The applicant/landowner shall provide a 1m wide landscaped strip along the Subject Land's frontage to the Ray Jones Drive, except for the 2 emergency accesses, to screen the onsite vehicular circulation. The landscaping shall be designed and planted such that when the landscaping matures, it provides a minimum 1m high screening and complementary screen trees approximately 6m tall at 7m spacings.</p> <p>The species of plants used in the landscaping works shall be in accordance with Council's standards. If Council does not have standards, then the only requirements are that the species are native, low maintenance species that are effective at providing the necessary screening specified above and do not create a safety risk (that is, no thorns, poisonous fruits or berries or large nuts).</p> <p>All landscaping works shall be completed prior to the commencement of the approved use to the written approval of TMR.</p> <p>Advertising</p> <p>6. No advertising device for the proposed development is permitted within the state-controlled road reserve (Ray Jones Drive).</p> <p>Parking</p> <p>7. No parking associated with the development is permitted within the state-controlled road reserve (Ray Jones Drive).</p>	<p>To prevent vehicles and pedestrians moving directly between the state-controlled road and the Subject Land.</p> <p>To screen onsite vehicular circulation.</p> <p>Advertising devices may obscure signage and distract motorists.</p> <p>Lack of on-site parking can cause vehicle queuing and conflict at an access to the state-controlled road.</p>	<p>Main Roads Road Landscape Manual</p> <p>s. 50 Transport Infrastructure Act 1994 (Qld)</p>

Conditions of Development and Statement of Reasons
Concurrence Response – Development impacting land use and transport coordination

Council Ref:	8/7/1951	Date:	18 June 2010
Referral Trigger:	Land use and transport coordination / operational safety and integrity of railways and future railways		
Proposal:	Material Change of Use (Public Utility)		
Real property description:	Lot 16 on SP 132572, Parish of Cairns		
Site locality:	37-51 Lyons Street, Portsmith		
Applicant:	SITA (Regional Queensland) Pty Ltd		

NO CONDITIONS.

DECISION NOTICE DETAILS
SUSTAINABLE PLANNING ACT 2009

RWP: eb
Your Ref: #7/1951 (2550194)
Brazier Motti Ref: 32687-2-2



2 July 2010

Lyn Russell
Cairns Regional Council
PO Box 359
CAIRNS QLD 4870



109 Lake Street
Cairns QLD 4870
PO Box 358
Cairns QLD 4870
Telephone 07 4080 4777
Facsimile 07 4080 4707
Website www.ergon.com.au

Dear Madam

ADVICE AGENCY REFERRAL
DEVELOPMENT APPLICATION FOR A DEVELOPMENT PERMIT FOR MATERIAL
CHANGE OF USE FOR PUBLIC UTILITY, ENVIRONMENTALLY RELEVANT
ACTIVITY (53 COMPOSTING & SOIL CONDITIONER MANUFACTURING)
(EXTENSION TO EXISTING WORKSHOP & UPGRADE TO WASH-DOWN
FACILITY) & ENVIRONMENTALLY RELEVANT ACTIVITY (8 CHEMICAL
STORAGE) (60,000 LITRE FUEL STORAGE TANK) ON LAND AT 37 LYONS
STREET, PORTSMITH, DESCRIBED AS LOT 16 ON SP132572

I refer to the letter from Brazier Motti Cairns dated 4 June 2010 regarding the above application and advise that Ergon Energy has no specific requirements in regards to this particular application.

Yours faithfully

Sch4p4(6) Signature

C R SOUTER
SENIOR DESIGN OFFICER

Senior Design Officer: Mr Chris Souter
Telephone: (07) 4080 4322
Facsimile: (07) 4080 4406

Encl. Copy of letter from Brazier Motti Cairns and Copy of CRC letter to Brazier Motti

Ergon Energy Corporation Limited ABN 50 087 646 062

40.2010.3737
17

DECISION NOTICE DETAILS
SUSTAINABLE PLANNING ACT 2009

Department of Environment
and Resource Management



Notice

Concurrence Agency Response and Advice Agency Response

This notice is issued by the Department of Environment and Resource Management pursuant to section 287 (concurrence agency response) and section 292 (advice agency response) of the Sustainable Planning Act 2009 ('the Act').

CEO
Cairns Regional Council
PO Box 359
CAIRNS QLD 4870
Email: council@calms.qld.gov.au
Ref: 8/7/1957
Att: Nick Bowden

cc. SITA(Regional Queensland) Pty Ltd
C/-Brazier Mott
PO Box 1185
CAIRNS QLD 4870
Email: calms@braziermott.com.au
Ref: 32687-2-2
Att: Charlton Best

Our reference: CNS/022943 Part 2

Re: Concurrence Agency Response and Advice Agency Response

1. Application Details

Assessment Manager ref.: 8/7/1951

Date application referred to DERM:

10 June 2010

Development approval applied for:

Development permit

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SUSTAINABLE PLANNING ACT 2009

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Concurrence Agency Response and Advice Agency Response

Aspects of development:

Material change of use - Contaminated land	<i>Sustainable Planning Regulation 2009 - Schedule 7, table 2, item 23</i>	DERM ref. no. - Ecotrack 349436 DERM Permit No. SPCL00588010 Trackjob No. IC0610CNS0016
Material change of use - Contaminated land (unexploded ordnance)	<i>Sustainable Planning Regulation 2009 - Schedule 7, table 3, item 11</i>	DERM ref. no. - Ecotrack 349436 DERM Permit No. SPCL00588010 Trackjob No. IC0610CNS0016
Material change of use - Environmentally relevant activities	<i>Sustainable Planning Regulation 2009 - Schedule 7, table 2, item 1</i>	DERM ref. no. - Ecotrack 349436 DERM Permit No. SPCC00588110 Trackjob No. IC0610CNS0016
Material change of use - Land in or near a wetland	<i>Sustainable Planning Regulation 2009 - Schedule 7, table 3, item 21</i>	DERM ref. no. - Ecotrack 349436 DERM Permit No. SPAR00588210 Trackjob No. IC0610CNS0016

Development descriptions:

Material change of Use - Public Utility, Environmentally Relevant Activity (ERA) 53: Composting & Soil conditioner manufacturing, Extension to existing workshop & upgrade to wash-down facility and ERA 8: Chemical Storage.

Property/Location description:

Lot 16 on SP132572, situated at 37-51 Lyons Street, Portsmith

2. The Chief Executive, Department of Environment and Resource Management (DERM) concurrence agency response for each of the concurrence agency referral jurisdictions for the aspects of development involved with the application is to tell the assessment manager as follows.

Material change of use - Contaminated land	<i>Sustainable Planning Regulation 2009 - Schedule 7, table 2, item 23</i>	DERM ref. no. - Ecotrack 349436 DERM Permit No. SPCL00588010 Trackjob No. IC0610CNS0016
Material change of use - Contaminated land (unexploded ordnance)	<i>Sustainable Planning Regulation 2009 - Schedule 7, table 3, item 11</i>	DERM ref. no. - Ecotrack 349436 DERM Permit No. SPCL00588010 Trackjob No. IC0610CNS0016
Material change of use - Environmentally relevant activities	<i>Sustainable Planning Regulation 2009 - Schedule 7, table 2, item 1</i>	DERM ref. no. - Ecotrack 349436 DERM Permit No. SPCC00588110 Trackjob No. IC0610CNS0016

- (i) Conditions must attach to any development approval, and those conditions are stated in the attached parts of this Notice for the above referral jurisdictions

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Concurrence Agency Response and Advice Agency Response

3. The Chief Executive, Department of Environment and Resource Management (DERM) advice agency response for each of the advice agency referral jurisdictions for the aspects of development involved with the application is to recommend to the assessment manager as follows.

Material change of use - Land in or near a wetland	Sustainable Planning Regulation 2009 - Schedule 7, table 3, item 21	DERM ref. no. - Ecotrack 349436 DERM Permit No. SPAR00588210 Trackjob No. IC0610CNS0016
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- (i) Conditions should attach to any development approval, and those conditions are stated in the attached part of this Notice for the above referral jurisdiction.

4. **General advice to assessment manager**

Pursuant to sections 334 and 363 of the Act, a copy of a decision notice or negotiated decision notice issued by the assessment manager must be forwarded to DERM as a referral agency for the relevant application at the address stated below and an electronic copy to eco.access@derm.qld.gov.au.

Attn: Administration Officer

Regional Planning & Coordination

Department of Environment & Resource Management

PO Box 937

CAIRNS QLD 4870

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Notice

Concurrence Agency Response and Advice Agency Response

The State's Native Title Work Procedures provide that responsibility for assessment of native title issues for an IDAS application rests with the assessment manager. Therefore, DERM as a referral agency for the relevant application has not provided notification to native title parties.

Sch4p4(6) Signature

Delegate
Cristina Cochenec
Natural Resource Officer

9 September 2011

Enquiries:
Cristina Cochenec
Department of Environment and Resource
Management
5b Sheridan Street, Cairns, Q, 4870
PO Box 937, Cairns, Q, 4870
Telephone: 07 4222 5446
Facsimile: 07 4222 5493
Email: cristina.cochenec@derm.qld.gov.au

Attachments

- Attachment 1 DERM Permit SPCC00588110 – ERA 8 – Chemical storage
- Attachment 2 DERM Permit SPCL00588010 – Contaminated land
- Attachment 3 DERM Permit SPAR00588210 - Wetland

Attachment 1

EHP RTI DL Release

DECISION NOTICE DETAILS
SUSTAINABLE PLANNING ACT 2009

Department of Environment
and Resource Management

Sustainable Planning Act 2009

DERM Permit ¹ number: SPCE00588110

Assessment manager reference:	8/7/1951 (2660194)
Date application received:	10 June 2010
Permit type:	Concurrence agency response
Date of decision:	12 September 2011
Decision:	For a concurrence agency response conditions that must attach to any development approval
Relevant laws and policies:	Sustainable Planning Act Environmental Protection Act 1994 and subordinate legislation
Jurisdiction(s):	
Development Approval for a Material Change of Use involving an Environmentally Relevant Activity.	Sustainable Planning Regulation 2009 Schedule 7, Table 2, Item 1

Development Description(s)

Property/Location		Development
37-51 Lyons Street CAIRNS QLD 4870	Lot 16 Plan SP132672	ERA 8 Chemical storage Threshold 3(a) - storing 10m ³ to 500m ³ of chemicals of class C1 or C2 combustible liquids under AS 1940 or dangerous goods class 3

¹ Permit includes licences, approvals, permits, authorisations, certificates, conditions or equivalent similar as required by legislation administered by the Department of Environment and Resource Management.

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DERM Permit number: SPCE01522111

Reason(s) for inclusion of conditions

In accordance with section 289 of the *Sustainable Planning Act 2009*, the reason(s) for inclusion of conditions as stated in this permit as required by a concurrence agency response for the application are as follows.

The conditions are included pursuant to section 73B of the *Environmental Protection Act 1994*.

Additional information for applicants

Environmentally Relevant Activities

The description of any environmentally relevant activity (ERA) for which a development approval is issued is a restatement of the ERA as defined by legislation at the time the approval is issued. Where there is any inconsistency between the description of an ERA and the conditions stated by a development approval as to the scale, intensity or manner of carrying out an ERA, then the conditions prevail to the extent of the inconsistency.

A development approval authorising the carrying out of an ERA and does not authorise any environmental harm unless a condition stated by the permit specifically authorises environmental harm.

A person carrying out an ERA must hold a registration certificate issued under the *Environmental Protection Act 1994*, or must be acting under a registration certificate, for the ERA.

Contaminated Land

It is a requirement of the *Environmental Protection Act 1994* that if an owner or occupier of land becomes aware that a Notifiable Activity (as defined in Schedule 3 and Schedule 4 of the *Environmental Protection Act 1994*) is being carried out on the land, or that the land has been, or is being, contaminated by a Hazardous contaminant, the owner or occupier must, within 22 business days after becoming aware, give written notice to the Department of Environment and Resource Management.

Sch4p4(6) Signature

Chris Buckingham
Delegate
Delegate, Chief Executive administering the
Department of Environment and Resource Management
12 September 2011

DERM Permit number: SPCE01522111

CONDITIONS

ERA 8 - Chemical Storage Threshold 3(a) - storing 10 cubic metre (m³) to 500m³ of chemicals of class C1 or C2 combustible liquids under AS 1940 or dangerous goods class 3

Agency Interest: General

Extent of Approval

- G1 This development approval permits the carrying out of the environmentally relevant activity (ERA) for the storage of 60 m³ diesel fuel.

Prevent and/or minimise likelihood of environmental harm

- G2 In carrying out an activity to which this approval relates, all reasonable and practicable measures must be taken to prevent and / or to minimise the likelihood of environmental harm being caused.

Maintenance of Measures, Plant and Equipment

- G3 The operator of an activity to which this approval relates must:
- (a) install all measures, plant and equipment necessary to ensure compliance with the conditions of this approval; and
 - (b) maintain such measures, plant and equipment in a proper and efficient condition; and
 - (c) operate such measures, plant and equipment in a proper and efficient manner.

Alterations

- G4 No change, replacement or operation of any plant or equipment is permitted if the change, replacement or operation of the plant or equipment increases, or is likely to substantially increase, the risk of environmental harm above that is expressly provided by this development approval.

G5 Site Based Management Plan

From commencement of an activity to which this approval relates, a site based management plan (SBMP) must be implemented. The SBMP must identify all sources of environmental harm, including but not limited to the actual and potential release of all contaminants, the potential impact of these sources and what actions will be taken to prevent the likelihood of environmental harm being caused. The SBMP must also provide for the review and 'continual improvement' in the overall environmental performance of all activities that are carried out.

The SBMP must address the following matters:

- (a) Environmental commitments - a commitment by senior management to achieve specified and relevant environmental goals.
- (b) Identification of environmental issues and potential impacts.
- (c) Control measures for routine operations to minimise likelihood of environmental harm.
- (d) Contingency plans and emergency procedures for non-routine situations.
- (e) Organisational structure and responsibility.
- (f) Effective communication.
- (g) Monitoring of the disposal of contaminant.

DECISION NOTICE DETAILS
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DERM Permit number: SPCE01522111

- (h) Conducting environmental impact assessments.
- (i) Staff training.
- (j) Record keeping.
- (k) Periodic review of environmental performance and continual improvement.

G6 The site based management plan must not be implemented or amended in a way that contravenes any condition of this approval.

Records

G7 Record, compile and keep all monitoring results required by this approval and present this information to the administering authority when requested.

G8 All records required by this approval must be kept for 5 years.

Incident Recording

- G9** A record must be maintained of events including but not limited to;
- (a) the time, date and duration of equipment malfunctions where the failure of the equipment resulted in the release of contaminants reasonably likely to cause environmental harm; and
 - (b) any uncontrolled release of contaminants reasonably likely to cause environmental harm.

Notification of Emergencies, Incidents and Exceptions

G10 Telephone the Administering Authority's Pollution Hotline or local office as soon as practicable after becoming aware of any release of contaminants not in accordance with the conditions of this approval.

G11 A written notice detailing the following information must be provided to the Administering Authority within 14 days of any advice provided in accordance with condition G10:

- (a) the name of the operator, including their approval / registration number;
- (b) the name and telephone number of a designated contact person;
- (c) quantity and substance released;
- (d) vehicle and registration details;
- (e) person/s involved (driver and any others);
- (f) the location and time of the release;
- (g) the suspected cause of the release;
- (h) a description of the effects of the release;
- (i) the results of any sampling performed in relation to the release;
- (j) actions taken to mitigate any environmental harm caused by the release; and
- (k) proposed actions to prevent a recurrence of the release.

Monitoring

G12 A competent person(s) must conduct any monitoring required by this approval.

DERM Permit number: SPCE01622111

G13 Equipment Calibration

All instruments, equipment and measuring devices used for measuring or monitoring in accordance with any condition of this approval must be calibrated and appropriately operated and maintained.

Spill Kit and Training

G14 An appropriate spill kit, personal protective equipment and relevant operator instructions/emergency procedure guides for the management of wastes and chemicals associated with the ERA must be kept at the site.

G15 Anyone operating under this approval must be trained in the use of the spill kit.

Agency Interest: Land

L1 Land Disposal

Contaminants must not be released to land.

L2 Bunding

Spillage of all chemicals and fuels must be contained within an on-site containment system and controlled in a manner that prevents environmental harm.

NOTE: All petroleum product storage's must be designed, constructed and maintained in accordance with AS 1940 - Storage and Handling of Flammable and Combustible Liquids.

Agency Interest: Noise

Noise Nuisance

N1 Noise from the activity must not cause an environmental nuisance at any nuisance sensitive place or commercial place.

Noise Monitoring

N2 When requested by the administering authority, noise monitoring must be undertaken to investigate any complaint of noise nuisance, and the results notified within 14 days to the administering authority.

Monitoring must include:

- (a) LA 10, adj, 10 mins
- (b) LA 1, adj, 10 mins
- (c) LAeq, adj, 10 mins
- (d) the level and frequency of occurrence of impulsive or tonal noise;
- (e) atmospheric conditions including wind speed and direction;
- (f) effects due to extraneous factors such as traffic noise; and
- (g) location, date and time of recording.

N3 The method of measurement and reporting of noise levels must comply with the latest edition of the

DECISION NOTICE DETAILS
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DERM Permit number: SPCE01522111

Administering Authority's Noise Measurement Manual

Agency Interest: Social

Complaint Response

- S1** The operator of the activity must record the following details for all complaints received and provide this information to the administering authority on request:
- (a) time, date, name and contact details of the complainant;
 - (b) reasons for the complaint;
 - (c) any investigations undertaken;
 - (d) conclusions formed; and
 - (e) any actions taken.

Agency Interest: Waste

- W1** Waste must not be released to the environment, transferred or disposed contrary to any condition of this development approval.

Waste Handling

- W2** Waste generated in carrying out the activities must be disposed of at an appropriately authorised facility that can lawfully accept such waste or to a facility that can lawfully and appropriately reuse, recycle or reprocess such waste.

Agency Interest: Water

Contaminants Release Point

- WA1** The only contaminants permitted to be released to the first flush treatment system under this development approval are wastewaters from:
- (a) the designated vehicle washdown bay, where only water containing no detergents or other chemicals have been used for washing; and
 - (b) stormwater from the bunded refuelling area.
- WA2** The release of contaminants from the oil-water separator to the first flush treatment system must not produce any slick or other visible evidence of oil or grease, nor contain any visible floating oil, grease, scum or litter.
- WA3** Contaminants must only be released to waters from the first flush treatment system as shown in Schedule 1 to Chinaman Creek, a tributary of Trinity Inlet.

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Quality of Contaminants Released to Waters

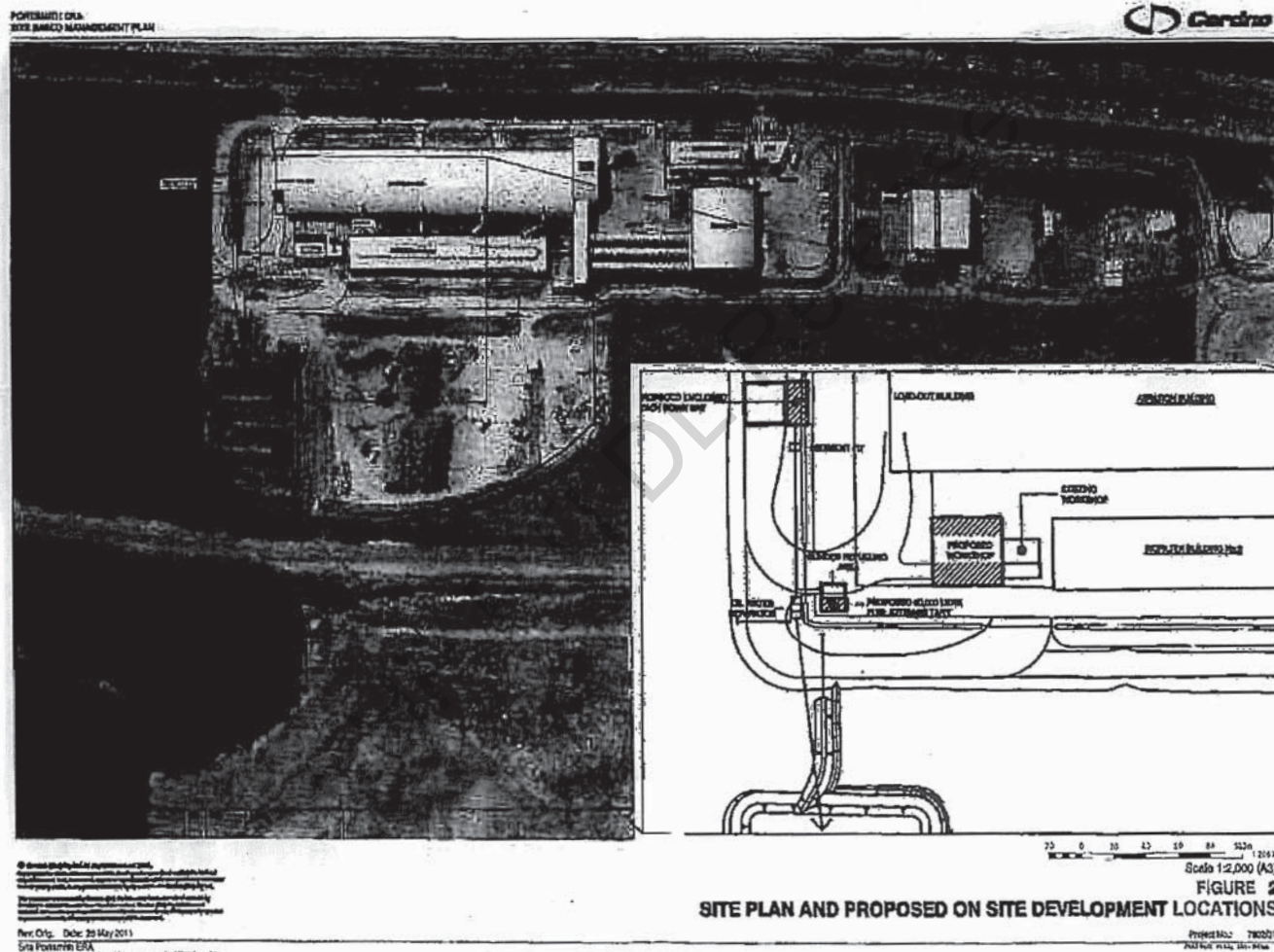
WA4 Water from the first flush treatment system can only be discharge to waters specified in condition WA3 if it complies with the release limits specified in specified in Table 1 - Contaminant release limits to waters.

Table 1- Contaminant Release Limits to Waters

Quality characteristics	Release Limit	Monitoring point ¹	Frequency
	Maximum		
Total Suspended Solids (mg/L)	30	W1	Fortnightly if releasing
Oil and Grease (mg/L)	20	W1	Fortnightly if releasing
Total Petroleum Hydrocarbons (mg/L)	10	W1	Fortnightly if releasing

1 - W1: outlet of the first flush treatment system

Schedule 1 - Locations of the chemical storage and refuelling areas and wash down bay



DERM Permit number: SPCE01522111

DEFINITIONS

Words and phrases used throughout this permit are defined below. Where a definition for a term used in this permit is sought and the term is not defined within this permit the definitions provided in the relevant legislation shall be used.

"administering authority" means the Department of Environment and Resource Management or its successor.

"annual return" means the return required by the annual notice (under section 316 of the *Environment Protection Act 1994*) for the section 73F registration certificate that applies to the development approval.

"approval" means 'notice of development application decision' or 'notice of concurrence agency response' under the *Sustainable Planning Act 2009*.

"approved plans" means the plans and documents listed in the approved plans section in the notice attached to this development approval.

"authorised place" means the place authorised under this development approval for the carrying out of the specified environmentally relevant activities.

"commercial place" means a place used as an office or for business or commercial purposes.

"dwelling" means any of the following structures or vehicles that is principally used as a residence –

- a house, unit, motel, nursing home or other building or part of a building;
- a caravan, mobile home or other vehicle or structure on land;
- a water craft in a marina.

"Department of Environment and Resource Management" means the department or agency administering the *Environmental Protection Act 1994*.

"first flush treatment system" means the first flush treatment system specified in the development approval: FN008DA with a release point to Chinaman Creek, a tributary of Trinity Inlet.

"intrusive noise" means noise that, because of its frequency, duration, level, tonal characteristics, impulsiveness or vibration –

- is clearly audible to, or can be felt by, an individual; and
 - annoys the individual.
- In determining whether a noise annoys an individual and is unreasonably intrusive, regard must be given to Australian Standard 1055.2 – 1997 Acoustics – Description and Measurement of Environmental Noise Part 2 – Application to Specific Situations.

" $L_{A10, adj, 10 min}$ " means the A-weighted sound pressure level, (adjusted for tonal character and impulsiveness of the sound) exceeded for 10% of any 10 minute measurement period, using Fast response.

" $L_{A1, adj, 10 min}$ " means the A-weighted sound pressure level, (adjusted for tonal character and impulsiveness of the sound) exceeded for 1% of any 10 minute measurement period, using Fast response.

" $L_{A, max, adj, T}$ " means the average maximum A-weighted sound pressure level, adjusted for noise character and measured over any 10 minute period, using Fast response.

" $L_{Aeq, adj, 10 min}$ " means the A-weighted equivalent continuous sound pressure level, (adjusted for tonal character and impulsiveness of the sound) of any 10 minute measurement period.

"land" in the "land schedule" of this document means land excluding waters and the atmosphere.

"noxious" means harmful or injurious to health or physical well being.

"nuisance sensitive place" includes –

- a dwelling, residential allotment, mobile home or caravan park, residential marina or other residential premises; or
- a motel, hotel or hostel; or
- a kindergarten, school, university or other educational institution; or
- a medical centre or hospital; or
- a protected area under the *Nature Conservation Act 1992*, the *Marine Parks Act 2004* or a World Heritage Area; or

DERM Permit number: SPCE01522111

- a public thoroughfare, park or gardens; or
- a place used as a workplace, an office or for business or commercial purposes and includes a place within the curtilage of such a place reasonably used by persons at that place.

"offensive" means causing offence or displeasure; is disagreeable to the sense; disgusting, nauseous or repulsive.

"regulated waste" means non-domestic waste mentioned in Schedule 7 of the *Environmental Protection Regulation 2008* (whether or not it has been treated or immobilised), and includes -

- for an element - any chemical compound containing the element; and
- anything that has contained the waste.

"site" means land or tidal waters on or in which it is proposed to carry out the development approved under this development approval.

"watercourse" means a river, creek or stream in which water flows permanently or intermittently-

- in a natural channel, whether artificially improved or not; or
- in an artificial channel that has changed the course of the watercourse.

"waters" includes river, stream, lake, lagoon, pond, swamp, wetland, unconfined surface water, unconfined water natural or artificial watercourse, bed and bank of any waters, dams, non-tidal or tidal waters (including the sea), stormwater channel, stormwater drain, roadside gutter, stormwater run-off, and groundwater and any part thereof.

"works" or "operation" means the development approved under this development approval.

"you" means the holder of this development approval or owner / occupier of the land which is the subject of this development approval.

END OF CONDITIONS

Attachment 2

EHP RTI DL Release

**DECISION NOTICE DETAILS
SUSTAINABLE PLANNING ACT 2009**

Enquiries Peter Koorackin
Telephone (07) 3330 5691
Our reference Approval No: SPCL00588010/ Ecotrack No: 340498 / File No: BNE 44284-1



**Queensland
Government**

Department of
Environment and Resource
Management

22 June 2010

Cairns Regional Council
PO Box 359
CAIRNS QLD 4870

Cc Sila (Regional Queensland) Pty Ltd
C/-Brazier Mott
PO Box 1185
CAIRNS QLD 4870

Your Ref: 8/7/1951 (2560194)
Attention: Nick Bowden

Your Ref: 32687-2-2
Attention: Claire Thurston (Town Planner)

Sustainable Planning Act 2009 (Material Change of Use)

Development approval for assessable development to be carried out at 37-51 Lyons Street, PORTSMOUTH (Lot 16 on SP 132572).

The Department of Environment and Resource Management (DERM) – Contaminated Land Unit (CLU) has reviewed the supporting information for the above application and considers that an exemption stated in the *Sustainable Planning Regulation 2009, Schedule 3, Part 1, Table 2, Item 6(b)* applies:

Item 6 - Making a material change of use of premises if all or part of the land forming part of the premises is on the environmental management register or contaminated land register, unless—

- ☒ (b) there is currently a notifiable activity on the land and the activity is continuing.

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

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

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 above.

Yours sincerely,

Sch4p4(6) Signature

Delegate/
Kim Barry
Delegate, Chief Executive administering the
Environmental Protection Act 1994
Department of Environment and Resource Management

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Department of Environment and Resource Management
www.derm.qld.gov.au ABN 87 221 188 788

Attachment 3

EHP RTI DL Release

DECISION NOTICE DETAILS
SUSTAINABLE PLANNING ACT 2009

Department of Environment
and Resource Management

Notice

Advice Agency Response - Referable Wetland

This notice is issued by the Department of Environment and Resource Management pursuant to section 292 (advice agency response) of the Sustainable Planning Act 2009 (the Act).

Cairns Regional Council
Attn: Mr Nick Bowden
PO Box 359
CAIRNS QLD 4870

cc. SITA (Regional Queensland) Pty Ltd
C/- Brazier Mottl
PO Box 1185
CAIRNS QLD 4870

Our reference: 349436

1. Application Details

Assessment Manager Reference.:

8/7/1951 (2560194)

Date application referred to DERM:

10 June 2010

Development approval applied for:

Development Permit

Aspect of development:

Material Change of Use, other than for a domestic housing activity,
if any part of the land is situated in a wetland management area

Sustainable Planning Regulation 2009 - Schedule 7, Table 3, Item 21

Development description:

Material change of use for a Public Utility and Environmentally
Relevant Activities.

Property/Location description:

Lot 16 on SP132572, being 37-51 Lyons Street, Portsmith QLD.

Recommendation

The Chief Executive, Department of Environment and Resource Management (DERM), makes the following recommendation to the assessment manager:

The Assessment Manager should consider the potential impacts of the proposed development on wetland values, including the water quality, natural hydrological flows and ecological functioning of the wetland. Development should meet the following outcomes:



Notice
Advice Agency Response

- **Maintain ecological values of the wetland.** There is no loss of wetland habitat and adverse impacts on the functioning and integrity of a wetland from development are avoided. A report prepared and certified by an appropriately qualified professional may assist the Assessment Manager to consider the impacts of the development on the ecological values and functioning of the wetland. If adverse impacts are unavoidable, the Assessment Manager is encouraged to ensure that the values lost are offset in order to achieve an environmental outcome equivalent to or better than the wetland values that are impacted.

Where a wetland management area is mapped as a 'significant coastal wetland' under a *Regional Coastal Management Plan* it should be assessed against the policy for areas of state significance (natural resources). An Implementation Guideline should be consulted:
http://www.derm.qld.gov.au/services_resources/item_details.php?item_id=202304&topic_id=54.

For areas where a regional coastal management plan does not exist, where the wetland management area is also defined as a 'significant coastal wetland' under the *State Coastal Management Plan – Queensland's Coastal Policy 2001 (SCMP)*, any approval is consistent with SCMP policy 2.8.1, Areas of state significance (natural resources).

- **Maintain wetland water quality.** The water quality of any waters in and linked to the wetland is maintained and managed to protect the environmental values of the wetland, and to ensure that the water quality objectives listed under Schedule 1 of the *Environmental Protection (Water) Policy 2009* are achieved.
- **Maintain wetland water regime.** The existing water regime (including surface and groundwater) within and linked to the wetland is maintained and managed to protect existing natural hydrological processes within the wetland ecosystem. This includes safeguarding natural fluctuations in size and location of the wetland, and retaining and allowing for regeneration of native vegetation.

To ensure that the proposed development is able to meet the above outcomes, the Assessment Manager is encouraged to consider the requirement for a buffer area between any proposed works and the wetland. A wetland buffer has two components:

- a support area adjacent to the wetland that maintains and supports the environmental values of the wetland; and
- a separation area around the support area that protects the wetland from external threats such as sediment and nutrient discharge from surrounding landuse.

Buffer distances should be maximised in order to maintain existing biodiversity values, habitat connectivity and to minimise edge effects. Unless otherwise determined by a suitably qualified professional, the following buffer widths are accepted by DERM as precautionary buffer widths likely to absorb impacts from external uses.

- within urban areas, a minimum 50m buffer to wetland
- outside of urban areas a minimum 200m buffer to wetland
- for 'significant coastal wetlands', a buffer width of 200m to wetland

Where required, revegetation of the buffer is recommended using native species representative of the pre-clearing regional ecosystem, with preference given to endemic species. Plants should be of local provenance where possible. A rehabilitation/ revegetation management plan including weed management strategies may assist in determining the rehabilitation requirements for the development. Conditioning of any

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Advice Agency Response

approval with building or development envelope(s) may also be a useful way to give formal effect to any required buffer area.

The Assessment Manager should consider requiring applicants to provide a Stormwater Management Plan to demonstrate how stormwater, sediment and other run-off from the site (associated with the construction and operational phases of development) will be effectively managed to prevent adverse impacts on wetland values. Potential impacts are to be addressed through water sensitive urban design including compliance with *South East Queensland Regional Plan 2009-2031 Implementation Guideline No. 7: Water sensitive urban design – design objectives for urban stormwater management*. For areas outside of the South-east Queensland Regional Plan area any approval should recognise the requirements of the *Draft Urban Stormwater – Queensland Best Practice Environmental Management Guidelines 2009*¹.

General Information for assessment managers

The State's Native Title Work Procedures provide that responsibility for assessment of native title issues for an IDAS application rests with the assessment manager. Therefore, DERM as a referral agency for the relevant application has not provided notification to native title parties.

Additional Information for applicants

It is a requirement of the *Environmental Protection Act 1994* that if an owner or occupier of land becomes aware of a Notifiable Activity (as defined in Schedule 3 and Schedule 4 of the *Environmental Protection Act 1994*) being carried out on the land, or that the land has been, or is being, contaminated by a hazardous contaminant, the owner or occupier must, within 22 business days after becoming so aware, give written notice to the Department of Environment and Resource Management.

Aboriginal Cultural Heritage

Under section 23 of the *Aboriginal Cultural Heritage Act 2003* a person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage (the "cultural heritage duty of care"). Maximum penalties for breaching the duty of care are \$1,000,000 for a corporation and \$100,000 for an individual.

Applicants will comply with the duty of care in relation to Aboriginal cultural heritage if they are acting in accordance with cultural heritage duty of care guidelines gazetted under the *Aboriginal Cultural Heritage Act 2003*, available on the DERM website, or in accordance with an agreement with the Aboriginal party for the area or a cultural heritage management plan approved under part 7 of the *Aboriginal Cultural Heritage Act 2003*.

Applicants are also encouraged to undertake a search of the Aboriginal Cultural Heritage Database and the Aboriginal Cultural Heritage Register, administered by the Cultural Heritage Coordination Unit, DERM. Application forms to undertake a free search of the Cultural Heritage Register and the Database may be obtained by contacting the Cultural Heritage Coordination Unit on (07) 3239 3647 or on the DERM website www.derm.qld.gov.au/cultural_heritage

¹ The Draft Urban Stormwater – Queensland Best Practice Environmental Management Guidelines 2009, is available at: http://www.derm.qld.gov.au/environmental_management/water/environmental_values_environmental_protection_water_policy/draft_urban_stormwater_obsem_guideline_2009.html

DECISION NOTICE DETAILS
SUSTAINABLE PLANNING ACT 2009

Notice
Advice Agency Response

Sch4p4(6) Signature

Delegate
Cristina Cochenec
Natural Resource Officer
Department of Environment and Resource Management
12 September 2011

Enquiries:
Rochelle Basham
Department of Environment and Resource Management
187-209 Stanley Street, Townsville QLD 4810
PO Box 5318, Townsville QLD 4810
Phone: 07 4799 7750
Fax: 07 4760 7436
Email: rochelle.basham@derm.qld.gov.au

EHP RTI DL Release



DECISION NOTICE DETAILS
SUSTAINABLE PLANNING ACT 2009

ENQUIRIES: Luke Jackson
PHONE: (07) 4044 3240
FAX: (07) 4044 3836
YOUR REF: 32687-2-2
OUR REF: 8/7/1951 (3332241)

28 September 2011

Sita (Regional Queensland) Pty Ltd
C/- Brazier Motti
PO Box 1185
CAIRNS QLD 4870

Dear Sir/Madam

DECISION NOTICE UNDER S335 SUSTAINABLE PLANNING ACT 2009:
DEVELOPMENT APPLICATION FOR 37-51 LYONS STREET PORTSMITH

Please find attached an Infrastructure Charges Notice issued in accordance with s633 of the *Sustainable Planning Act*.

These charges are payable prior to:

1. Development Permit for Building Works;

Please find attached an extract from the Act pertaining to Changing a Notice.

Should you have any enquires in relation to this Infrastructure Charges Notice, please contact Luke Jackson of Council's Development Assessment Team on telephone number (07) 4044 3240.

Yours faithfully

Kelly Reaston
Manager Development Assessment

40.2010.3737
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DECISION NOTICE DETAILS
SUSTAINABLE PLANNING ACT 2009

Infrastructure Charges Notice

Infrastructure Charges Notice				 Cairns Regional COUNCIL	
Applicant:	Site	File Number:	8/7/1951	DM5 Ref:	3325003
Address:	37-51 Lyons St, Portsmith	Date issued:	22/08/2011	Officer:	Luke Jackson
Parcel Number/s:	107939	Contributions issued Under:	Council Adopted Charges Resolution - Jun 2011		
Lot & RP Number/s:	Lot 18 SP 132572	Index Used:	CPI	30-Jun-11	184.1
Adopted Infrastructure Charge					
Development Type	m2 GFA / m2 Impervious	Adopted Charge / Adopted Stormwater Charge (Indexed)	Charge	Existing Credit Charge	
Industry	342 / 4	\$50 / \$10	\$ 17,100.00	\$0.00	
Total Charge				\$17,100.00	Account: T548 05446
TOTAL CHARGES:					
TOTAL CHARGE:		\$17,100.00	Date Payable		
Note:					
The infrastructure charges in this notice are levied in accordance with Section 629 of the Sustainable Planning Act 2009					
Charge rates are subject to index adjustments. The total charge amount indicated on this notice is current at the date of issue, the total charge due at the date of payment may differ. Please contact the Development Assessment Team, Cairns Regional Council prior to payment for review					
Charges are payable to: Cairns Regional Council. You can make payment at any of Council's Business Offices or by mail with your cheque or money order to Cairns Regional Council, PO Box 359, Cairns QLD 4870. Cheques must be made payable to Cairns Regional Council and marked 'Not Negotiable.' Acceptance of a cheque is subject to collection of the proceeds. Post dated cheques will not be accepted					

Tuesday, 22 June 2010

Proposal: MCU – (Extension to the waste process & recovery facility)

Site Address: 37-51 Lyons St, PORTSMITH

Property Description: Lot 16 on SP 132572 - 'Landfill'

Notifiable Activity: 'Landfill'

Records

The proposal is about expanding the **existing** 'waste process and recovery facility' which involves extending the workshop, upgrading the wash down facility, and composting and soil conditioner manufacturing and installing an above ground 60,000 litre fuel storage tank. (See Site Map)

Cairns Regional Council are the owners of the site and lease the land to SITA (Regional Queensland) Pty Ltd which currently operates the **existing** waste management, processing and recovery facility to service the Cairns community.

There is currently a notifiable activity (*Landfill*) on the land and the activity is continuing.

Recommendation

It is recommended to issue an **exemption** as the notifiable activity is continuing and to advise that *"Under section 371 (1) of the Environmental Protection Act, if the owner or occupier of land becomes aware a notifiable activity is being carried out on the land, the owner or occupier must, within 22 business days after becoming aware the activity is being carried out, give notice under the subsection to the administering authority in the approved form."*

Assessor Nar Peter Koorockin

Sign: Sch4p4(6) Signature

Date: 23/6/2010

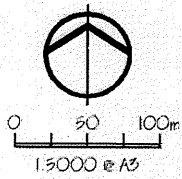
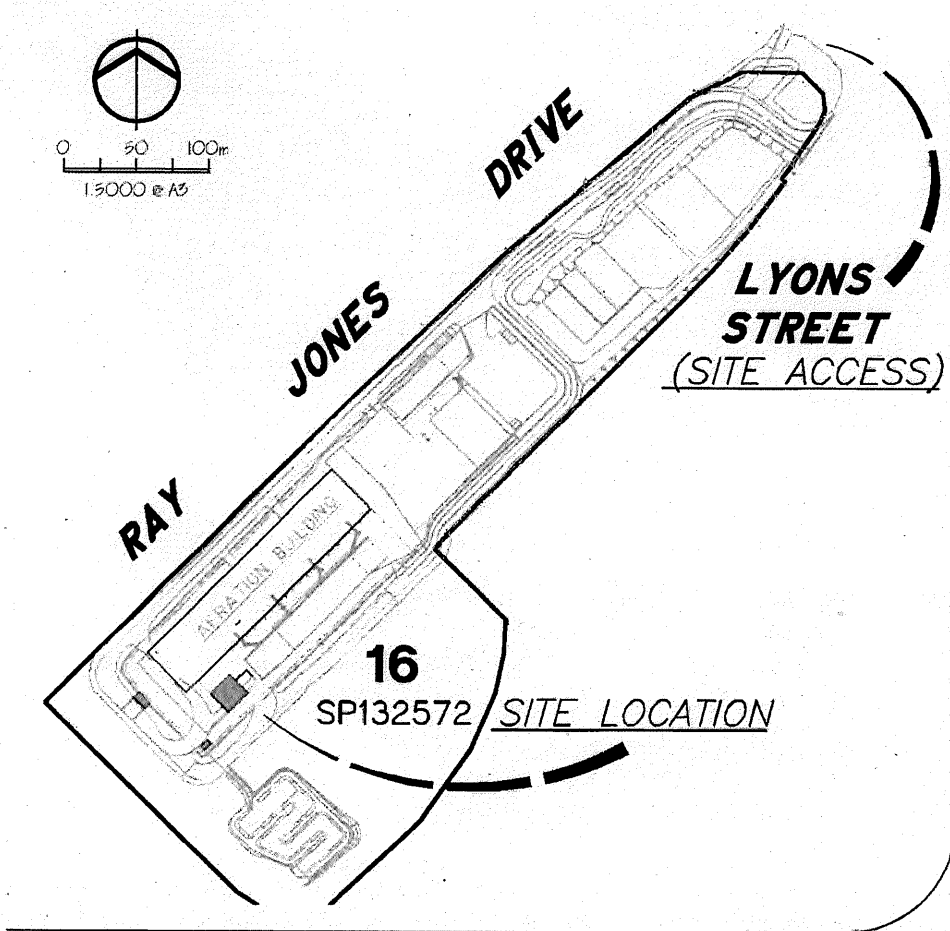
Peer Reviewer:

Sign:

Date: Sch4p4(6) Signature

28/6/10





PROPOSED MATERIAL CHANGE OF USE FOR PUBLIC UTILITY

Cairns Waste Process & Recovery Facility
on Lot 16 on SP132572
Located at 37 Lyons Street, Portsmith

AERATION
BUILDING

LOADOUT
BUILDING

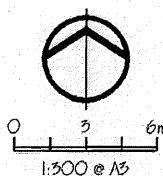
EXISTING
WORKSHOP

PROPOSED
WORKSHOP

Install filtration equipment
for washdown facility
(Housed in new Colourbond
building adjoining existing
washdown bay)

Construct 18m x 19m workshop
6.5m high with 4m entry bay
Building to contain toilets and
showers for employees

Install 60,000L Fuel
Storage Tank



Tuesday, 22 June 2010

Proposal: MCU – (Extension to the waste process & recovery facility)

Site Address: 37-51 Lyons St, PORTSMITH

Property Description: Lot 16 on SP 132572 - 'Landfill'

Notifiable Activity: 'Landfill'

Records

The proposal is about expanding the **existing** 'waste process and recovery facility' which involves extending the workshop, upgrading the wash down facility, and composting and soil conditioner manufacturing and installing an above ground 60,000 litre fuel storage tank. (See Site Map)

Cairns Regional Council are the owners of the site and lease the land to SITA (Regional Queensland) Pty Ltd which currently operates the **existing** waste management, processing and recovery facility to service the Cairns community.

There is currently a notifiable activity (*Landfill*) on the land and the activity is continuing.

Recommendation

It is recommended to issue an **exemption** as the notifiable activity is continuing and to advise that *"Under section 371 (1) of the Environmental Protection Act, if the owner or occupier of land becomes aware a notifiable activity is being carried out on the land, the owner or occupier must, within 22 business days after becoming aware the activity is being carried out, give notice under the subsection to the administering authority in the approved form."*

Assessor Name: Peter Koorockin

Sign: Sch4p4(6) Signature

Date: 23/6/2010

Peer Reviewer:

Sign:

Date: Sch4p4(6) Signature

28/6/10

Eco Access

NEW FILE
BNE 44264

To: DACoordinationNorth@derm.qld.gov.au; Chris Buckingham; Tim Smith; Carrie Goldsmith;
contaminated.land@derm.qld.gov.au; Anthony Morrison
Subject: Application Number : 433810

A development application has been received and validated by Permit and Licence Management (PALM) in the Implementation and Support Unit (ISU). A review has been undertaken for the potential impacts of the proposed development on the State Interests administered by the department, including jurisdictional matters under the *Sustainable Planning Act*.

Our findings suggest that the application is a **Multi** jurisdiction application.

As the application is multi jurisdiction it is forwarded to your business group to commence assessment. The relevant DA coordination team will contact you regarding your timeframes to provide your response to them in order for your response to be included in the DERM coordinated response.

The copy of the application has been placed on SharePoint for access by you. Please click the attached link to take you to SharePoint. <http://sharepoint/sites/DevelopmentApplications/Shared%20Documents/Forms/AllItems.aspx>

Application Number: 433810

Project Number: 349436

Project Director: Cristina Froemmcke

Client Name: SITA (regional Queensland) Pty Ltd

Location: 37-51 Lyons Street PORTSMITH QLD 4870

Lot Plan: L16 on SP132572

Assessment Manager: Cairns Regional Council

Agency Role: Concurrence including Advice

Application Type: Material Change of Use

Jurisdictions: Concurrence – ERA 8(3a)

– Contaminated Land EMR/CLR

– Notifiable Activity – UXO

Advice – 100mtrs from a wetland

Date properly made/referred: 10 June 2010

ISU (PALM) Contact: Ria George

Sharepoint Folder: North

Hardcopy sent to: Contact Name: Cristina Froemmcke
Business Unit: DA Co-ordination - Cairns
Postal Address: PO Box 937, Cairns 4870

Regards,
ISU

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Part 1

DA Coordinator / Business Unit.....✓Ecotrack #.....349436
Client #.....8200588110.....CROW #.....32279
Track Job #.....SPCL00588010.....Application ID #.....433810
SPAK00588210



Department of Environment and Resource Management Validation Checklist

Development Approval Application

Single ☐

Multi ☒

Individual / Company / Business Name.....SITA (Regional Queensland) P/L

Contact Person.....Claire Thurston.....PALM Coordinator.....Ria George

Application Received:.....08/06/10.....Acknowledgement Notice Due:...../...../.....
(If Assessment Manager)

Properly Made Date:.....10/06/10.....Advice Response Due:...../...../.....

Information Request Due:.....25/6/10.....

Lot:.....16.....Plan:.....SP132572.....LGA:.....Cairns Regional Council
(Refer to form 1) (Refer to form 1)

Application type

☒ Material Change of Use (form 5) ☐ Operational Works (form 6) ☐ Reconfiguring a Lot (form 7)

Referral Type

☒ Concurrence Agency ☐ Advice Agency ☐ Third Party Advice
☐ Assessment Manager ☐ (referral agencies)
☐ Alternate Assessment Manager (referral agencies)

Indicate by Yes ☒ or No ☐ . Leave unmarked if not applicable		
A ☒ in any of the checkboxes may indicate a not a properly made or properly referred application		
All Applications	When DERM is Concurrence Agency/Advice/Third Party Advice	
SPA Forms 1, 2, 3, 4, 5, 6, 7, 8, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 23, 24, 28, 29, 30, 33	☒	Acknowledgement Notice Attached & valid ☒
IDAS Checklist Completed	☒	SPA - within 20 bus days of date of Acknowledgement Notice ☒
Mandatory Requirements provided	☒	IPA - within 3 months of date of Acknowledgement Notice ☐
		Revived - ____/____/____

APPLICATION PROCESSING		Indicate Yes ☒ or No ☐
Is the Application properly made	☒	if ☒ , proceed Notice of not a properly made Application
Is the Application properly referred	☒	if ☒ , proceed Notice of not a properly referred Application
Native Title Notification Required	☒	if ☒ , attach copy of Notification to applicant
Native Title Assessment Completed	☒	complete the assessment sheet and attach copy
Resource Entitlement required	☒	Required for all applicable Jurisdictions
Resource Entitlement granted	☒	Granted for all applicable Jurisdictions
Owners Consent Required	☒	Owners consent required for MCU & RaL, not Ops Works
Owners Consent provided	☒	
Acknowledgement Notice Prepared	☒	Date Prepared:/...../..... Processor's initials:.....Sh4p4(6) Signature

	☐ Building Work: Form 2 completed ☐ The information required under chapter 3, parts 1 and 2 of the Building Act 1975
☐ COASTAL	☐ Plans, drawings and specifications to enable assessment against section 30 (Building assessment provisions) of the Building Act 1975 ☐ Reconfiguring a Lot: Form 7 completed ☐ Material Change of Use: Form 5 completed ☐ Tidal Works and CMD's: Form 23 Completed ☐ Constructing artificial waterway ☐ Interfering with Quarry material ☐ Works in a watercourse ☐ Reclaiming Land ☐ Draining across Coastal land ☐ Poned pastures ☐ Interfering with Coastal Dunes ☐ Disposing of Dredge spoil <p>Written description of the proposal including a report that addresses the following:</p> ☐ natural coastal, riverine and estuarine processes ☐ natural topography and drainage of coastal land ☐ coastal wetlands and other coastal ecological systems ☐ places or objects that have cultural heritage, landscape, historical, anthropological, archaeological or aesthetic significance or value ☐ public access to the foreshore <p>Plans certified by a registered professional engineer of Queensland (RPEQ) (or an interstate or international equivalent registered with the appropriate professional body) showing:</p> ☐ the location (real property description and boundaries) and dimensions of the proposed works ☐ in relation to the land (including tidal land) that would abut or adjoin the proposed works ☐ the proposed works in relation to the locations and levels of lowest astronomical tide, highest astronomical tide, mean high water springs and the coastal management district ☐ the slope angles of the beds/ banks of the tidal area and the finished levels of the proposed works <p>Other documents:</p> ☐ a copy of the certificate of title for the land (including tidal land) that would abut or adjoin the proposed works ☐ Form 28 completed ☐ Prescribed Tidal Works <p>Plans certified by a registered professional engineer of Queensland (RPEQ) (or an interstate or international equivalent registered with the appropriate professional body) showing:</p> ☐ the location (real property description and boundaries) and dimensions of the proposed works in relation to the land (including tidal land) that would abut or adjoin the proposed works ☐ the proposed works in relation to the locations and levels of lowest astronomical tide, highest astronomical tide, mean high water springs and the coastal management district ☐ the slope angles of the beds/ banks of the tidal area and the finished levels of the proposed works <p>Written statements or evidence</p> ☐ a copy of the certificate of title for the land (including tidal land) that would abut or adjoin the proposed works ☐ details of how the proposed work addresses the IDAS code for prescribed tidal work in the Coastal Protection and Management Regulation 2003, schedule 4A ☐ details of the largest vessel, if any, to be moored at the structure ☐ evidence that the proposed work will not prejudice the access rights of adjoining property owners in the form of: letters of support from adjoining property owner, or plans illustrating a water allocation area <p>For applications within a cul-de-sac, a bend in the waterway or other location where the side boundaries of the lot connect to the work and neighbouring lots are not at right angles to the waterway</p> ☐ photos of any constructed neighbouring structures or information about approved but unconstructed neighbouring structures
☒ ENVIRONMENTAL OPERATIONS	☒ Form 8 completed Era No/s 8(3a) \$1000 <p>About the subject land (other than for a mobile and temporary ERA)</p> ☐ description of the site, including site maps showing vegetation, topography and any areas of cultural significance ☐ description of the receiving environment, including maps showing surrounding land uses ☐ details of the distance to any watercourse, dam, bore or other water on, adjoining or near premises ☐ details of any known acid sulphate soils within or adjoining the premises <p>About the proposed ERA</p> ☐ a description of the activity, including proposed operation, discharge points, operating hours and process details ☐ details about how the activity achieves best practice environmental management, including technology used, management approach, environmental management plans, and monitoring ☐ details of the proposed release of any contaminant or emission to air, land or water and the impacts on the receiving environment, including how the activity conforms with the management hierarchy in the Environmental Protection (Air) Policy 2008

☐ HERITAGE	<p>Heritage Register No. 60 _ _ _ _</p> <p>☐ Building Work: Form 2 completed</p> <p>☐ The information required under chapter 3, parts 1 and 2 of the Building Act 1975</p> <p>☐ Plans, drawings and specifications to enable assessment against section 30 (Building assessment provisions) of the Building Act 1975</p> <p>☐ Development in a Heritage Registered place: Form 3 completed</p> <p>☐ a heritage impact statement—this statement must be prepared by an appropriately qualified person (that is, a person who has qualifications in archaeology, architecture or history or is a member of a professional heritage organisation, for example Australia ICOMOS) and must provide a detailed analysis of how the development will conserve or impact upon the physical attributes of the place, the setting or context of the place, and other factors that contribute to the cultural heritage significance of the place (as described in the Queensland Heritage Register)</p> <p>☐ recent photographs of the Queensland heritage place—the photographs must depict areas of the place that be affected by the development</p> <p>☐ a site plan to scale showing the location of the proposed development in relation to existing features of the Queensland heritage place</p> <p>☐ plans, sections and elevations to scale of the proposed development in relation to existing features of the Queensland heritage place</p> <p>☐ consultants' reports—a report must be provided where there are specific technical issues, such as structural, economic or safety issues. The report must demonstrate how potential detrimental impacts will be managed be prepared by appropriately qualified persons</p> <p>☐ Mandatory supporting information for development that shares a common boundary with a lot that comprises contains a Queensland Heritage Place, shares a common boundary with a Queensland heritage place or comprises or contains a Queensland heritage place</p> <p>☐ a heritage impact statement—this statement must be prepared by an appropriately qualified person and describe the setting and context of the place and how the proposed development will affect the cultural heritage significance of the place</p> <p>☐ recent photographs of the Queensland heritage place and its setting—the photographs must show the wider streetscape or context of the place</p> <p>☐ plans, sections and elevations to scale of the proposed development in relation to existing features of the Queensland heritage place</p>
☐ CONSERVATION SERVICES	<p>☐ Koala conservation area ☐ Koala sustainability area</p> <p>Is DERM the Assessment Manager for the development application?</p> <p>Yes ☐ - go to the next step</p> <p>No ☐ - no obligation to check koala habitat under SPRP, ensure that Koala Plan has been adequately considered</p> <p>For all DA's with bushland habitat area and interim koala habitat area.</p> <p>Was the application properly made before 2 November 2009?</p> <p>Yes ☐ - exempt from the planning regulatory provisions- proceed with assessment</p> <p>No ☐ - go to the next step</p> <p>Is it a declared significant project under the State Development and Public Works Organisation 1971 or in a state development area?</p> <p>Yes ☐ - exempt from the planning regulatory provisions- proceed with assessment</p> <p>No ☐ - move to the next step</p> <p>Was the application lodged on or after 02nd November 2009 but before 28 February 2010?</p> <p>Yes ☐ - consider requirements of November 2009 SPRP</p> <p>No ☐ - consider requirements of February 2010 SPRP</p> <p>Development in the protected koala bushland habitat area under February 2010 SPRP</p> <p>Is the development occurring within the mapped area of the bushland habitat area?</p> <p>Yes ☐ - move to next step.</p> <p>No ☐ - proceed with assessment</p> <p>Is the development for a private residence on a lot?</p> <p>Yes ☐ - DERM has no role in assessing this application- return to (applicant/AM)</p> <p>No ☐ - go to next step</p> <p>Will the development result in no more than 500m² of native vegetation being cleared?</p> <p>Yes ☐ - deemed as prohibited development- application cannot be lodged.</p> <p>No ☐ - go to the next step</p> <p>Is the DA for community infrastructure* carried out by or on behalf of a public sector entity?</p> <p>Yes ☐ - proceed with assessment</p> <p>No ☐ - deemed as prohibited development- application cannot be lodged.</p> <p>Needs assessment if it:</p> <p>Reconfiguration of a lot- increasing the number of lots</p> <p>DA for a private residence on a lot: and Development that will result in: A gross floor area of more than 500m²; and</p> <p>The clearing of more the 2500m² of native vegetation; and the excavation or filling of an area greater than 5000m²; and there will be loss of mature koala trees</p>
☒ CONTAMINATED LAND	<p>☒ Form 24 completed ☒ EMR/CLR ☐ Natural Mineralisation/Industrial Activity</p> <p>☐ UXO ☒ Notifiable activity/Industrial Activity</p> <p>☐ plans showing where any notifiable activities, hazardous contaminant or potentially contaminated activity has occurred on the premises</p> <p>☐ if the application involves a material change of use from an industrial use to a more sensitive use(e.g. child care, educational, recreational or residential purposes), then a detailed site history outlining previous potentially contaminated uses on the premises</p>
☐ WILD RIVERS	<p>☐ Agricultural activities: Form 29 completed</p> <p>☐ a survey plan or chart showing the location of the activity (including GPS coordinates and zone reference—GDA94 preferred) and important features in the surrounding area (the coordinates should be the average of at least three readings taken with as much time as possible between each reading)</p> <p>☐ plans showing lot boundaries and descriptions</p> <p>☐ plans showing existing licensed or permitted works</p> <p>☐ plans showing the position of any watercourses or water bodies</p> <p>☐ plans showing the position of any roads</p> <p>☐ plans showing the shortest distance from the boundary and the outer bank of each nominated waterway</p> <p>☐ details of the proposed agricultural activities</p> <p>☐ GPS coordinates for each point locating the boundary of the proposed development area corresponding to the numbered points on the accompanying survey plan or chart</p> <p>☐ how the proposed development complies with wild rivers code mentioned in the Wild Rivers Act 2005, sect 6A</p>

	☐ Animal husbandry: Form 30 completed ☐ a survey plan or chart showing the location of the activity (including GPS coordinates and zone reference—GDA94 preferred) and important features in the surrounding area (the coordinates should be the average of at least three readings taken with as much time as possible between each reading) ☐ plans showing lot boundaries and descriptions ☐ plans showing existing licensed or permitted works ☐ plans showing the position of any watercourses or water bodies ☐ plans showing the position of any roads ☐ details of the proposed animal husbandry activity ☐ GPS coordinates for each point locating the boundary of the proposed development area corresponding to the numbered points on the accompanying survey plan or chart ☐ how the proposed development complies with wild rivers code mentioned in the Wild Rivers Act 2005, sect 6A
☐ CLEARING VEGETATION ☐ LAND FREEZE ☐ Email sent koala.plan@derm.qld.gov.au Concurrence role (MCU, RaL or Op Works) Notes: Correctly referred checks and properly referred checks at right, both need to be conducted in full. The 'correct referral' checks at right are preliminary and not entirely conclusive. VM officers can provide direct assistance to ISU staff regarding the applicability of exemptions for clearing in specific situations. Questions raised by applicants regarding the basis for referral to DERM should be directed to the Assessment Manager in the first instance – as per instructions in the 'Not properly referred (incomplete)' Notice	MATERIAL CHANGE OF USE ☐ Correctly referred– Freehold and Indigenous land (All boxes must be ticked) ☐ Not for a single residence on an existing lot where no residence currently exists or for a community Residence on Indigenous land ☐ Any existing lot is 2ha or more ☐ Any existing lot contains either remnant vegetation or category A or B vegetation on a PMAV <hr/> ☐ Correctly referred– State leasehold land (All boxes must be ticked) ☐ Not for a single residence on an existing lot where no residence currently exists ☐ Any existing lot is 2ha or more <hr/> ☐ Correctly referred– Other State land: USL, trust land, roads, land subject to a licence or Permit or boundary watercourses (All boxes must be ticked) ☐ Any existing lot is 2ha or more ☐ Any existing lot contains native vegetation (regardless of whether it's shown as remnant vegetation) <hr/> ☐ Properly referred – all tenures (Bolded boxes must be ticked) ☐ Fee ☐ Total application area is <5ha - \$3000 OR ☐ Total application area is 5ha or more - \$5000 ☐ Form 11 completed ☐ PVMP provided If ☒ PVMP must include ☐ Relevant purpose + ☐ Code/policy addressed + ☐ Map showing buildings/fences/roads/ firebreaks + ☐ Location and extent of clearing shown on an image displaying 5 GPS coordinates OR ☐ A list of MGA coordinates encompassing the extent of clearing <hr/> RECONFIGURING A LOT ☐ Correctly referred (All boxes must be ticked) ☐ Freehold land ☐ Any existing lot is 2ha or larger ☐ The size of any lot created is 25ha or smaller ☐ Any existing lot contains either remnant vegetation or category A or B vegetation on a PMAV <hr/> ☐ Properly referred (Bolded boxes must be ticked) ☐ Fee ☐ Reconfiguring any number of lots into 2 lots - \$331.20 OR ☐ Total application area is <5ha - \$3000 OR ☐ Total application area is 5ha or more - \$5000 ☐ Form 11 completed ☐ PVMP provided If ☒ PVMP must include ☐ Code/policy addressed + ☐ Map showing buildings/fences/roads/ firebreaks + ☐ Location and extent of clearing shown on an image displaying 5 GPS coordinates OR ☐ A list of MGA coordinates encompassing the extent of clearing <hr/> OPERATIONAL WORKS An application can not be accepted by the Assessment Manager or DERM without: ☐ Written confirmation from DERM that proposed clearing is for a relevant purpose under s22A VMA <hr/> ☐ Correctly referred– Freehold and Indigenous land or agricultural and grazing leases (All boxes must be ticked) ☐ Application does not contain confirmation from DERM that clearing is exempt development ☐ Subject lot/s contains either remnant vegetation or category A or B vegetation on a PMAV ☐ Application identifies that clearing of remnant vegetation or category A or B vegetation will occur <hr/> ☐ Correctly referred– Other tenures (All boxes must be ticked) ☐ Application does not contain confirmation from DERM that clearing is exempt development ☐ Application identifies that clearing of native vegetation will occur

	<p>☐ Properly referred (Bolded boxes must be ticked)</p> <p>☐ Fee (dependant on nature of the 'confirmed' relevant purpose)</p> <p>☐ Public Safety or control of non-native plants & declared pests 22A(b or c)- \$ NIL</p> <p>☐ Significant project s22A(a)- \$5000</p> <p>☐ Fence/firebreak/road/track/built infrastructure s22A(d) + clearing <5ha- \$1200</p> <p>☐ Extractive industry + not a key resource area s22A(i)- \$1200</p> <p>☐ Extractive industry + in a key resource area s22A(i)- \$3000</p> <p>☐ All other purposes s22A(d-h, j) - \$331.20</p> <p>☐ Form 11 completed</p> <p>☐ PVMP provided</p> <p>If ☒, PVMP must include</p> <p>☐ Relevant purpose confirmation from DERM + ☐ Relevant code/policy addressed + ☐ Location and extent of clearing shown on an image displaying 5 GPS coordinates OR ☐ A list of MGA coordinates encompassing the extent of clearing</p>
<p>☐ CLEARING VEGETATION</p> <p>☐ LAND FREEZE</p> <p>☐ Email sent</p> <p>koala.plan@derm.qld.gov.au</p> <p>Assessment Manager role</p> <p>Notes: Assessable development checks and properly made checks at right both need to be conducted in full.</p> <p>The 'assessable development' checks are preliminary and not entirely conclusive.</p> <p>It is recommended that applicants consult directly with VM officers in a relevant regional office if there are questions concerning the applicability of particular exemptions for clearing in specific situations.</p>	<p>☐ Clearing is assessable development- Freehold and Indigenous land or agricultural and grazing leases (All boxes must be ticked)</p> <p>☐ Application does not contain confirmation from DERM that clearing is exempt development</p> <p>☐ Subject lot/s contains either remnant vegetation or category A or B vegetation on a PMAV</p> <p>☐ Application identifies that clearing of remnant vegetation or category A or B vegetation will occur</p> <p>☐ Clearing is assessable development- Other tenures (All boxes must be ticked)</p> <p>☐ Application does not contain confirmation from DERM that clearing is exempt development</p> <p>☐ Application identifies that clearing of native vegetation will occur</p> <p>☐ Properly made (Bolded boxes must be ticked)</p> <p>☐ Form 11 completed</p> <p>☐ Fee</p> <p>☐ Public Safety or control of non-native plants & declared pests 22A(b or c)- \$ NIL</p> <p>☐ Significant project s22A(a)- \$5000</p> <p>☐ Fence/firebreak/road/track/built infrastructure s22A(d) + clearing <5ha- \$1200</p> <p>☐ Extractive industry + not a key resource area s22A(i)- \$1200</p> <p>☐ Extractive industry + in a key resource area s22A(i)- \$3000</p> <p>☐ All other purposes s22A(d-h, j)- \$331.20</p> <p>☐ PVMP provided</p> <p>If ☒, PVMP must include</p> <p>☐ Justification for relevant purpose + ☐ Code/policy addressed + ☐ Location and extent of clearing shown on an image displaying 5 GPS coordinates OR ☐ A list of MGA coordinates encompassing the extent of clearing</p>
<p>☐ WATER</p> <p>The 'Consent of the chief executive' to accompany all water Take or Interfere Applications. Ensure all parts of the Consent have been completed by the regional delegate.</p> <p>Form 1, Q9 table G: Copy of evidence to be provided (eg. water licence, water permit, interim water allocation, water allocation, seasonal water assignment)</p> <p>Question 8 on the works application - all are mandatory</p>	<p>☐ Taking or interfering with artesian/sub-artesian water: Form 12 complete</p> <p>☐ the location of the proposed works, if known, and any existing works for taking artesian or sub-artesian water</p> <p>☐ lot boundaries and descriptions</p> <p>☐ existing licensed or permitted works</p> <p>☐ the position of any watercourses or water bodies</p> <p>☐ the position of any roads</p> <p>☐ the position of any area to be irrigated</p> <p>☐ Watercourse pump: Form 13 completed</p> <p>☐ the location of the proposed water pump and any existing pump</p> <p>☐ lot boundaries and descriptions</p> <p>☐ existing licensed or permitted works</p> <p>☐ the position of any watercourses or water bodies</p> <p>☐ the position of any roads</p> <p>☐ the position of any area to be irrigated</p> <p>☐ Water storage: Form 14 completed</p> <p>☐ the location of the proposed water storage and any existing storage</p> <p>☐ lot boundaries and descriptions</p> <p>☐ existing licensed or permitted works</p> <p>☐ the position of any watercourses or water bodies</p> <p>☐ the position of any roads</p> <p>☐ the position of any area to be irrigated</p> <p>☐ Gravity diversion from a watercourse: Form 15 completed</p> <p>☐ the location of the proposed gravity diversion and any existing gravity diversion</p> <p>☐ lot boundaries and descriptions</p> <p>☐ existing licensed or permitted works</p> <p>☐ the position of any watercourses or water bodies</p> <p>☐ the position of any roads</p> <p>☐ the position of any area to be irrigated</p> <p>☐ details of any vegetation within the water body or watercourse proposed to be cleared</p> <p>☐ details of any filling or excavation proposed in the watercourse or water body</p>

☐ **WATER cont.**

Referable dams require dam
Failure impact assessment first.
If not provided return to region
for referral to Dam Safety

Quarry works applications must
be accompanied by a copy of the
Quarry Material Allocation Notice
(QMAN). Consent of the chief
executive is not required for this
type of application

Check WRP to see if regulated
And any Wild River requirements

For Wild River areas

☐ **Referable dam: Form 16 completed**

- ☐ the location of the proposed water storage and any existing storage
- ☐ lot boundaries and descriptions
- ☐ existing licensed or permitted works
- ☐ the position of any watercourses or water bodies
- ☐ the position of any roads
- ☐ details of any vegetation within the water body or watercourse proposed to be cleared
- ☐ a copy of 'Notice Accepting a Failure Impact Assessment' from the chief executive of the Department of Environment and Resource Management

☐ **Watercourse diversion: Form 17 completed**

- ☐ the location of the proposed water storage and any existing storage
- ☐ lot boundaries and descriptions
- ☐ existing licensed or permitted works
- ☐ the position of any watercourses or water bodies
- ☐ the position of any roads
- ☐ the position of any area to be irrigated
- ☐ a scaled plan showing design details of the proposed diversion
- ☐ details of the proposed diversion including a description of any impacts on the existing watercourse or water body, or vegetation
- ☐ details of any vegetation within the water body or watercourse proposed to be cleared

☐ **Removal of quarry material from a watercourse: Form 18 completed**

- ☐ the location of the proposed work and any existing works for removing quarry material
- ☐ lot boundaries and descriptions
- ☐ existing licensed or permitted works
- ☐ the position of any watercourses or water bodies
- ☐ the position of any roads
- ☐ operations plan
- ☐ Copy of Quarry material allocation notice

☐ **Taking overland flow: Form 19 completed**

- ☐ the location of the proposed work and any existing works for taking overland water
- ☐ lot boundaries and descriptions
- ☐ existing licensed or permitted works
- ☐ the position of any watercourses or water bodies
- ☐ the position of any roads
- ☐ the position of any area to be irrigated
- ☐ a copy of the notification acknowledgement letter containing the notification acknowledgement number for authorised taking of overland water
- ☐ a certified report in accordance with schedule 1 of the Code for assessable development for operational works for taking overland flow water detailing the proposed location, extent and operation of all the proposed, reconfigured works and proposed new works (not required if work for stock and domestic water use or rehabilitating degraded land)

For an application for capturing agricultural runoff

- ☐ a copy of a land and water management plan approved under the Water Act 2000 or an industry best practice management audit

For an application for taking water required by an environmental authority or development permit

- ☐ a copy of the relevant environmental authority or development permit
- ☐ a report demonstrating:
 - ☐ how the proposed works meet the requirements of the environmental authority or development permit
 - ☐ how the proposed works minimise the taking of water

For an application for rehabilitating degraded land (applicable to the Warrego, Paroo, Bulloo or Neelie Water Resource Plan areas)

- ☐ a certificate from a professional, qualified in soil science, stating the area concerned is degraded and the works be an appropriate method for rehabilitating the area
- ☐ evidence the works are required under the Land Act 1994
- ☐ evidence the works have been approved for funding under the Primary Industries Productivity Enhancement Landcare Loans Scheme

☐ **Work in a watercourse not covered by Form 12 - 20: Form 21 completed**

- ☐ A sketch plan showing
 - ☐ the location of the proposed work and any existing works for taking overland flow water
 - ☐ lot boundaries and descriptions
 - ☐ existing licensed or permitted works
 - ☐ the position of any watercourses or water bodies
 - ☐ the position of any roads
 - ☐ the position of any area to be irrigated

☐ **Interfering with overland flow: Form 20 completed**

- ☐ the location of the proposed works and any existing works for interfering with overland flow water
- ☐ lot boundaries and descriptions
- ☐ existing licensed or permitted works
- ☐ the position of any watercourses or water bodies
- ☐ the position of any roads
- ☐ the position of any area to be irrigated
- ☐ hydrology report assessing the potential impact of the proposed works on any adjacent watercourse or water body and surrounding floodplain

☐ **WETLANDS**

Is the application for development for an urban purpose? Yes / No

☐ **Not domestic housing activity**

☐ **Great Barrier Reef (GBR) Water Protection Act (WPA)**

☐ **ROL (Must be ticked to be properly made)**

- ☐ More than 6 lots or any < 5 h
- ☐ Op works involve High Impact Earthworks ☐ More than 100 m³
- ☐ More than 1000 m³ (& more than 200m from the wetlands)

☐ **MCU (Must be ticked to be properly made)**

- ☐ Op Works involve High Impact Earthworks ☐ More than 100 m³
- ☐ More than 1000 m³ (& more than 200m from the wetlands)

☐ **OP Works (Must be ticked to be properly made)**

- ☐ Op Works involve High Impact Earthworks ☐ More than 100 m³
- ☐ More than 1000 m³ (& more than 200m from the wetlands)

☐ **Plans (Must be ticked to be properly made)**

- ☐ a survey plan or chart showing the location of the activity (including GPS coordinates and zone reference—GDA94 preferred) and important features in the surrounding area
- ☐ a scaled site plan showing the details of the structures or works associated with the operational works including:
 - dimensions of the proposed works and any building envelopes and distance to the wetland and wetland buffer, drainage channels and lot boundaries
- ☐ the slope angles of the area that would abut or adjoin the proposed works and the finished level of the proposed works
- ☐ the existing and proposed contours
- ☐ the location and level of any permanent survey marks or reference stations used as datum for the works
- ☐ the internal driveways/movement routes which vehicles will use during the works
- ☐ the storage area of materials including earth associated with excavation or filling or construction (confirmed/not applicable)
- ☐ the defined flood level (confirmed/not applicable)
- ☐ the defined fill level (confirmed/not applicable)

☐ **Written Documentation (Must be ticked to be properly made)**

- a. the hours of operation of construction and machinery and vehicles used
- b. the quantity of materials including earth associated with construction to be stored on site
- c. if an alternative mapped boundary of the wetland is proposed to satisfy a required outcome under the code, a map of the alternative boundary and assessment prepared in accordance with the code requirements (confirmed/not applicable)
- d. if an alternative wetland buffer width is proposed to satisfy a required outcome under the code, an assessment of the baseline ecological values of the site and potential impacts of the works used to determine and justify the alternative buffer width (confirmed/not applicable)
- e. if the proposal does not adopt the default wetland buffer width to satisfy a required outcome under the code, an assessment of the baseline ecological values of the site and potential impacts of the works (confirmed/not applicable)
- f. a hydrology report assessing the existing surface water regime and potential impact of the proposed works on the wetland to satisfy a required outcome under the code (confirmed/not applicable)
- g. a hydrology report assessing the existing ground water regime and potential impact of the proposed works on the wetland to satisfy a required outcome under the code (confirmed/not applicable)
- h. details of stormwater management and disposal required to satisfy a required outcome of the code (confirmed/not applicable)
- i. details of operational management measures during construction to satisfy a required outcome under the code including pest and invasive species and noise, light and visual disturbance. (confirmed/not applicable)

Advice Triggers

☒ Wetlands - within 100m	☒ MCU-assessable under planning scheme and any part of the land is in the wetland management area ☐ RaL - greater than 6 lots or any lot less than 5 ha, and any part of the land is in the wetland area.
☐ Conservation Estate - within 100m ☐ Protected area ☐ Forest reserve ☐ Critical habitat ☐ State forest ☐ Timber reserve ☐ Marine park ☐ Recreation area ☐ World heritage ☐ CCA ☐ Nature Refuge ☐ Brisbane Forest Park	☐ MCU for urban purposes ☐ RaL - greater than or equal to 10 lots or any lot created < 5ha
☐ Heritage - shares common boundary	☐ MCU assessable under the planning scheme ☐ RaL
☐ Acid Sulfate Soils	☐ MCU assessable under the planning scheme ☐ RaL ☐ Operational Works ☐ Building work assessable under the planning scheme

DERM Interests (tick for applicable) (Bold denotes mapped on EcoMaps please check at regional level until new layers added)

☐ Acid Sulfate Soil	☐ Good Quality Agricultural Land	☐ Removal of Quarry Material
☐ Coastal Building Line	☐ Groundwater	☐ Salinity
☐ Coastal Management District	☐ Koala Habitat Areas	☐ Soil Health
☐ Declared Sub Artesian	☐ Landslide	☐ Soil Conservation
☐ Declared Catchments Area	☐ Marine Parks	☐ State Land
☐ Drainage and Embankment	☒ Marine Plants	☐ Stock Routes
☐ Endangered remnant ecosystem	☐ Nature Refuges	☐ Surface Water
☒ EMR or CLR (continuing activity)	☒ Notifiable activity	☐ Taking/Interfering with water
☐ EPA Referrable Wetland	☐ Native Vegetation	☐ VMA Essential habitat
☒ Erosion prone areas	☐ Protected Areas	☐ Water Quality (Surface)
☐ Fish Habitat Areas	☐ Referable Dam	☐ Wild Rivers
☐ Flood plain Management	☐ Wetland Management Area	☒ Other Port Limits

Receipt Details: Fees Correct ☒ N/A ☐

Receipt No. 3887517 Date: 10/06/10

Amount Paid \$ 1000.00

Receipt sent to client Yes ☒ No ☐

Portable Long Service Leave Paid Yes ☐ No ☒
(the Building and Construction Industry (Portable Long Service Leave) Act 1991 requires the levy to be paid before a development permit is issued)

Payment Method:

Cheque ☒ EFT ☐

Cash ☐ Credit ☒

Cheque No.

Drawer:

Copy of Receipt attached ☐

DATE	Person Contacted:	Phone No:
	Information Requested:	
	Form 8 Incorrect: Q1 needs to state ERA 8(39) - In application and version.	
	Response:	
	PALM Contact:	

DATE	Person Contacted:	Phone No:
	Information Requested:	
	Response:	
	PALM Contact:	

DATE	Person Contacted:	Phone No:
	Information Requested:	
	Response:	
	PALM Contact:	

ADDITIONAL NOTES

DATE	Person Contacted:	Phone No:
	Information Requested:	
	Response:	
	PALM Contact:	

DATE	Person Contacted:	Phone No:
	Information Requested:	
	Response:	
	PALM Contact:	

DATE	Person Contacted:	Phone No:
	Information Requested:	
	Response:	
	PALM Contact:	

ADDITIONAL NOTES



ENQUIRIES: Nick Bowden
PHONE: (07) 4044 3514
FAX: (07) 4044 3836
YOUR REF: 32687-2-2
OUR REF: 8/7/1951 (2560194)

4 May 2010

**ACKNOWLEDGMENT NOTICE PURSUANT TO S.268, SUSTAINABLE
PLANNING ACT 2009 FOR DEVELOPMENT APPLICATION
37-51 LYONS STREET PORTSMITH**

PROPOSAL: Public Utility and ERA (53
Composting and Soil
Conditioner Manufacturing and
8 Chemical Storage)

APPLICANT: Sita (Regional Queensland)
Pty Ltd
C/-Brazier Motti
PO Box 1185
CAIRNS QLD 4870

LOCATION OF SITE: 37-51 Lyons Street
PORTSMITH

REAL PROPERTY DESCRIPTION: Lot 16 on SP132572

TYPE OF DEVELOPMENT:

The application seeks development approval for

	<i>Sustainable Planning Regulation 2009, schedule 3 reference</i>	<i>Development Permit</i>	<i>Preliminary Approval</i>
Making a material change of use assessable under the planning scheme		☒	☐
Making a material change of use for an environmentally relevant activity	<i>Part 1, table 2, item 1</i>	☒	☐

3/5

For all correspondence:
PO Box 359 Cairns Q 4870
www.cairns.qld.gov.au
council@cairns.qld.gov.au

Council Chambers
119-145 Spence Street, Cairns Q 4870
P: 07 4044 3044 F: 07 4044 3022

Mossman Esplanade, Mossman Q 4873
64-66 Front Street, Mossman Q 4873
P: 07 4099 9444 F: 07 4098 2902

REFERRAL AGENCIES

Based on the information provided in the application, referral is required to the following referral agencies:

	Concurrence	Advice	Third Party
Department of Transport and Main Roads Road Assets and Operations Senior Planner PO Box 6185 CAIRNS QLD 4870 (07) 4050 5444	☒	☐	☐
Development Application Lodgement Department of Environment & Resource Management PO Box 15155 CITY EAST QLD 4002	☒	☐	☐
Integrated Transport Planning Department of Transport & Main Roads Senior Planner PO Box 6542 CAIRNS QLD 4870 (07) 4050 5471	☒	☐	☐
Ergon Energy Chris Souter PO Box 358 CAIRNS QLD 4870	☐	☒	☐

This list is provided for your information only. It is the applicant's responsibility to identify any referral agencies for the application and give each referral agency a copy of:

- the application (including the application forms and supporting material)
- this acknowledgment notice, and
- any required application fee.

The above material must be given to all referral agencies within:

- 20 business days after the applicant receives this acknowledgement notice, or
- the further period agreed between the assessment manager and the applicant.

If you do not give the material mentioned above to all referral agencies within these timeframes, the application will lapse (see section 273 of the *Sustainable Planning Act 2009*).

CODE ASSESSMENT REQUIRED:

Yes

Applicable Planning Area:

- Community Facilities

Applicable Codes - CairnsPlan:

- Flood Management Code
- Operational Aspects of the Cairns International Airport Code
- Potential or Actual Acid Sulphate Soil Material Code
- Development Near Major Transport Corridors & Facilities Code
- Excavation and Filling Code
- Infrastructure Works Code
- Landscaping Code
- Parking and Access Code

IMPACT ASSESSMENT REQUIRED:

No

**ASSESSMENT MANAGER INTENDS
TO MAKE AN INFORMATION
REQUEST:**

Yes (as enclosed)

Integrated Development Assessment System form

Application Details - IDAS form 1

(Sustainable Planning Act 2009 version 1.0 effective 18 December 2009)

You **MUST** complete **ALL** questions unless the form indicates otherwise. Incomplete forms or forms without all necessary information and documentation will result in your application not being a properly made application.

For all development applications, you must:

- complete this form (*Application details - IDAS form 1*)
- complete any other forms relevant to your application
- provide any mandatory supporting information identified on the forms as being required to accompany your application.

All terms used on this form have the meaning given in the *Sustainable Planning Act 2009* or the *Sustainable Planning Regulation 2009*.

Applicant details (note: the applicant is the person responsible for making the application and need not be the owner of the land. The applicant is responsible for ensuring the information provided on all IDAS application forms is correct. Any development permit or preliminary approval that may be issued as a consequence of this application will be issued to the applicant.)

Please note: If there is more than one applicant, provide additional applicant details by clicking the "Add another applicant" button below.

Name/s (individual or company name in full)

SITA (Regional Queensland) Pty Ltd

For companies, contact name

C/- Brazier Motti

Postal address

PO Box 1185 Cairns QLD 4870

Contact phone number

0740332377

Mobile number (non-mandatory)

Fax number (non-mandatory)

e-mail address (non-mandatory)

1. What is the nature of development proposed? (tick all applicable boxes)

- ☒ material change of use of premises
- ☐ building work
- ☐ operational work
- ☐ reconfiguring a lot

2. What type of approval is being sought?

- ☒ development permit
☐ preliminary approval
☐ both - provide details below

3. Is the application for a mobile and temporary environmentally relevant activity (ERA)?

- ☒ No
☐ Yes - complete table A and then go to question 5

4. Location of the premises (complete table B and/or table C as applicable. Identify each lot in a separate row)**Table B** - street address/lot for the premises or street address/lot on plan for the land adjoining or adjacent to the premises

	Street Address				Lot on plan description		Local government area (e.g. Logan, Cairns)
	Unit No.	Street No.	Street name and official suburb/locality name	Post code	Lot No.	Plan type and plan no.	
1		37	LYONS ST PORTSMITH	4870	16	SP132572	CAIRNS REGIONAL

- ☒ Street address / lot on plan
☐ Street address / lot on plan for the land adjoining or adjacent to the premises (appropriate for development in water e.g. jetty, pontoon)

Table C - premises coordinates (appropriate for development in remote areas, over part of a lot or in water e.g. channel dredging in Moreton Bay)

	Coordinates (note: place each set of coordinates in a separate row)				Zone reference	Datum	Local government area (if applicable)
	Easting	Northing	Latitude	Longitude			
1			-16.948539	145.758622		☒ GDA94 ☐ WGS84 ☐ other	CAIRNS REGIONAL

5. Total area of the premises on which the development is proposed (Indicate hectares or m²)103,600 m²**6. Current use/s of the premises** (e.g. vacant land, house, apartment building, cane farm, etc.)

1	Public Utility
---	----------------

7. Provide a brief description of the proposal (e.g. six unit apartment building, 30 lot residential subdivision etc.)

Extension to existing workshop & upgrade to wash-down facility.



8. Is owner's consent required for this application? (refer to notes at the end of this form for more information)

- ☐ No
☒ Yes - complete either table D, table E or table F as applicable

Table D (note: do not complete this table if lodging the application on-line using Smart eDA)

Name of owner/s of the land

I/We, the above-mentioned owner/s of the land, consent to the making of this application.

Signature of owner/s of the land

Date

Table E

Name of owner/s of the land Cairns Regional Council

- ☒ The owner's written consent is attached or will be provided separately to the assessment manager

Table F

Name of owner/s of the land

- ☐ By making this application, I, the applicant, declare that the owner has given written consent to the making of the application.

9. Does the application involve a state resource? (e.g. the application involves state land, or taking quarry materials. Refer to the notes at the end of this form for more information)

- ☐ No ☒ Yes - complete table G

10. Identify if any of the following apply to the premises (tick applicable box/es)

- ☐ adjacent to a water body, watercourse or aquifer (e.g creek, river, lake, canal) - complete table H
☐ on strategic port land under the *Transport Infrastructure Act 1994* - complete table I
☐ in a tidal water area - complete table J

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

- ☐ No ☒ Yes - ensure the type, location and dimension of each easement is included in the plans submitted

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

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

13. Is the payment of a portable long service leave levy applicable to this application? (refer to the notes at the end of this form for more information)

☒ No - Go to question 15 ☐ Yes

15. Has the local government agreed to apply a superseded planning scheme to this application under section 96 of the *Sustainable Planning Act 2009*?

☒ No
☐ Yes - provide details below

16. List below all of the forms and supporting information that accompany this application (include all IDAS forms, checklists, mandatory supporting information etc. that will be submitted as part of this application. Note: this question does not apply for applications made online using Smart eDA)

	Description of attachment or title of attachment	Method of lodgement to assessment manager
1		

17. Applicant's declaration

☒ By making this application, I declare that all information in this application is true and correct (note: It is unlawful to provide false or misleading information).



Notes for completing this form

Question 8:

- Section 263 of the *Sustainable Planning Act 2009* sets out when the consent of the owner of the land is required for an application. Section 260(1)(e) of the *Sustainable Planning Act 2009* provides that if the owner's consent is required under section 263, then an application must contain, or be accompanied by, the written consent of the owner, or include a declaration by the applicant that the owner has given written consent to the making of the application.
- Owner's consent is not required for a mobile and temporary ERA.

Question 9:

- Section 264 of the *Sustainable Planning Act 2009* provides that if a development involves a state resource, a regulation may require the application to be supported by certain evidence prescribed under the regulation. Schedule 14 of the *Sustainable Planning Regulation 2009* prescribes the state resources for which evidence is required to be given, and the evidence required, to support the application.

Question 13:

- The *Building and Construction Industry (Portable Long Service Leave) Act 1991* prescribes when the portable long service leave levy is payable.
- The portable long service leave levy amount and other prescribed percentages and rates for calculating the levy are prescribed in the *Building and Construction Industry (Portable Long Service Leave) Regulation 2002*.

Question 14:

- The portable long service leave levy need not be paid when the application is made, but the *Building and Construction Industry (Portable Long Service Leave) Act 1991* requires the levy to be paid before a development permit is issued.
- Building and Construction Industry Notification and Payment Forms are available from any Queensland post office or agency, on request from QLeave, or can be completed on the QLeave website at www.qleave.qld.gov.au. For further information contact QLeave on 1800 803 481 or www.qleave.qld.gov.au.

Privacy - the information collected in this form will be used by the Department of Infrastructure and Planning (DIP) in accordance with the processing and assessment of your application. Your personal details will not be disclosed for a purpose outside of the IDAS process, except where required by legislation (including the *Right to Information Act 2009*) or as required by Parliament. This information may be stored in a departmental database. The information collected will be retained as required by the *Public Records Act 2002*.

OFFICE USE ONLY

Date received

Reference numbers

NOTIFICATION OF ENGAGEMENT OF A PRIVATE CERTIFIER

To:

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

Date of engagement	Name	BSA Certification license number	Building classification/s
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

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

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

The *Sustainable Planning Act 2009* (SPA) is administered by the Department of Infrastructure and Planning. This form and all other required application materials should be sent to your assessment manager and any referral agencies.

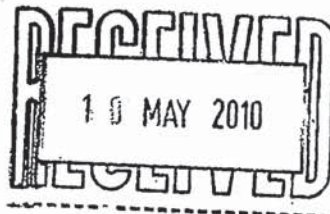
EHP RTI DL Release



4 May 2010

Sita (Regional Queensland) Pty Ltd
C/-Brazier Motti
PO Box 1185
CAIRNS QLD 4870

ENQUIRIES: Nick Bowden
PHONE: (07) 4044 3514
FAX: (07) 4044 3836
YOUR REF: 32687-2-2
OUR REF: 8/7/1951 (2560194)



Dear Sir/Madam

**ACKNOWLEDGMENT NOTICE AND INFORMATION REQUEST FOR
MATERIAL CHANGE OF USE 37-51 LYONS STREET PORTSMITH**

Receipt of the above application for a Public Utility is acknowledged.

Please find attached an acknowledgment Notice prepared in accordance with Sections 267 & 268 of the *Sustainable Planning Act, 2009*. The Acknowledgement Notice contains information relevant to the processing and assessment of the application.

It is indicated on the Acknowledgment Notice that the application requires referral to a referral agency. Accordingly you are required to forward a copy of the application and the attached Acknowledgement Notice to each referral agency within 20 business days. You must then advise Council in writing of the date that the application was referred to each agency (S275). Should you be required to provide further information by a Concurrence Agency then a copy of any response to such request must also be lodged with Council as the Assessment Manager (SPA Section 278(2)). Council requires that you provide two (2) copies of the response to all such information requests.

After a preliminary examination of the above application, the following information is required in order to complete an assessment of the proposal:

- (a) Provide a plan that shows how the new development will be connected to Council's sewerage infrastructure.
- (b) Provide a report demonstrating that trade waste discharge from the new development complies with the CRC Water and Waste's Trade Waste Environmental Management Plan (TWEMP).
- (c) Provide elevations indicating the height of the proposed structures/buildings.

1/5

For all correspondence:

✉ PO Box 359 Cairns Q 4870
www.cairns.qld.gov.au
council@cairns.qld.gov.au

Council Chambers

119-145 Spence Street, Cairns Q 4870
P: 07 4044 3044 | F: 07 4044 3022

Mossman Administration Centre

64-66 Front Street, Mossman Q 4873
P: 07 4099 9444 | F: 07 4098 2902

If required, Council is willing to convene a meeting to discuss the above information request.

In accordance with Section 279 of the *Sustainable Planning Act 2009*, the application will lapse if no response to this information request is received within 6 months.

Please note that the information response to Council should include two (2) complete copies of the response and if plans form part of the response then two (2) sets of such plans at scale should also be provided.

Should you require any further information or assistance, please contact Nick Bowden of Council's Development Assessment Team on telephone number (07) 4044 3514.

Sch4p4(6) Signature

Simon Clarke
Manager Development Assessment

Att.



brazier motti

07 4033 2377

07 4033 2599

calins@braziermotti.com.au

Cairns Townsville Mackay Burdekin

Ground Floor Woree Plaza, 12-20 Taagood Road, Woree Q 4870

PO Box 1185 Cairns Q 4870

brazier motti Pty Ltd RPT 58 066 411 941

Senior Principals

I.d. brazier | d.w. kirchner | s.t. motti

Principals

c.f. mcginn | p.j. murphy | g.p. word

Associates

g. allwood | t.j. merrick | t.

Our Ref: 32687-2-2

21 April 2010

The Chief Executive Officer
Cairns Regional Council
PO Box 359
CAIRNS QLD 4870

RECEIVED
08 JUN 2010
5884

Attention: Nick Bowden

Dear Nick,

RE: DEVELOPMENT APPLICATION FOR A DEVELOPMENT PERMIT FOR MATERIAL CHANGE OF USE FOR PUBLIC UTILITY, ENVIRONMENTALLY RELEVANT ACTIVITY (53 COMPOSTING & SOIL CONDITIONER MANUFACTURING) (EXTENSION TO EXISTING WORKSHOP & UPGRADE TO WASH-DOWN FACILITY) & ENVIRONMENTALLY RELEVANT ACTIVITY (8 CHEMICAL STORAGE) (60,000 LITRE FUEL STORAGE TANK) ON LAND AT 37 LYONS STREET, PORTSMITH, DESCRIBED AS LOT 16 ON SP132572

We refer to the above matter and enclose herewith an application seeking a Development Permit for Material Change of Use for Public Utility, Environmentally Relevant Activity (53 Composting & Soil Conditioner Manufacturing) (extension to existing workshop & upgrade to wash-down facility) and Environmentally Relevant Activity (8 Chemical Storage) (60,000 litre fuel storage tank) on land at 37 Lyons street, Portsmith, described as Lot 16 on SP132572.

Please note that the Cairns Regional Council are the owners of the subject land which forms part of the waste process & recovery facility for Cairns and lease the land to the Applicants for this application, SITA (Regional Queensland) Pty Ltd. As such, prior to commencement of processing of the application, we request that it is referred to the authorised personnel for owner's consent.

Should you have any queries regarding this matter, please do not hesitate to contact the undersigned.

Yours sincerely,
Brazier Motti Pty Ltd

Sch4p4(6) Signature

CLAIRE THURSTON
Town Planner

Enc.

c.c SITA (Regional Queensland) Pty Ltd

surveying | town planning | project management | mapping and GIS



brazier mott

07 4033 2377

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calns@braziermott.com.au

Cairns

Ground Floor Woree Plaza, 12-20 Toogood Road, Woree Q 4870

PO Box 1185 Cairns Q 4870

l.d. brazier d.w. kirchner s.i. mott

c.f. mcginn p.j. murphy g.p. word

g. ollwood t.j. meick

Our Ref: 32687-2-2

21 April 2010

The Chief Executive Officer
Cairns Regional Council
PO Box 359
CAIRNS QLD 4870

Attention: Nick Bowden

Dear Nick,

RE: DEVELOPMENT APPLICATION FOR A DEVELOPMENT PERMIT FOR MATERIAL CHANGE OF USE FOR PUBLIC UTILITY, ENVIRONMENTALLY RELEVANT ACTIVITY (53 COMPOSTING & SOIL CONDITIONER MANUFACTURING) (EXTENSION TO EXISTING WORKSHOP & UPGRADE TO WASH-DOWN FACILITY) & ENVIRONMENTALLY RELEVANT ACTIVITY (8 CHEMICAL STORAGE) (60,000 LITRE FUEL STORAGE TANK) ON LAND AT 37 LYONS STREET, PORTSMITH, DESCRIBED AS LOT 16 ON SP132572

Please find attached the following documentation to assist with Council's assessment of the abovementioned application:

- Attachment A IDAS Forms 1, 5, 8 & 24 and Checklists 1 & 2;
- Attachment B Title Search;
- Attachment C Brazier Mott Proposal Plan No. 32687/002B dated 20 April 2010;
- Attachment D Community Facilities Planning Area Code;
- Attachment E Certificate of Registration dated 18 April 2007;
- Attachment F Transtank Operators Manual Version 2.0 7.6 04; and
- Attachment G Contaminated Land Search.

SITE DESCRIPTION

The subject land includes Lot 16 on SP132572 which covers a total area of 10.36ha and displays frontage to Ray Jones Drive on its northern boundary. The site forms part of the waste process & recovery facility for Cairns and is improved by an aeration building, workshop, vehicle wash-bay, office and associated facilities. Access to the site is via Lyons Street located adjacent to the property's southern boundary.

The surrounding area is comprised of industrial and community facility uses. Surrounding development adjacent to the site includes further parcels of the land which also form part of the waste facility.

PROPOSAL

Brazier Mott Proposal Plan No. 32687/002B at Attachment C identifies the proposed extension to existing workshop, upgrade to wash-down facility and 60,000 litre fuel storage tank. It is advised

surveying town planning project management mapping and GIS



that the workshop will be used by staff at the facility for the maintenance of equipment and that this represents only a minor change to existing activities. The wash-bay upgrade involves the installation of new water filtration equipment which will be housed in a colourbond building adjoining the existing bay. No change to staff habits or traffic volume is expected to result from the proposal and the development will be carried out in accordance with Australian Standards. As a further note, it is confirmed that there will also be no change to the operation of the existing composting facility.

CAIRNS PLAN 2009 ASSESSMENT

Under the Cairns City Planning Scheme the site is included in the Community Facilities Planning Area in the Portsmith-Woree Industrial District. The Assessment Table for the District identifies that the level of assessment required for the proposed Material Change of Use for Public Utility is **Code Assessment**. All aspects of the proposed development are considered to be compliant with the relevant performance criteria and acceptable measures of each of the applicable codes identified below:

- Community Facilities Planning Area Code;
- Potential or Actual Acid Sulfate Soil Material Code;
- Operational Aspects of the Cairns International Airport Code;
- Flood Management Code;
- Parking and Access Code;
- Landscaping Code;
- Infrastructure Works Code; and
- Excavation and Filling Code.

Community Facilities Planning Area Code

A review of the Code indicates that the proposed development is compliant with policy as it does not propose any activity which is incompatible with the Community Facility Planning Area. It is further noted that the proposed structures comply with the Code's height and setback standards. A detailed review of the proposal against the provisions of the Code is provided at Attachment D.

Potential or Actual Acid Sulfate Soil Material Code

The site is located in an area where soils are less than 5 metres AHD (Australian Height Datum) and so have a risk of containing potential or actual acid sulfate soil material. As such, it is confirmed that construction of the proposed structures will be carried out in accordance with Council advice and an ASS/PASS Management Plan will be implemented where necessary and in accordance with policy.

Operational Aspects of the Cairns International Airport Code

The proposed development will not compromise the efficient operation of the Airport in accordance with the requirements of the Code.

Flood Management Code

CairnsPlan Overlay mapping identifies the site as being in an area affected by the ARI 100 year flood inundation (defined flood event). As such, the proposed development will be suitably drained in accordance with Council standards and will be provided with an acceptable level of flood immunity. Further information in relation to this matter will be provided at the operational works stage.

Parking and Access Code

The development will not result in the employment of additional staff and so the existing parking provision will be sufficient for the level of use.

Landscaping Code

The proposed development will not be visible from the street or surrounding area and so the provisions of the Landscaping Code are not applicable in this instance.

Infrastructure Works Code

Infrastructure is to be provided at the site in accordance with Council standards and further engineering advice in relation to this matter will be provided at the operational works stage.

Excavation and Filling Code

Any excavation and filling resulting from the proposed workshop extension and wash-bay upgrade will be suitably managed in accordance with Council standards. The site is virtually flat and the proposed development is not considered to pose any undue risk in relation to land instability or harm to utility services.

REFERRALS**(1) State-controlled road:**

The site is located contiguous to a State-controlled road and, as such, this application is required to be referred to the Department of Transport & Main Roads for concurrence agency assessment.

It is confirmed that the application proposes no change to the existing access arrangements at the site and so safe access to the premises will be maintained following the development in accordance with road safety standards. It is therefore understood that the DT&MR will have no requirements in relation to this application.

(2) Easements:

The premises is subject to an easement in favour of a distribution entity under the *Electricity Act 1994* and, as such, the application is required to be referred to Ergon Energy for advice agency assessment.

It is confirmed that no part of the development will encroach onto the easement in accordance with Ergon Energy standards. It is therefore understood that the Ergon Energy will have no requirements in relation to this application.

(3) ERA 53 - Composting & Soil Conditioner Manufacturing:

It is advised that the subject land holds a registration certificate for composting and soil conditioner manufacturing which is an Environmentally Relevant Activity 53 - Composting & Soil Conditioner Manufacturing (refer to Certificate of Registration dated 18 April 2007 at Attachment E). As such, the application is required to be referred to the Department of Environment & Resource Management for concurrence agency assessment.

It is confirmed that the application proposed no change to the operation of the composting facility and so it is understood that DERM will have no requirements in relation to this matter.

(4) ERA 8 - Chemical Storage

It is proposed to install a 60,000 litre fuel storage tank at the site which is an Environmentally Relevant Activity 8 - Chemical Storage (Threshold 3a). As there is an existing ERA which is not devolved to Council it is advised that the application also triggers referral to the Department of Environment & Resource Management for concurrence agency assessment of the proposed chemical storage.

It is confirmed that the new ERA will be managed in accordance with the *Environmental Protection Act 1994* and that general environmental duties will be carried out in accordance with the Site Based Management Plan (SBMP) presented at Attachment F. As noted, the SBMP



demonstrates due diligence by proposing environmental objectives and ways in which they can be achieved.

(5) Contaminated Land:

It is confirmed that the site is included on the Contaminated Land Register and so the application is required to be referred to the Department of Environment & Resource Management for concurrence agency assessment (refer to Contaminated Land Search at Attachment G).

It is confirmed that the application does not propose to introduce any hazardous activity and so it is understood that DERM will have no requirements in relation to this matter.

FAR NORTH QUEENSLAND REGIONAL PLAN 2009 – 2031

The Regional Plan mapping identifies the site as being located within the Urban Footprint where Material Change of Use for Public Utility is permitted. As such, the proposed development is compliant with the provisions of the Regional Plan.

CONCLUSION

The proposal is considered to be an acceptable development outcome for the site and, subject to the imposition of reasonable and relevant conditions, we request Council's consent to issue a Development Permit for this development.

Yours sincerely,
Brazier Motti Pty Ltd

Sch4p4(6) Signature

CLAIRE THURSTON
Town Planner

EHP RTI DL Release



brazier mott

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Calms Townsville Mackay Burdekin

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PO Box 1185 Cairns Q 4870

brazier mott ply ltd A.B.N. 58 066 411 041

Our Ref: 32687-2-2

Senior Principals

i.d. brazier | d.w. kirchner | s.r. mott

Principals

c.f. mcginn | p.j. murphy | g.p. ward

Associates

g. allwood | r.j. melick

4 June 2010

Development Application Lodgement
Department of Environment
& Resource Management
PO Box 15155
CITY EAST QLD 4002

RECEIVED
04 JUN 2010
EESH

Dear Sir/Madam,

CONCURRENCE AGENCY REFERRAL

DEVELOPMENT APPLICATION FOR A DEVELOPMENT PERMIT FOR MATERIAL CHANGE OF USE FOR PUBLIC UTILITY, ENVIRONMENTALLY RELEVANT ACTIVITY (53 COMPOSTING & SOIL CONDITIONER MANUFACTURING) (EXTENSION TO EXISTING WORKSHOP & UPGRADE TO WASH-DOWN FACILITY) & ENVIRONMENTALLY RELEVANT ACTIVITY (8 CHEMICAL STORAGE) (60,000 LITRE FUEL STORAGE TANK) ON LAND AT 37 LYONS STREET, PORTSMITH, DESCRIBED AS LOT 16 ON SP132572

We act on behalf of the applicant, SITA (Regional Queensland) Pty Ltd, for the aforementioned development application seeking a Development Permit for Material Change of Use for Public Utility, Environmentally Relevant Activity (53 Composting & Soil Conditioner Manufacturing) (extension to existing workshop & upgrade to wash-down facility) and Environmentally Relevant Activity (8 Chemical Storage) (60,000 litre fuel storage tank) on land at 37 Lyons Street, Portsmith, described as Lot 16 on SP132572 which is currently before the Cairns Regional Council for assessment.

In accordance with Section 272 of the *Sustainable Planning Act 2009*, we provide the following documents to assist with assessment of the development application by The Department of Environment & Resource Management as a concurrence agency:

- Brazier Mott Development Application Report dated 21 April 2010;
- IDAS Forms 1, 5, 8 & 24 and Checklists 1 & 2 at Attachment A to the above report;
- Cairns Regional Council Acknowledgment Notice dated 4 May 2010 which was received by this office on 10 May 2010; and
- Credit Authorisation Payment Form, authorising payment of the stipulated assessment fee, in accordance with the *Environmental Protection Act 1994*.

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

Yours faithfully,
Brazier Mott Pty Ltd

Sch4p4(6) Signature

CLAIRE THURSTON
Planner

Encl.

surveying | town planning | project management | mapping and GIS

Integrated Development Assessment System form

Material change of use assessable against a planning scheme - IDAS form 5

(Sustainable Planning Act 2009 version 1.0 effective 18 December 2009)

This form must be completed for development applications for a material change of use assessable against a planning scheme.

You **MUST** complete **ALL** questions unless the form indicates otherwise. Incomplete forms or forms without all necessary information and documentation will result in your application not being a properly made application.

For all development applications, you must:

- complete *Applicant details - IDAS form 1*
- complete any other forms relevant to your application
- provide any mandatory supporting information identified on the forms as being required to accompany your application.

All terms used on this form have the meaning given in the *Sustainable Planning Act 2009* or the *Sustainable Planning Regulation 2009*.

This form can also be used for development on strategic port land under the *Transport Infrastructure Act 1994*.

1. How is the premises identified / zoned in the applicable planning scheme? (if the premises involves multiple zones, clearly identify the relevant zone for each lot in a separate row in the below table) Non-mandatory

	Lot description (i.e. street address or lot on plan details)	Applicable zone / precinct	Applicable overlays
1	Lot 16 on SP132572	Community Facilities Planning Area	Acid Sulfate, Flood Management & Operational Aspects of Airport.

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

	General explanation of the proposed use	Planning scheme definition (include each definition in a new row) (non-mandatory)	No. of dwelling / tenancy units (if applicable)	Days and hours of operation (if applicable)	No. of employees (if applicable)
1	Extension to existing workshop, upgrade to wash-down facility and installation of fuel storage tank.	Public Utility			

3. What type of approval is being sought for the material change of use?

☒ development permit ☐ preliminary approval ☐ both - provide details below

4. Are there any current approvals associated with this application for the change of use of the premises? (eg. a preliminary approval)

☒ No ☐ Yes - provide details below



5. Does the proposed use involve (tick applicable box/es)

- the reuse of existing buildings on the premises ☒ No ☐ Yes
- new building work on the premises ☐ No ☒ Yes
- the reuse of existing operational works on the premises ☒ No ☐ Yes
- new operational work on the premises ☐ No ☒ Yes

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

All applications	Confirmation of lodgement	Method of lodgement
a site plan drawn to scale (1:100, 1:200 or 1:500 are the recommended scales) which shows the following: <ul style="list-style-type: none">the location and site area of the land to which the application relates (<i>relevant land</i>)the north pointthe boundaries of the relevant landany road frontages of the relevant land, including the name of the roadthe location and use of any existing or proposed buildings or structures on the relevant land (note: where extensive demolition or new buildings are proposed, two separate plans (an existing site plan and proposed site plan) may be appropriate)any existing or proposed easements on the relevant land and their functionthe location and use of buildings on land adjoining the relevant landall vehicle access points and any existing or proposed car parking areas on the relevant land. Car parking spaces for persons with disabilities and any service vehicle access and parking should be clearly marked.for any new building on the relevant land, the location of refuse storagethe location of any proposed retaining walls on the relevant land and their heightthe location of any proposed landscaping on the relevant landthe location of any stormwater detention on the relevant land	☒ confirmed	over the counter
a statement about how the proposed development addresses the local government's planning schemes and any other planning documents relevant to the application	☒ confirmed	over the counter
a statement about the intensity and scale of the proposed use (e.g. number of employees, days and hours of operation, number of visitors, number of seats, capacity of storage area etc.)	☒ confirmed	over the counter
information that states: <ul style="list-style-type: none">the existing or proposed floor area, site cover, maximum number of storeys and maximum height above natural ground level for existing or new buildings (e.g. information regarding existing buildings but not being reused)the existing or proposed number of on-site car parking bays, type of vehicle cross-over (for non-residential uses) and vehicular servicing arrangement (for non-residential uses)	☒ confirmed ☐ not applicable	over the counter

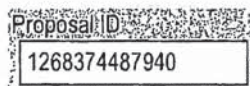


	Confirmation of lodgement	Method of lodgement
When the application involves the reuse of existing buildings		
plans showing the size, location, existing floor area, existing site cover, existing maximum number of storeys, and existing maximum height above natural ground level of the buildings to be reused	☒ confirmed ☐ not applicable	over the counter
When the application involves new building work (including extensions)		
floor plans drawn to scale (1:50, 1:100 or 1:200 are the recommended scales) which show the following: <ul style="list-style-type: none">the north pointthe intended use of each area on the floor plan (for commercial, industrial or mixed use developments only)the room layout (for residential development only) with all rooms clearly labelledthe existing and the proposed built form (for extensions only)the gross floor area of each proposed floor area	☒ confirmed	over the counter
elevations drawn to scale (1:100, 1:200 or 1:500 are the recommended scales) which show plans of all building elevations and facades, clearly labelled to identify orientation (e.g. north elevation)	☐ confirmed	
plans showing the size, location, proposed site cover, proposed maximum number of storeys, and proposed maximum height above natural ground level of the proposed new building work	☒ confirmed ☐ not applicable	over the counter
When the application involves the reuse of other existing works		
plans showing the nature, location, number of on-site car parking bays, existing area of landscaping, existing type of vehicular cross-cover (non-residential uses), and existing type of vehicular servicing arrangement (non-residential uses) of the works to be reused	☐ confirmed ☒ not applicable	
When the application involves new operational work		
plans showing the nature, location, number of new on-site car parking bays, proposed area of new landscaping, proposed type of new vehicle cross-cover (non-residential uses), proposed maximum new vehicular servicing arrangement (non-residential uses) of the proposed new operational works	☐ confirmed ☒ not applicable	

Notes for completing this form:

- This form can also be used for a material change of use assessable against the land use plan for Cairns airport land or Mackay airport land. Whenever a planning scheme is mentioned, take it to mean land use plan for the airport land.

Privacy - please refer to your assessment manager for further details on the use of information recorded in this form.



OFFICE USE ONLY

Date received

Reference numbers

The *Sustainable Planning Act 2009* is administered by the Department of Infrastructure and Planning. This form and all other required application materials should be sent to your assessment manager and any referral agencies.



Environmentally Relevant Activity- IDAS form 8

(Sustainable Planning Act 2009 version 1.0 effective 18 December 2009)

This form must be completed for development applications for an environmentally relevant activity.

You **MUST** complete **ALL** questions unless the form indicates otherwise. Incomplete forms or forms without all necessary information and documentation will result in your application not being a properly made application.

For all development applications, you must:

- complete *Application details - IDAS form 1*
- complete any other forms relevant to your application
- provide any mandatory supporting information identified on the forms as being required to accompany your application.

All terms used on this form have the meaning given in the *Sustainable Planning Act 2009* or the *Sustainable Planning Regulation 2009*.

1. What is the nature of the proposed environmentally relevant activity (ERA) and what type of approval is sought? (complete a new Table A for each proposal)

Table A		
ERA category	Chemical, coal and petroleum products activities	
ERA number and name	8 Chemical Storage	
ERA threshold	3 (a) 10m3 - 500m3	
Applicable fees	\$ 500.00	
Proposed scale/capacity	60m3	
Type of approval sought	☒ development permit	☐ preliminary approval
Is the proposed ERA a mobile and temporary ERA?	☒ no	☐ yes

2. Are there any existing ERA's on or associated with the premises?

☐ No ☒ Yes - complete a new table B for each existing ERA

**Table B**

ERA category	Waste Management	
ERA number and name	53 Composting & soil conditioner manufacturing	
ERA threshold	200t	
Existing scale/capacity	No change to existing ERA proposed.	
Is the ERA proposed to continue on site?	☐ no	☒ yes

3. Does the proposed activity involve any of the following? (tick applicable box/es below)

- ☐ release of water or waste to land
- ☐ release of water, other than stormwater, to surface water
- ☐ release of stormwater to the receiving environment
- ☐ release of water or waste to a wetland for treatment
- ☐ berthing, docking or mooring a boat
- ☐ storing or moving bulk material
- ☐ disturbance of acid sulfate soil
- ☐ disturbance of acid-producing rock
- ☐ release of waste directly to groundwater
- ☐ release of contaminants indirectly to groundwater



4. Confirm the following mandatory supporting information accompanies this application

About the subject land (other than for a mobile and temporary ERA)	Confirmation of lodgement	Method of lodgement
description of the site including site maps showing, vegetation, topography and any areas of cultural or heritage significance)	☒ confirmed	over the counter
description of the receiving environment including maps showing, surrounding land uses	☒ confirmed	over the counter
details of the distance to any watercourse, dam, bore or other water on, adjoining or near the premises	☐ confirmed ☒ not applicable	
details of any known acid sulphate soils within or adjoining the premises	☐ confirmed ☒ not applicable	
About the proposed ERA		
a description of the activity, including proposed operation, discharge points, operating hours and process details	☐ confirmed	over the counter
details about how the activity achieves best practice environmental management, including technology used, management approach, environmental management plans and monitoring	☒ confirmed ☐ not applicable	over the counter
details of the proposed release of any contaminant or emission to air, land or water and the impacts on the receiving environment, including how the activity conforms with the management hierarchy in the <i>Environmental Protection (Air) Policy 2008</i>	☐ confirmed ☒ not applicable	
details of stormwater runoff management and disposal, including stormwater management plans and how the activity conforms with the management hierarchy in the <i>Environmental Protection (Water) Policy 2009</i>	☐ confirmed ☒ not applicable	
details of waste produced, including solid and liquid waste (including trade waste) and how the activity conforms with the management hierarchy in the <i>Environmental Protection (Waste Management) Policy 2000</i>	☐ confirmed ☒ not applicable	
details of management of noise impacts on the surrounding environment, including how the activity conforms with the management hierarchy in the <i>Environmental Protection (Noise) Policy 2009</i>	☐ confirmed ☒ not applicable	
details on the quantity and type of greenhouse gases released and measures proposed to minimise emissions	☐ confirmed ☒ not applicable	
details of any flammable and combustible materials, chemicals or other hazardous substances proposed to be stored on the premises.	☐ confirmed ☒ not applicable	

SAVE
updates to Smart eDA

Proposal ID

1271122455286

Notes for completing this form:

- Schedule 2 of the *Environmental Protection Regulation 2008* states the aggregate environmental scores and thresholds that apply to ERAs. Chapter 8 and Schedule 10 of the *Environmental Protection Regulation 2008* contain all information about the applicable fees and how they are calculated.

Privacy - please refer to your assessment manager for further details on the use of information recorded in this form.



OFFICE USE ONLY

Date Received

Reference Numbers

The *Sustainable Planning Act 2009* is administered by the Department of Infrastructure and Planning. This form and all other required application materials should be sent to your assessment manager and any referral agencies.

EHP RTI DL Release



Environmentally Relevant Activity- IDAS form 8

(Sustainable Planning Act 2009 version 1.0 effective 18 December 2009)

This form must be completed for development applications for an environmentally relevant activity.

You **MUST** complete **ALL** questions unless the form indicates otherwise. Incomplete forms or forms without all necessary information and documentation will result in your application not being a properly made application.

For all development applications, you must:

- complete *Application details - IDAS form 1*
- complete any other forms relevant to your application
- provide any mandatory supporting information identified on the forms as being required to accompany your application.

All terms used on this form have the meaning given in the *Sustainable Planning Act 2009* or the *Sustainable Planning Regulation 2009*.

1. What is the nature of the proposed environmentally relevant activity (ERA) and what type of approval is sought? (complete a new Table A for each proposal)

Table A		
ERA category	Waste Management	
ERA number and name	53 Composting & soil conditioner manufacturing	
ERA threshold	200t	
Applicable fees	\$ 3,600.00	
Proposed scale/capacity	No change to existing ERA proposed.	
Type of approval sought	☒ development permit	☐ preliminary approval
Is the proposed ERA a mobile and temporary ERA?	☒ no	☐ yes

2. Are there any existing ERA's on or associated with the premises?

☐ No ☒ Yes - complete a new table B for each existing ERA



Table B.

ERA category	Waste Management	
ERA number and name	53 Composting & soil conditioner manufacturing	
ERA threshold	200t	
Existing scale/capacity	Refer to registration certificate	
Is the ERA proposed to continue on site?	☐ no	☒ yes

3. Does the proposed activity involve any of the following? (tick applicable box/es below)

- ☐ release of water or waste to land
- ☐ release of water, other than stormwater, to surface water
- ☐ release of stormwater to the receiving environment
- ☐ release of water or waste to a wetland for treatment
- ☐ berthing, docking or mooring a boat
- ☐ storing or moving bulk material
- ☐ disturbance of acid sulfate soil
- ☐ disturbance of acid-producing rock
- ☐ release of waste directly to groundwater
- ☐ release of contaminants indirectly to groundwater

4. Confirm the following mandatory supporting information accompanies this application

About the subject land (other than for a mobile and temporary ERA)	Confirmation of lodgement	Method of lodgement
description of the site including site maps showing, vegetation, topography and any areas of cultural or heritage significance)	☒ confirmed	over the counter
description of the receiving environment including maps showing, surrounding land uses	☒ confirmed	over the counter
details of the distance to any watercourse, dam, bore or other water on, adjoining or near the premises	☐ confirmed ☒ not applicable	
details of any known acid sulphate soils within or adjoining the premises	☐ confirmed ☒ not applicable	
About the proposed ERA		
a description of the activity, including proposed operation, discharge points, operating hours and process details	☐ confirmed	
details about how the activity achieves best practice environmental management, including technology used, management approach, environmental management plans and monitoring	☐ confirmed ☒ not applicable	
details of the proposed release of any contaminant or emission to air, land or water and the impacts on the receiving environment, including how the activity conforms with the management hierarchy in the <i>Environmental Protection (Air) Policy 2008</i>	☐ confirmed ☒ not applicable	
details of stormwater runoff management and disposal, including stormwater management plans and how the activity conforms with the management hierarchy in the <i>Environmental Protection (Water) Policy 2009</i>	☐ confirmed ☒ not applicable	
details of waste produced, including solid and liquid waste (including trade waste) and how the activity conforms with the management hierarchy in the <i>Environmental Protection (Waste Management) Policy 2000</i>	☐ confirmed ☒ not applicable	
details of management of noise impacts on the surrounding environment, including how the activity conforms with the management hierarchy in the <i>Environmental Protection (Noise) Policy 2009</i>	☐ confirmed ☒ not applicable	
details on the quantity and type of greenhouse gases released and measures proposed to minimise emissions	☐ confirmed ☒ not applicable	
details of any flammable and combustible materials, chemicals or other hazardous substances proposed to be stored on the premises.	☐ confirmed ☒ not applicable	

Notes for completing this form:

- Schedule 2 of the *Environmental Protection Regulation 2008* states the aggregate environmental scores and thresholds that apply to ERAs. Chapter 8 and Schedule 10 of the *Environmental Protection Regulation 2008* contain all information about the applicable fees and how they are calculated.

Privacy - please refer to your assessment manager for further details on the use of information recorded in this form.



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Date Received

Reference Numbers

The *Sustainable Planning Act 2009* is administered by the Department of Infrastructure and Planning. This form and all other required application materials should be sent to your assessment manager and any referral agencies.

EHP RTI DL Release

Integrated Development Assessment System form

Contaminated land - IDAS form 24*(Sustainable Planning Act 2009 version 1.0 effective 18 December 2009)*

This form must be completed for development applications for:

- a material change of use that is assessable development under the *Sustainable Planning Regulation 2009*, schedule 3, part 1, table 2, items 6 to 9
- reconfiguring a lot that requires referral under the *Sustainable Planning Regulation 2009*, schedule 7, table 2, item 22.

You **MUST** complete **ALL** questions unless the form indicates otherwise. Incomplete forms or forms without all necessary information and documentation will result in your application not being a properly made application.

For all development applications you must:

- complete *Application details - IDAS form 1*
- complete any other forms relevant to your application
- provide any mandatory supporting information identified on the forms as being required to accompany your application.

All terms used on this form have the meaning given in the *Sustainable Planning Act 2009* or the *Sustainable Planning Regulation 2009*.

1. What is the nature of the application? (tick applicable box/es)

- ☒ material change of use ☐ reconfiguring a lot

2. What is the nature of the contamination? (tick applicable box/es)

- ☐ all or part of the premises is on the environmental management register
- ☒ all or part of the premises is on the contaminated land register
- ☒ all or part of the premises is currently used for, or was last used for, a notifiable activity
- ☐ all or part of the premises is currently used for, or was last used for, an industrial activity and the proposed use is for child care, educational, recreational or residential purposes (including a caretakers' accommodation on industrial land)
- ☐ in an area where an area management advice has been given for natural mineralisation or industry activity and the proposed use is for child care, educational, recreational or residential purposes (including caretakers' accommodation on industrial land)
- ☐ is in an area for which an area management advice has been given for unexploded ordnance



3. Confirm that the following mandatory supporting information accompanies this application

Plans	Confirmation of lodgement	Method of lodgement
plans showing where any notifiable activities, hazardous contaminant or potentially contaminated activity has occurred on the premises	☒ confirmed	over the counter
Written documentation		
if the application involves a material change of use from an industrial use to a more sensitive use (e.g. child care, educational, recreational or residential purposes), then a detailed site history outlining previous potentially contaminated uses on the premises	☐ confirmed ☒ not applicable	

SAVE
updates to Smart eDA

Proposal ID
1268374487940

Privacy - please refer to your assessment manager for further details on the use of information recorded in this form.

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Integrated Development Assessment System Checklist

Development assessment checklist - IDAS checklist 1

(Sustainable Planning Act 2009, version 1.0 18 December 2009)

This checklist applies to the carrying out of development generally.

You are not required to complete this checklist as part of your development application, however you may submit the checklist with your application if you wish. The purpose of the checklist is to assist you in identifying:

- whether you need to make a development application for the proposed development
- if a development application is required, the relevant IDAS forms you need to complete as part of your application
- whether you need to give a copy of your application to any referral agencies.

If your development involves a material change of use, reconfiguring a lot or operational works, it is recommended that you complete *Material change of use - IDAS checklist 2*, *Reconfiguring a lot - IDAS checklist 3* or *Operational works - IDAS checklist 4*, as applicable.

If you are unsure how to answer any questions on this checklist, phone or visit your local government, or go to the Department of Infrastructure and Planning's website at www.dip.qld.gov.au.

All terms used in this checklist have the meaning given in the *Sustainable Planning Act 2009* or the *Sustainable Planning Regulation 2009*.

Part 1 - General questions

1.1 Have you received a referral agency response in relation to this proposed development prior to making an application?

☒ No	
☐ Yes	• To assist you in preparing your application, completing <i>Referral agency responses - IDAS checklist 6</i> is recommended

1.2 Do you wish the proposed development to be assessed against a superseded planning scheme?

☒ No	
☐ Yes	• You must complete <i>Request to apply a superseded planning scheme - Sustainable Planning Act form 2</i> and give this notice to the relevant local government. If the local government agrees to your request, details must be provided in <i>Application details - IDAS form 1</i>

1.3 Does the proposal involve removing quarry material from a watercourse or lake for which an allocation notice is required under the *Water Act 2000*?

☒ No	
☐ Yes	• It is recommended that you complete part 2 of this checklist

1.4 Is any part of the proposed development intended to be carried out on a Queensland heritage place under the *Queensland Heritage Act 1992*?

☒ No	
☐ Yes	• It is recommended that you complete part 3 of this checklist



1.5 Does the proposal involve development on a local heritage place?

☒ No

☐ Yes

It is recommended that you complete part 4 of this checklist

1.6 Does the proposal involve an environmentally relevant activity, other than an agricultural ERA, a mining activity or a chapter 5A activity?

☐ No

☒ Yes

It is recommended that you complete part 5 of this checklist

1.7 Is any part of the development on strategic port land or airport land (other than development for a material change of use that is inconsistent with the land use plan for the strategic port land or airport land)

☒ No

☐ Yes

It is recommended that you complete part 6 of this checklist

1.8 Is any part of the development on land below a high water mark within the limits of a port under the *Transport Infrastructure Act 1994*?

☒ No

☐ Yes

It is recommended that you complete part 7 of this checklist

1.9 Is any part of the premises designated for community infrastructure?

☒ No

☐ Yes

It is recommended that you complete part 8 of this checklist

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

☒ No

☐ Yes

It is recommended that you complete part 9 of this checklist

1.11 Is the development on land that adjoins a declared fish habitat area under the *Fisheries Act 1994*?

☒ No

☐ Yes

It is recommended that you complete part 10 of this checklist

Part 5 - Environmentally relevant activity

5.1 Is there a code of environmental compliance under the *Environmental Protection Regulation 2008* for every aspect of each proposed environmentally relevant activity?

☐ No

☒ Yes

Go to question 5.3

5.3 Is any part of the environmentally relevant activity intended to be located within a wild river area under the *Wild River Act 2005*?

☒ No • A development permit is not required for this aspect of the development
☐ Yes

Privacy - please refer to your assessment manager for further details on the use of information recorded in this checklist.

Disclaimer:

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

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

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Reference numbers

The *Sustainable Planning Act 2009* is administered by the Department of Infrastructure and Planning.

Integrated Development Assessment System Checklist

Material Change of Use - IDAS Checklist Part 2

(Sustainable Planning Act 2009 version 1.0 effective 18 December 2009)

This checklist only applies when the development application seeks approval for a material change of use of premises.

You are not required to complete this checklist as part of your development application, however you may submit the checklist with your application if you wish. The purpose of the checklist is to assist you in identifying:

- whether you need to make a development application for the proposed development
- if a development application is required, the relevant IDAS forms you need to complete as part of your application, and
- whether you need to give a copy of your application to any referral agencies.

Before completing this checklist, it is recommended that you complete Development Assessment Checklist - IDAS checklist part 1. If your development involves reconfiguring a lot or operational works, it is recommended that you also complete Reconfiguring a lot - IDAS checklist 3 and Operational works - IDAS checklist 4, as applicable.

If you are unsure how to answer any questions on this checklist, phone or visit your local government, or go to the Department of Infrastructure and Planning's website at www.dip.qld.gov.au

All terms used in this checklist have the meaning given in the Sustainable Planning Act 2009 or the Sustainable Planning Regulation 2009.

Part 1 - General questions

1.1 Is the proposed use assessable development under the planning scheme?

☐ No	
☒ Yes	<ul style="list-style-type: none"> • You must complete <i>Material change of use assessable against a planning scheme - IDAS form 5</i> • Continue on to question 1.3

1.3 Is any part of the land part of a future state-controlled road or within 100 metres of a State-controlled road?

☐ No	
☒ Yes	<ul style="list-style-type: none"> • If your application is assessable development under a planning scheme, the Department of Transport and Main Roads is a concurrence agency for your application. You must give a copy of the application to the Department of Transport and Main Roads. • It is recommended that you complete part 2 of this checklist

1.4 Does State Planning Policy 2/02: Planning and Managing Development Involving Acid Sulfate Soils apply to the development?

☒ No	
☐ Yes	<ul style="list-style-type: none"> • It is recommended that you complete part 3 of this checklist

1.5 Is any part of the premises located in a coastal management district?

☒ No	
☐ Yes	<ul style="list-style-type: none"> • It is recommended that you complete part 4 of this checklist



1.6 Is the size of the lot two hectares or larger?

- ☐ No
- ☒ Yes • It is recommended that you complete part 5 of this checklist

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

- ☒ No
- ☐ Yes • You must complete *Contaminated land - IDAS form 24*.
This application requires assessment by the administering authority (either the chief executive administering the *Environmental Protection Act 1994*, or the local government) as a concurrence agency.

Section reference:

- *Sustainable Planning Regulation 2009*, schedule 7, table 3, item 11

1.8 Is the proposed use of the premises listed in schedule 12 of the *Sustainable Planning Regulation 2009* and does it meet the specified threshold?

- ☒ No
- ☐ Yes • This application requires assessment by the Department of Transport and Main Roads as a concurrence agency

Section reference:

- *Sustainable Planning Regulation 2009*, schedule 7, table 3, item 14

1.9 Is the proposed use of the premises listed in schedule 13 of the *Sustainable Planning Regulation 2009* and does it meet the specified threshold?

- ☒ No
- ☐ Yes • This application requires assessment by the Department of Transport and Main Roads as a concurrence agency

Section reference:

- *Sustainable Planning Regulation 2009*, schedule 7, table 3, item 15

1.10 Is any part of the premises in an interim koala habitat protection area to which the provisions of the *South East Queensland koala State planning regulatory provisions* apply?

- ☒ No
- ☐ Yes • It is recommended that you complete Part 6 (starting from question 6.1) of this checklist

1.11 Is any part of the premises in a koala conservation area or koala sustainability area, which is located outside the current SEQ urban footprint area?

- ☒ No
- ☐ Yes • It is recommended that you complete Part 6 (starting from question 6.3) of this checklist

1.12 Is the proposed use associated with a reconfiguration of a lot?

- ☒ No • It is recommended that you complete Part 7 of this checklist
- ☐ Yes

☐	☐	☐
--------------------------	--------------------------	--------------------------

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

☒ No

☐ Yes

• It is recommended that you complete Part 8 of this checklist

1.14 Is the proposed use for a domestic housing activity?

☒ No

☐ Yes

• It is recommended that you complete Part 9 of this checklist

1.15 Does the use of the premises include a lot sharing a common boundary with a Queensland Heritage place under the *Queensland Heritage Act 1992*?

☒ No

☐ Yes

• This application requires assessment by the Department of Environment and Resource Management as an advice agency
• You must also complete *Queensland Heritage Place - IDAS form 3*

Section reference:

• *Sustainable Planning Regulation 2009*, schedule 7, table 3, item 23

1.16 Is preliminary approval sought for the application under the *Sustainable Planning Act 2009*, section 242?

☒ No

☐ Yes

• This application requires assessment by the Department of Infrastructure and Planning as a concurrence agency
• You must complete *Preliminary approval varying the effect of the local planning instrument - IDAS form 31*

Section reference:

• *Sustainable Planning Regulation 2009*, schedule 7, table 3, item 24

1.17 Is the proposed use for a brothel as defined under the *Prostitution Act 1999*?

☒ No

☐ Yes

• It is recommended that you complete Part 10 of this checklist

1.18 Is any part of the proposed use on strategic port land under the *Transport Infrastructure Act 1994*?

☒ No

☐ Yes

• It is recommended that you complete Part 11 of this checklist

1.19 Is any part of the proposed use on airport land under the *Airport Assets (Restructuring and Disposal Act 2008)*?

☒ No

☐ Yes

• It is recommended that you complete Part 12 of this checklist

1.20 Is the proposed use a major hazard facility or possible major hazard facility under the *Dangerous Goods Safety Management Act 2001*?

☒ No	
☐ Yes	<ul style="list-style-type: none">• This application requires assessment by the Department of Justice and Attorney-General (JAG). If JAG is not your assessment manager for the application, the role of the agency will be as concurrence agency.• You must also complete <i>Major hazard facility - IDAS form 22</i>.

Section reference:

- *Sustainable Planning Regulation 2009*, schedule 3, part 1, table 2, item 5
- *Sustainable Planning Regulation 2009*, schedule 7, table 2, item 8

1.21 Is all or part of the premises on the environmental management register or contaminated land register under the *Environmental Protection Act 1994*?

☐ No	
☒ Yes	<ul style="list-style-type: none">• It is recommended that you complete Part 13 of this checklist

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

☐ No	
☒ Yes	<ul style="list-style-type: none">• It is recommended that you complete Part 14 of this checklist

1.23 Is all or part of the land forming the premises currently used for an industrial activity (other than for a mining activity or petroleum activity) or if there is no existing use, was it last used for an industrial activity (other than for a mining activity or petroleum activity)?

☒ No	
☐ Yes	<ul style="list-style-type: none">• It is recommended that you complete Part 15 of this checklist

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

☒ No	
☐ Yes	<ul style="list-style-type: none">• It is recommended that you complete Part 16 of this checklist

1.25 Is the proposed use for aquaculture defined under the *Fisheries Act 1994*?

☒ No	
☐ Yes	<ul style="list-style-type: none">• It is recommended that you complete Part 17 of this checklist

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

☒ No	
☐ Yes	<ul style="list-style-type: none">• It is recommended that you complete Part 18 of this checklist

1.27 Is any part of the premises within the South East Queensland designated region?

☒ No	
☐ Yes	<ul style="list-style-type: none">• It is recommended that you complete Part 19 of this checklist

☐☐☐

1.28 Is any part of the premises within the Far North Queensland (FNQ) designated region?

☐ No

☒ Yes

It is recommended that you complete Part 20 of this checklist

1.29 Is the proposal for urban purposes, as defined under the *Sustainable Planning Regulation 2009*?

☒ No

☐ Yes

It is recommended that you complete Part 21 of this checklist

1.30 Can the proposed use be performed without the removal, destruction or damage of marine plants under the Fisheries Act 1994?

☐ No

☒ Yes

It is recommended that you complete Part 22 of this checklist

1.31 Is any part of the premises within the Wide Bay Burnett (WBB) designated region?

☒ No

☐ Yes

It is recommended that you complete Part 23 of this checklist

Part 2 - State-controlled roads

2.1 Is the proposed use listed in schedule 11 of the *Sustainable Planning Regulation 2009* and does it exceed the specified threshold?

☒ No

☐ Yes

End of part 2 checklist

This application requires assessment by the Department of Transport and Main Roads as a concurrence agency. You must give a copy of the application to the Department of Transport and Main Roads

Section reference:

Sustainable Planning Regulation 2009, schedule 7, table 3, items 1 and 2

Part 5 - Vegetation clearing

5.1 Does the lot contain the following?

category A or B shown on a property map of assessable vegetation

☐ Yes

☒ No

if there is no property map of assessable vegetation for a lot, native vegetation shown as remnant vegetation on a regional ecosystem or remnant map.

☐ Yes

☒ No

If no to both of the above then end of part of the checklist.

Part 7 - Easements and substations

7.1 Is, or will there be any part of any structure or work that is the natural and ordinary consequence of the use located completely or partly in the easement?

- ☐ No • Go to question 7.4
- ☒ Yes

7.2 Is there an easement in favour of a distribution entity or transmission entity under the *Electricity Act 1994* for a transmission grid or supply network under that Act?

- ☐ No
- ☒ Yes • This application requires assessment by the distribution or transmission entity as an advice agency

7.3 Is there an easement in favour of the holder of pipeline licence number 1 issued under the *Petroleum Act 1923* and the easement is for the construction or operation of the Moonie to Brisbane strategic pipeline under that Act?

- ☒ No
- ☐ Yes • This application requires assessment by the pipeline licence holder as advice agency

7.4 Is any part of the premises situated within 100 metres of a substation site under the *Electricity Act 1994*?

- ☒ No
- ☐ Yes • This application requires assessment by the entity responsible for the substation as an advice agency

Part 9 - Wetland

9.1 Does the premises include a lot situated in or, or within 100 metres of, a wetland shown on the 'Map of referable wetlands' a document approved by the chief executive of the Department of Environment and Resource Management?

- ☒ No
- ☐ Yes • This application requires assessment by the Department of Environment and Resource Management as an advice agency

Section reference:

- Sustainable Planning Regulation 2009, schedule 7, table 3, item 21



Part 13 - Contaminated land - registered land

13.1 Do any of the following apply?

a suitability statement has been given and a site management plan has been approved for the intended use for the land and the application involves only the following: <ul style="list-style-type: none">the fit-out of a building on the landminor site excavation (e.g. post holes for open-sided non-habitable structures)	☐ Yes	☒ No
there is currently a notifiable activity on the land and the activity is continuing	☒ Yes	☐ No
the proposed use is industrial and only involves minor site excavation (i.e. post holes for open-sided non-habitable structures)	☐ Yes	☒ No
the land is used for a mining activity or petroleum activity.	☐ Yes	☒ No
the land is an urban development area	☒ Yes	☐ No

- If no to all of the above:
 - you must complete Contaminated land --IDAS form 24
 - this application requires assessment by the Department of Environment and Resource Management (DERM). If DERM is not your assessment manager for the application, the role of the agency will be as a concurrence agency

Section reference:

- Sustainable Planning Regulation 2009*, schedule 3, part 1, table 2, item 6
- Sustainable Planning Regulation 2009*, schedule 7, table 2, item 23

Part 14 - Contaminated land - notifiable activity

14.1 Do any of the following apply?

a suitability statement removing the land from the environmental management register has been given under the <i>Environmental Protection Act 1994</i> for the existing use or if there is no existing use, the last use and the following both apply: <ul style="list-style-type: none">no new notifiable activity has occurred on the land since the suitability statement was issuedthe land is not otherwise contaminated by a hazardous contaminant	☐ Yes	☒ No
a suitability statement has been given and a site management plan has been approved for the intended use of the land and the application only involves only: <ul style="list-style-type: none">the fit-out of a building on the landminor site excavation, including for example, post holes for open-sided non-habitable structures	☐ Yes	☒ No
the land is used for a mining activity or petroleum activity	☐ Yes	☒ No

- If no to all of the above:
 - You must complete Contaminated land - IDAS form 24
 - This application requires assessment by the Department of Environment and Resource Management (DERM). If DERM is not your assessment manager for the application, the role of the agency will be as a concurrence agency

Section reference:

- Sustainable Planning Regulation 2009*, schedule 3, part 1, table 2, item 7
- Sustainable Planning Regulation 2009*, schedule 7, table 2, item 23

Part 20 - Far North Queensland Region

20.1 Do any of the following apply?

the application is for development that is consistent with a master plan	☐ Yes ☒ No
the premises are in the regional landscape and rural production area or rural living area for development in an urban area under a planning scheme identified in the FNQ 2009-2031 regulatory provisions, schedule 3	☐ Yes ☒ No
the premises are outside a rural precinct or if in a rural precinct, the proposed use is inconsistent with the rural precinct	☐ Yes ☒ No
the premises are completely within a state development area under the <i>State Development and Public Works Organisation Act 1971</i>	☐ Yes ☒ No
the application is only for development that is declared to be a significant project under the <i>State Development and Public Works Organisation Act 1971</i> , section 26(1)(a)	☐ Yes ☒ No

If you answered yes to any of the above, then end of part 20 of the checklist

20.2 Is any part of the premises within an urban growth area?

☒ No	Go to question 20.4
☐ Yes	

20.4 Is any part of the premises in the regional landscape and rural production area or the rural living area?

☒ No	End of part 20 of the checklist
☐ Yes	

Privacy - please refer to the assessment manager for further details on the use of information recorded in this checklist.

Disclaimer:

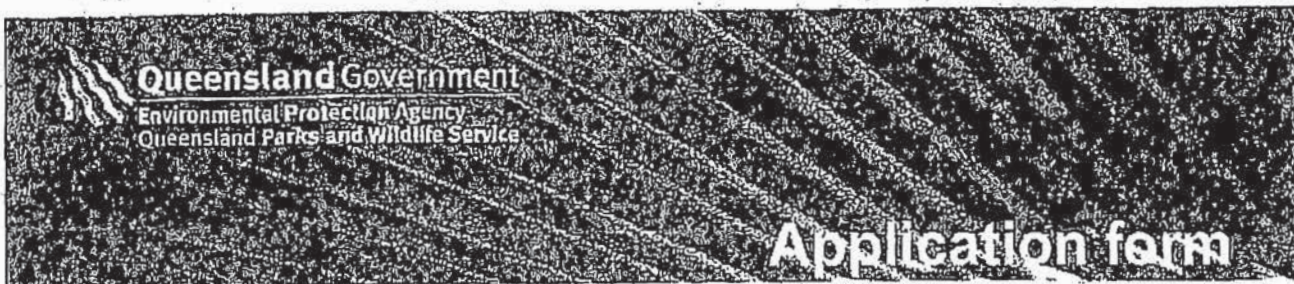
While the Department of Infrastructure and Planning (DIP) believes that the information contained on this checklist and provided as part of this process will be of assistance to you, it is provided on the basis that you will not rely on the information without first making your own enquiries regarding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

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OFFICE USE ONLY

Date received Reference numbers

The *Sustainable Planning Act 2009* is administered by the Department of Infrastructure and Planning.



Credit Card Order Form

This form to be completed by the applicant when requesting the supply of product or services from the EPA/QPWS.

NAME AND ADDRESS GOODS/SERVICES ARE TO BE SUPPLIED TO:	SITA (REGIONAL QUEENSLAND) PTY LTD C/- BRAZIER MOTTI PO BOX 1185 CAIRNS QLD 4870		
DAYTIME TELEPHONE NUMBER:	(07) 4033 2377		
TYPE OF CREDIT CARD:	MASTERCARD ☒ VISA ☐ BANKCARD ☐		
NAME AS IT APPEARS ON CARD:	Karl W Koevoet		
CARDHOLDERS SIGNATURE:	Sch4p4(6) Signature		
WOULD YOU LIKE TO BE ADDED TO OUR MAILING LIST FOR FUTURE PRODUCTS AND SPECIALS FROM OUR BOOK SHOP? YES ☒ NO ☐			
PRODUCTS/SERVICES REQUESTED	AMOUNT (EXCLUDING GST)	GST AMOUNT \$	AMOUNT \$ (INCLUDING GST)
ERA 8 (CHEMICAL STORAGE) 3 (A)	\$		\$1000.00
CRDW 32279	\$		
	\$		
	\$		
POSTAGE:	\$		
TOTAL COST:	\$		
DELIVERY INSTRUCTIONS:	To Ria Robinson: CRDW 32279.		
DETAILS OF STAFF MEMBER ACCEPTING REQUEST - PRINT NAME AND EXTENSION PLEASE.	Ria George EXTENSION: _____		
NQIC USE: RECEIPT NUMBER:	3887511	DATE:	9/6/10
		AMOUNT \$:	1,000.00

1955

Page 1 of 1 • 03/03 Version 1.1

Environmental Protection Agency
www.epa.qld.gov.au ABN 87 221 158 708

Queensland Government
Environmental Protection Agency
Queensland Parks and Wildlife Service

COPY

Queensland Government
Dept of Environment & Resource Management

ABN: 46 640 294 485

RECEIPT

Received from: Karl L Koevort
 ABN/Address:

No.: 3887517

Description	Qty	Unit	Val	Extended	Discount	Ext Value	GST	Total Price
INITIAL ERA LICENCE FEE - DEV APP	1		1000.00	1000.00	0.00	1000.00		1000.00

COMMONWEALTH BANK
 EFTPOS
 ERM
 BRISBANE QLD
 TERMINAL: 84247200
 REFERENCE: 001955

MOTO

CARD NO: [REDACTED]
 EXPIRY DATE: 07/15
 CREDIT
 PURCHASE \$1000.00
 TOTAL AUD \$1000.00

09 JUN 2010 15:31
 BANKWEST GOLD MASTER
 AUTH NO.: 100503

MOTO APPROVED**08**

Date: 10/06/10	Time: 11:09	DMASTERC	1000.00	Tot Value:	1000.00
Brch: dnrbris	SPer: dlc			GST:	0.00
CYC: 147026	Reg: 92			Tot Price:	1000.00
		Tendered	1000.00	Tendered:	1000.00
				Change:	0.00

Cheques or other negotiable instruments accepted subject to clearance.

PART 2

EHP RTI DL Release

FOR INTERNAL USE ONLY
**DEPARTMENT OF ENVIRONMENT AND RESOURCE
MANAGEMENT**

SEARCH RESPONSE

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

Transaction ID: 1232635 EMR Site Id: 35308 08 June 2010
This response relates to a search request received for the site:
Lot: 16 Plan: SP132572

SEARCH RESULT

The site you have searched is a lot resulting from the amalgamation of the following sites, which are included on the Environmental Management Register (EMR) or the Contaminated Land Register (CLR), as indicated below. Further details for these sites are available by contacting this Agency.

Lot	Plan	
779	NR7587	EMR
780	NR7587	EMR

ADDITIONAL ADVICE

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

If you have any queries in relation to this search please phone (07) 3330 5687.

Lindi Bowen
Registrar, Contaminated Land Unit

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



Vegetation Management Act Regional Ecosystem and Remnant Map-Version 6

Remnant vegetation containing endangered regional ecosystems

Based on 2006 Landsat TM Imagery

Requested By: TOM.LAYCOCK@DERM.QLD.GOV.AU
Date: 08 Jun 10 Time: 14.14.19

Centered on Lot on Plan:
16 SP132572
Blorepoint Wet Tropics

A remnant map covers areas not covered by a regional ecosystem map.

Defined map areas are labelled with the regional ecosystem (RE) code along with the percentage breakdown if more than one RE occurs within the area. Detailed definitions of regional ecosystems are available from www.derm.qld.gov.au/REDD. Defined map areas smaller than 5ha may not be labelled.

Regional ecosystem linework has been compiled at a scale of 1:100 000, except in designated areas where a compilation scale of 1:50 000 is available. Linework should be used as a guide only. The positional accuracy of RE data mapped at a scale of 1:100 000 is +/-100 metres. The extent of remnant regional ecosystems as of 2006, depicted on this map is based on rectified 2006 Landsat TM Imagery (supplied by the Statewide Landcover and Trees Study (SLATS)), Department of Environment and Resource Management (DERM).

Some watercourse lines are derived from GeoScience Australia 1:250 000 mapping.

Disclaimer:
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All datasets are updated as they become available to provide the most current information as of the date shown on this map.

Additional information is required for the purposes of land clearing or assessment of a regional ecosystem map or PMAV applications. For further information go to the web site: www.derm.qld.gov.au/vegetation or contact the Department of Environment and Resource Management.

Digital regional ecosystem data is available in shapefile format, for Lot on Plans from www.derm.qld.gov.au/REDDATA or from DERM for larger areas.

- Remnant vegetation containing endangered regional ecosystems
- Dominant
- Sub-dominant
- Remnant vegetation containing of concern regional ecosystems
- Dominant
- Sub-dominant
- Remnant vegetation that is a least concern regional ecosystem
- Remnant vegetation under Section 20AH of the VMA
- Non-remnant
- Plantation Forest
- Dam or Reservoir
- Remnant Vegetation
- PMAV Category X area
- Great Barrier Reef Wetlands
- Vegetation Management Act Essential Habitat
For further information on VMA Essential Habitat, please see the attached VMA Essential Habitat map.
- Subject Lot
- Watercourse (Stream order shown as black number against stream where available)
- Bioregion boundary
- Roads © MapInfo Australia Pty Ltd 2009
- National Park, Conservation Area State Forest and other reserves
- Cadastral line
The maximum spatial error of parcels extracted from this map from the Digital Cadastral Data Base (DCDB) range from: 14m to 251m at a 95% confidence level. Property boundaries shown are provided as a locational aid only.
- Towns



Queensland
Government

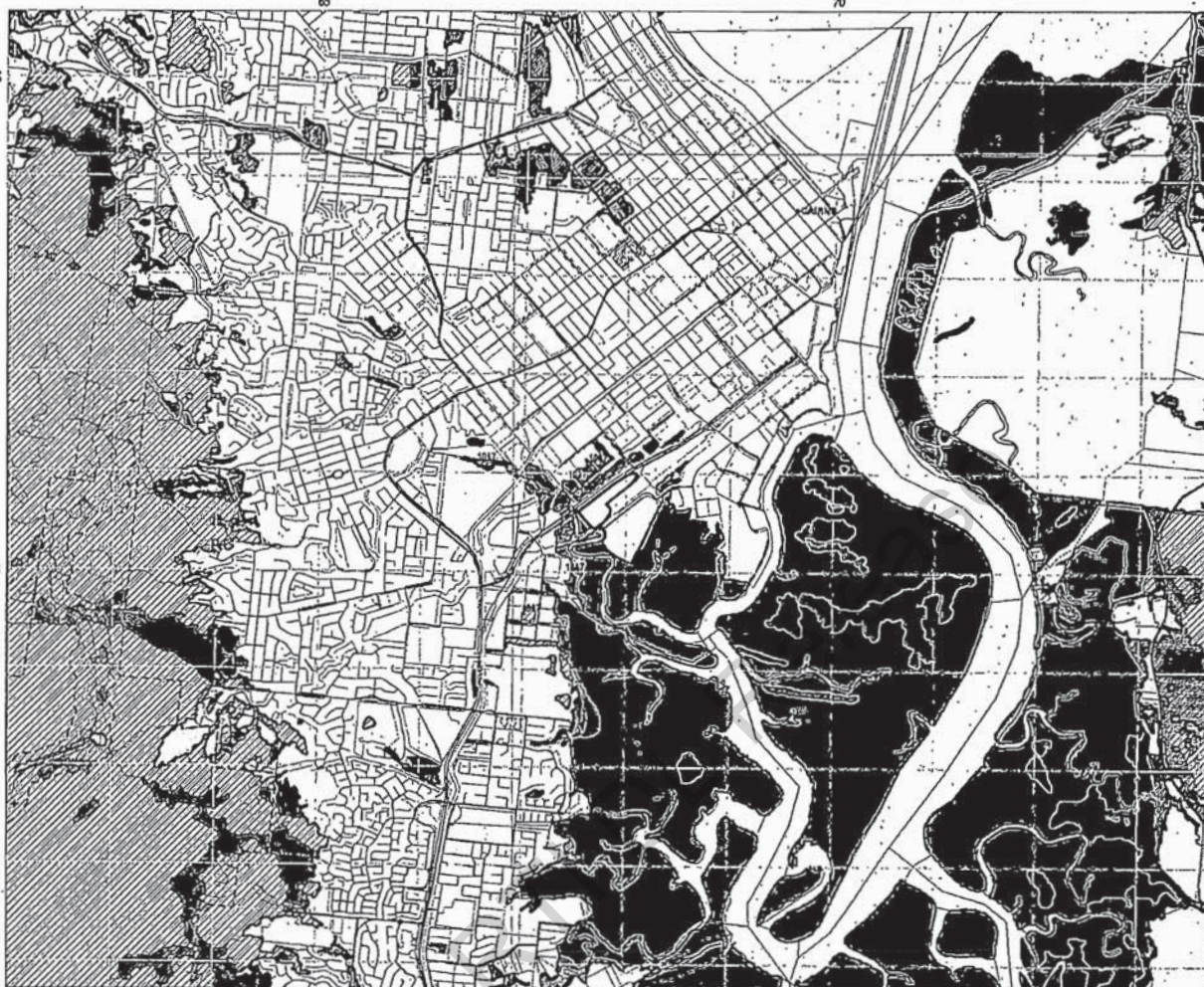
LOCALITY DIAGRAM



1000 0 1000 m

Horizontal Datum: Geocentric Datum of Australia 1994 (GDA94)

© The State of Queensland, 2010



Vegetation Management Act Essential Habitat Map Version 3.0

Remnant vegetation containing endangered regional ecosystems

- Dominant
- Sub-dominant

Remnant vegetation containing of concern regional ecosystems

- Dominant
- Sub-dominant

Remnant vegetation that is a least concern regional ecosystem

- Remnant vegetation under Section 20AH of the VMA
- Non-remnant
- Plantation Forest
- Dam or Reservoir
- Remnant Vegetation
- PMAV Category X area

Vegetation Management Act Essential Habitat

- Vegetation Management Act Essential Habitat Species Records

Subject Lot

~ Roads © MapInfo Australia Pty Ltd 2009

~ National Park, Conservation Area State Forest and other reserves

~ Cadastral line

The maximum spatial error of parcels extracted for this map from the Digital Cadastral Data Base (DCDB) range from: 14m to 261m at a 95% confidence level. Property boundaries shown are provided as a locational aid only.

- Towns

Requested By: TOM.LAYCOCK@DERM.QLD.GOV.AU
Date: 08 Jun 10 Time: 14.14.28

Centered on Lot on Plan:
16 SP132572



Queensland
Government

LOCALITY DIAGRAM



1000 0 1000 m

Horizontal Datum: Geocentric Datum of Australia 1994 (GDA94)

Labels for the Vegetation Management Act Essential Habitat are centred on the subject lot (1.1km surrounding and including a Lot on Plan). Labels correlate to the label field in the attached essential habitat database.

Regional ecosystem linework has been compiled at a scale of 1:100 000, except in designated areas where a compilation scale of 1:50 000 is available. Linework should be used as a guide only. The positional accuracy of RE data mapped at a scale of 1:100 000 is +/-100 metres. The extent of remnant regional ecosystems as of 2008, depicted on this map is based on rectified 2005 Landsat TM Imagery (supplied by SLATS, Department of Environment and Resource Management).

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All datasets are updated as they become available to provide the most current information as of the data shown on this map.

Additional information is required for the purposes of land clearing or assessment of a regional ecosystem map or PMAV applications. For further information go to the web site: www.derm.qld.gov.au/vegetation or contact the Department of Environment and Resource Management.

Digital regional ecosystem data is available in shapefile format, for Lot on Plans from www.derm.qld.gov.au/REDATA or from DERM for larger areas.

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Place Names
Survey Marks
Survey Plans**[-] Mapping**Profile
Settings**[-] Data Suppression**Area By Filter
Area By Scale
Survey Mark Filter**[-] Map Suppression**Layers
User DefinedShading
Define Area
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Refresh Map
Export SmartMap**[+] Other Services****[+] Admin**

Hide Keymap

Spatial Search Results for Lot 16 on Plan SP132572Search Imagery at PointSurvey Search on selected plan(s)

Lot/Plan	16/SP132572
Segment/Parcel:	9490/177
Tenure:	FH - FREEHOLD
Area:	10.3600 ha
Excluded Area:	0.00 m ²
Surveyed:	Yes
Coverage:	Base
Accuracy:	UPGRADE RECTIFICATION - 0.5M
Locality:	PORTSMITH
Local Government:	CAIRNS REGIONAL
Address:	37-51 LYONS STREET ,PORTSMITH

Retrieve Plan Image
Display additional data
Current Title Search
Build Map

INTERNAL CURRENT TITLE SEARCH
ENVIRONMENT AND RESOURCE MANAGEMENT, QUEENSLAND

Search Date: 08/06/2010 14:06

Title Reference: 50366104
Date Created: 18/09/2001

Previous Title: 40029989

REGISTERED OWNER

Dealing No: 705151128 30/10/2001

CAIRNS CITY COUNCIL

ESTATE AND LAND

Estate in Fee Simple

LOT 16 SURVEY PLAN 132572

County of NARES

Parish of CAIRNS

Local Government: CAIRNS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 40029989 (Lot 16 on SP 132572)
2. LEASE No 705191453 15/11/2001 at 15:51
CAIRNS WASTE MANAGEMENT GROUP PTY LTD A.C.N. 091 176 715
Lodged at 15:51 on 15/11/2001 Recorded at 16:19 on 19/11/2001
3. TRANSFER No 709781219 18/07/2006 at 15:36
LEASE: 705191453
CEC RESOURCE RECOVERY PTY LIMITED A.C.N. 059 222 749
Lodged at 15:36 on 18/07/2006 Recorded at 11:56 on 21/07/2006
4. MORTGAGE No 709781220 18/07/2006 at 15:36
COMMONWEALTH BANK OF AUSTRALIA A.B.N. 48 123 123 124
over
LEASE: 705191453
Lodged at 15:36 on 18/07/2006 Recorded at 11:56 on 21/07/2006
5. AMENDMENT OF LEASE No 709808108 28/07/2006 at 08:27
LEASE: 705191453
TERM: 30/10/2001 TO 14/08/2026 OPTION 5 YEARS
Lodged at 08:27 on 28/07/2006 Recorded at 15:57 on 31/07/2006
6. EASEMENT IN GROSS No 706515532 09/04/2003 at 16:09
burdening the land
ERGON ENERGY CORPORATION LIMITED
over
EASEMENT A ON SP152469
Lodged at 16:09 on 09/04/2003 Recorded at 15:24 on 11/04/2003

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

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Page 1/2

INTERNAL CURRENT TITLE SEARCH
ENVIRONMENT AND RESOURCE MANAGEMENT, QUEENSLAND

Search Date: 08/06/2010 14:06

Title Reference: 50366104

Date Created: 18/09/2001

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

EHP RTI DL Release

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Page 2/2

Wetland Management Area trigger area

No.	
1	Feature found but no further information available

Wetland Management Area wetland

No.	
1	Feature found but no further information available
2	Feature found but no further information available
3	Feature found but no further information available
4	Feature found but no further information available
5	Feature found but no further information available
6	Feature found but no further information available
7	Feature found but no further information available

DERM Regions

No.	Region
1	NORTH

High Value Regrowth

No.	Regrowth description
1	Is a Least Concern regional ecosystem
2	Is a Least Concern regional ecosystem
3	Is a Least Concern regional ecosystem
4	Is a Least Concern regional ecosystem
5	Is a Least Concern regional ecosystem
6	Is a Least Concern regional ecosystem
7	Is a Least Concern regional ecosystem
8	Containing Of Concern regional ecosystems
9	Is a Least Concern regional ecosystem
10	Containing Of Concern regional ecosystems
11	Containing Of Concern regional ecosystems
12	Is a Least Concern regional ecosystem
13	Is a Least Concern regional ecosystem

Regrowth Watercourses

No.	Stream Order
1	4
2	3

Watercourses Remnant

No.	Stream Order
1	3
2	4

Wet Tropical Coast Coastal Management District L

No.	Description
1	40m landward from MHWS or HAT whichever greater - Chinaman Creek
2	40m landward from MHWS - Chinaman Creek
3	lot plan: 2 AP3439, 8 USL9490, 682 NR7076, 2 AP3510, 1 AP3510, western boundary of Chinaman Creek

Wet Tropical Coast Coastal Management District P

No.	Description
1	cmd

Local Government Areas Prior to Amalgamation

No.	LGA Name
1	CAIRNS CITY

Queensland Wetland Data Wetlands Displayed by Wetland System

No.	Wetland Identification	Wetland Area (Ha)	Wetland Class	Local Hydrology Modifier	Water Body Inundation Frequency	Salinity Modifier	Wetland Regional Ecosystem	Wetland Regional Ecosystem Percent	Catchment	Floodplain	Source	Drainage Division
1	88712	32.57865069	Estuarine	No modifications observed		Tidal influence	7.1.1	100	Mulgrave	-	fromRE	NORTH EAST COAST
2	88712	32.57865069	Estuarine	No modifications observed		Tidal influence	7.1.1	100	Mulgrave	-	fromMT	NORTH EAST COAST
3	0	0	-	-	-	-	-	0	Mulgrave	-	-	NORTH EAST COAST
4	88712	32.57865069	Estuarine	No modifications observed		Tidal influence	7.1.1	100	Mulgrave	-	fromRE	NORTH EAST COAST
5	88724	111.17766453	Estuarine	No modifications observed		Tidal influence	7.1.1	100	Mulgrave	-	fromRE	NORTH EAST COAST
6	88496	2371.47846305	Estuarine	No modifications		Tidal	estuary	0		-	manual	

				observed		influence							
7	88712	32.57865069	Estuarine	No modifications observed		Tidal influence	7:1.1	100		Mulgrave		fromRE	NORTH EAST COAST
8	88712	32.57865069	Estuarine	No modifications observed		Tidal influence	7:1.1	100		Mulgrave		fromRE	NORTH EAST COAST

Cadastre

No.	Lot Number	Plan Number	Lot and Plan Number	Street No.	Street Suffix	Street No. 2	Street Suffix 2	Street Name	Street Type	Street Part	Loc Name	Area in sq metres	Tenure	Parish	County	LGA	Feature Name	Locality
14	16	SP132572	16SP132572	37		51		LYONS	ST		PORTSMITH	103575.505	FH	CAIRNS	NARES	CAIRNS REGIONAL		PORTSMITH

s.73

Local Government Areas

No.	LGA Name
1	CAIRNS REGIONAL

Coastal Permits ecotrack post October 2003

No.	Project Ref	Project Name	Permit Ref	Permit Type	Permit Status	Site Name	Tenure Type	Tenure No.	Lot	Plan	Latitude	Longitude	Principal Holder	Permit Group	Complaint Reports
-----	-------------	--------------	------------	-------------	---------------	-----------	-------------	------------	-----	------	----------	-----------	------------------	--------------	-------------------

s.73

S86 Point Permits

No.	Structure	Lot Number	Plan Number	File Number	Project Reference	Approval Date
1	Overhead Sewerage	6	USL9973	FN300308		
2	Overhead Sewerage	6	USL9973	FN300308		
3	Bridge	6	VCL9973	HM2.19.2863		
4	Bridge	6	USL9973	FN300308		
5	Bridge	6	USL9973	FN300308		
6	Bridge	6	USL9973	FN300308		
7	Bridge	6	USL9973	FN300308		
8	Bridge	6	VCL9973	HM2.19.2863		

Streets

No.	Street Name	Left Number From	Left Number To	Right Number From	Right Number To	Locality
1	LYONS STREET	0	0	56	56	PORTSMITH
2	RAY JONES ROAD	0	0	0	0	PORTSMITH
3	LYONS STREET	0	0	1	37	PORTSMITH
4	RAY JONES ROAD	0	0	0	0	PORTSMITH
5	RAY JONES ROAD	0	0	0	0	PORTSMITH
6	RAY JONES ROAD	0	0	0	0	PORTSMITH
7	ROAD	0	0	0	0	PORTSMITH

Cadastre shaded by Base Parcel tenure

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

s.73

s.73

13	16	SP132572	16SP132572	37		51		LYONS	ST		PORTSMITH	103575.505	FH	CAIRNS	NARES	CAIRNS REGIONAL		PORTSMITH
----	----	----------	------------	----	--	----	--	-------	----	--	-----------	------------	----	--------	-------	--------------------	--	-----------

s.73

Directory of Important Wetlands

No.	Wetland Name	Reference No	Location
1	Port of Cairns and Trinity Inlet	QLD157	8km SSE of Cairns

Aboriginal Representative Bodies

No.	Representative Body Name
1	North Queensland Land Council Native Title Representative Body Aboriginal Corporation, PO Box 679N, North Cairns, QLD 4870

Erosion Prone Area Plans

No.	Local Authority	Erosion Prone Area
1	Mulgrave Shire and Cairns City	View Erosion Prone Area Plan
2	Yarrabah Community Council	View Erosion Prone Area Plan

Port Limits

No.	Port Name	Authority Name
1	Cairns	Cairns Ports

Wet Tropical Coast Coastal Management District

No.	Description
1	40m landward from MHWS or HAT whichever greater - Chinaman Creek
2	40m landward from MHWS - Chinaman Creek
3	lot plan: 2 AP3439, 8 USL9490, 682 NR7076, 2 AP3510, 1 AP3510, western boundary of Chinaman Creek

Queensland Fire and Rescue Service regional office boundaries

No.	QFRS Region	Office	Street Address	Postal Address	Phone No.	Fax No.	Mobile No.
1	Far Northern Region (Cairns)	CAIRNS COMMUNITY SAFETY OFFICE	235 Gatton Street, Westcourt, Qld. 4870	P.O. Box 920, Cairns, Qld. 4870	(07) 4031 9816	(07) 4051 3809	0418 770 731

Regional Harbour Master Areas

No.	Region Name
1	CAIRNS REGION

Marine Plants

No.	Feature Type
1	mangrove - flt -

Regional Ecosystems shaded by VMA status

No.	Regional Ecosystem	VMA Status	Percent
-----	--------------------	------------	---------

1	7.1.1	N	100
2	non-rem	-	100
3	7.1.1	N	100
4	7.1.1	N	100
5	7.1.1	N	100
6	7.1.1	N	100
7	7.1.1	N	100
8	7.1.1	N	100
9	ocean	-	100
10	7.1.1	N	100

Queensland

No.	Feature
1	Queensland Mainland

No Features Found in the following layer(s):

- EPA Referrable Wetlands
- GBR Wetland Protection Area trigger area
- GBR Wetland Protection Area HES wetland
- Great Barrier Reef Wetland Protection Areas
- PMAV
- Other Watercourses
- Remnant Vegetation
- Great Barrier Reef Wetlands
- Watercourses 25k Remnant
- Interim Koala Habitat Protection Areas
- Protected Koala Bushland Habitat Areas
- Brigalow Belt Priority Species Records
- Brigalow Belt Priority Species Habitat
- Moreton Bay Marine Park Zoning 2008
- Wet Tropics World Heritage Area
- State plantation forest
- SEQ RCMP Coastal Management District polygon
- Wild River Area Boundaries
- Endangered Remnant Regional Ecosystems Biodiversity Status
- Cardwell Hinchinbrook AOSS Endangered Regional Ecosystems
- Wet Tropical Coast AOSS Endangered Regional Ecosystems
- Cardwell Hinchinbrook Coastal Management District P
- Cardwell Hinchinbrook Coastal Management District L
- SEQ Regional Plan 2009 2031 Regional Landuse Categories
- VMA Essential Habitat Points
- VMA Essential Habitat
- Coastal Aerial Photos Urangan to St Lawrence 2001

- Coastal Aerial Photos Tweed to Urangan 2004
- Coastal Aerial Photos Townsville to Cooktown 2001
- Recreation Areas
- State Marine Parks outlines
- Nature Refuges and Coordinated Conservation Areas
- World Heritage Areas
- Coastal Permits ecotrack pre October 2003
- S86 Line Permits
- Canal Estate Developments
- EPA Estate for ECSU
- Draft Pre clearing Endangered Regional Ecosystems for ECSU
- IPA Trigger for ECSU
- State Marine Parks
- Great Barrier Reef Marine Park Zones
- Coastal Aerial Photos
- Marine Park Permits
- Native Title Claim Boundaries
- SEQ RCMP CMD Points
- SEQ RCMP Coastal Management District line
- SEQ RCMP Developed and Undeveloped Waterways
- Areas under Coastal Management Plans
- Coastal Management Control Districts
- Ramsar Sites
- Cardwell Hinchinbrook Coastal Management District
- Curtis Coast Coastal Management District
- Koala Plan 2006 2016 for ECSU
- Coastal Building Line
- Queensland Heritage Register Boundaries
- Fish Habitat Areas
- Major Towns
- Other States

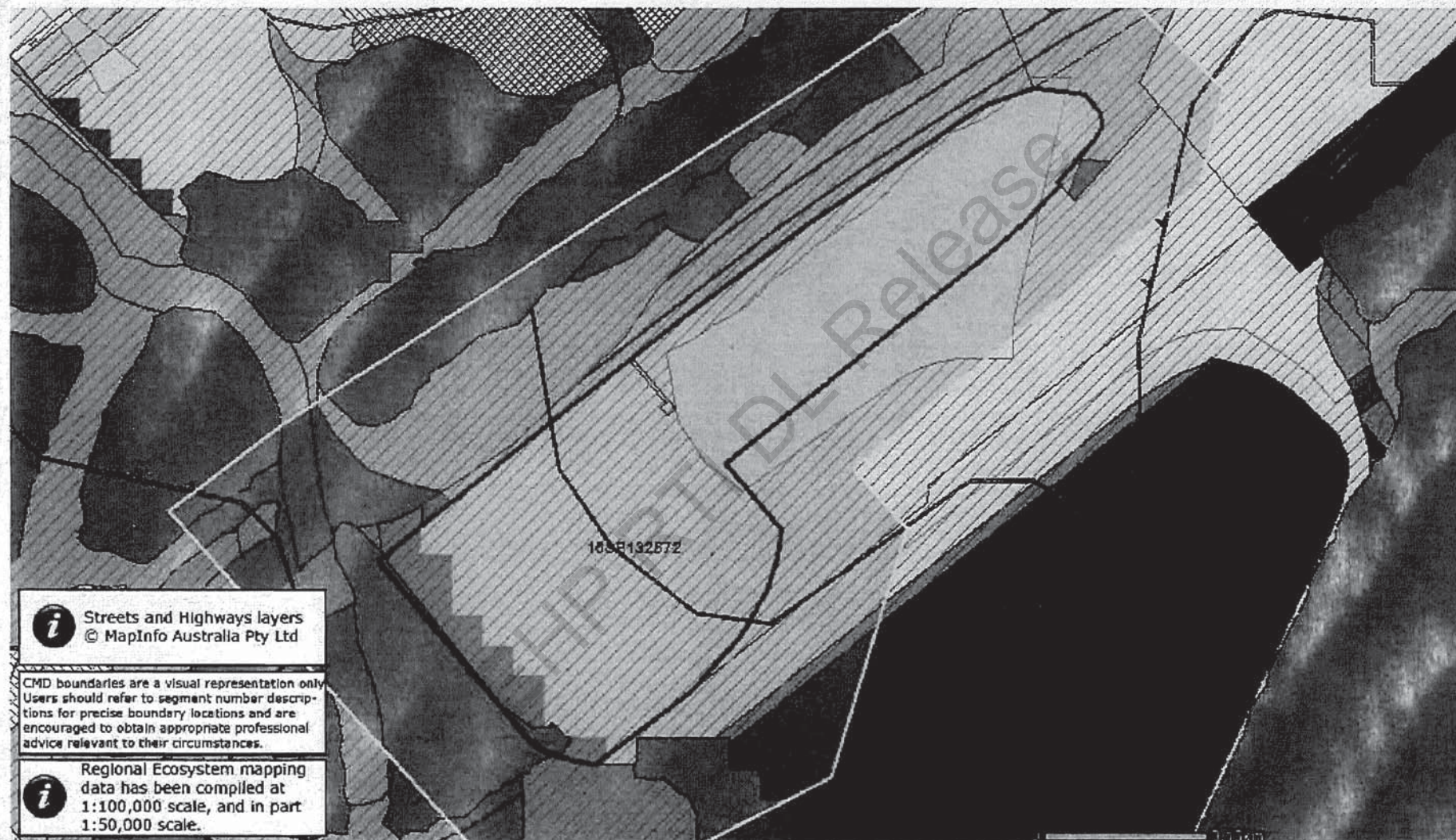
eco maps

Queensland Environmental Protection Agency

08/06/2010

ecomaps Screen Plot

Page 1 of 2



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eco maps

08/06/2010

Queensland Environmental Protection Agency

ecomaps Screen Plot:

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ecomaps Layers



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CURRENT TITLE SEARCH

ENVIRONMENT AND RESOURCE MANAGEMENT, QUEENSLAND

Request No: 8992865
Search Date: 12/04/2010 15:28

Title Reference: 50366104
Date Created: 18/09/2001

Previous Title: 40029989

REGISTERED OWNER

Dealing No: 705151128 30/10/2001

CAIRNS CITY COUNCIL

ESTATE AND LAND

Estate in Fee Simple

LOT 16 SURVEY PLAN 132572
County of NARES Parish of CAIRNS
Local Government: CAIRNS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 40029989 (Lot 16 on SP 132572)
2. LEASE No 705191453 15/11/2001 at 15:51
CAIRNS WASTE MANAGEMENT GROUP PTY LTD A.C.N. 091 176 715
3. TRANSFER No 709781219 18/07/2006 at 15:36
LEASE: 705191453
CEC RESOURCE RECOVERY PTY LIMITED A.C.N. 059 222 749
4. MORTGAGE No 709781220 18/07/2006 at 15:36
COMMONWEALTH BANK OF AUSTRALIA A.B.N. 48 123 123 124
over
LEASE: 705191453
5. AMENDMENT OF LEASE No 709808108 28/07/2006 at 08:27
LEASE: 705191453
TERM: 30/10/2001 TO 14/08/2026 OPTION 5 YEARS
6. EASEMENT IN GROSS No 706515532 09/04/2003 at 16:09
burdening the land
ERGON ENERGY CORPORATION LIMITED
over
EASEMENT A ON SP152469

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No



Project Running Report

Project Ref 349436	Project Name 8-(3a) Chemical storage >10m3 but <500m3 class C1 or C2/37-51 Lyons Street PORTSMITH QLD 4870/SITA (regional Queensland) Pty Ltd	Status Active	Project Director FROEMMCKE, Cristina	Project Manager NOT, Allocated	Office Responsible ES - Reg Serv - Cairns William McCormack
------------------------------	---	-------------------------	--	--	--

Assessing Officers

Name
BUCKINGHAM, Chris
JOHNS, Allen
SMITH, Timothy
GOLDSMITH, Carrie
MORRISON, Anthony

Applications: 1

Date 10-JUN-2010	Status Application Validation	Decision Level 2
----------------------------	---	----------------------------

Primary Clients

Name	Address Line 1	Address Line 2	Suburb	Postcode	State
SITA (regional Queensland) Pty Ltd	C/- Brazier Motti	PO Box 1185	CAIRNS	4870	QLD

Activities

Name
8-(3a) Chemical storage >10m3 but <500m3 class C1 or C2



Queensland Government
Environmental Protection Agency
Queensland Parks and Wildlife Service

Project Running Report

Date

10-JUN-2010

Status

Application Validation

Decision

Level 2

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

EHP RTI DL Release



Queensland Government
Environmental Protection Agency
Queensland Parks and Wildlife Service

Project Running Report

Date
10-JUN-2010

Status
Application Validation

Decision
Level 2

Notifiable activity or industrial activity

EHP RTI DL Release



Queensland Government

Environmental Protection Agency
Queensland Parks and Wildlife Service

Project Running Report

Date	Status	Decision
10-JUN-2010	Application Validation	Level 2

Advice - MCU of land in or within 100m of a wetland

Locations

Name	Address Line 1	Address Line 2	Suburb	Postcode	State
37-51 Lyons Street					
PORTSMITH QLD					
4870					

Agency Interests/Ratings

Category	Type	Rating
Land	Land - erosion/stability	Unknown (default)
Land	Land	Unknown (default)
Biodiversity	Biodiversity - riparian buffer zones	Unknown (default)
Biodiversity	Biodiversity - riparian buffer zones	Unknown (default)
Biodiversity	Biodiversity - marine systems	Unknown (default)

Permits: 3

Permit Ref	Permit Type	Status
SPCL00588010	Concurrence Response for a MCU involving contaminated land.	Assessment
SPCE00588110	Concurrence Response for a MCU involving an ERA.	Assessment
SPAR00588210	Advice Agency Response.	Assessment

CAIRNSPLAN

Planning Area Code

EHP RTI DL Release

Statement of Compliance

- Community Facilities Planning Area Code

COMMUNITY FACILITIES PLANNING AREA CODE

Purpose

The proposed Material Change of Use for Public Utility (extension to existing workshop & upgrade to wash-down facility) on land at 37 Lyons Street, Portsmith, described as Lot 16 on SP132572 meets the purpose of the Community Facilities Planning Area Code. Specifically, the development application achieves the intent of the following desired development outcomes expressed in the purpose statement of the Code:

- The establishment of community facilities such as schools, churches, community centres, State and Local Government facilities and major public utility depots or operations which are important to a District or to the City in locations which are convenient and accessible to the communities which the facilities serve is facilitated;
- The ongoing operation of existing community facilities as important community resources is facilitated;
- Any expansion or redevelopment of community facilities is in keeping with the purpose and character of the facility and with community needs;
- Uses identified as inconsistent uses in the Assessment Table dealing with material change of use for the respective Districts are not established in the Community Facilities Planning Area.

Applicability

The Code has been checked against the applicability statements and it does apply to the development.

Elements of the Code

Part A – For Self-Assessable and Assessable Development

Building Height

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES	COMMENTS OF COMPLIANCE WITH ACCEPTABLE MEASURES OR PERFORMANCE CRITERIA
P1 The height of all buildings must be in keeping with the intended character of the area and the height of buildings must not adversely affect the amenity of residential neighbourhoods.	<p>A1.1 <u>CBD – North Cairns District</u> Buildings are not higher than 11 metres.</p> <p>A1.2 <u>The Islands District</u> Buildings are not higher than 7.5 metres.</p> <p>A1.3 <u>All other Districts</u> The buildings are not more than 10 metres in height.</p>	The site population density will not be affected by the proposed development.

Built Form

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES	COMMENTS OF COMPLIANCE WITH ACCEPTABLE MEASURES OR PERFORMANCE CRITERIA
P2 Buildings must be set back to ensure that they are compatible with the character of the area and do not adversely affect other uses, particularly residential uses and tourist and short term accommodation uses.	<p>A2.1 In the CBD North Cairns District and the Inner Suburbs District, buildings are set back not less than: 6 metres from the road frontage/s of the site;</p> <p style="margin-left: 20px;">a) 4.5 metres from side and rear boundaries; and</p> <p>A2.2 In all other Districts, buildings are set back not less than:</p> <p style="margin-left: 20px;">a) 10 metres from the frontage to a State-Controlled Road, existing or proposed Arterial Road or existing or proposed Sub-Arterial Road, as identified on the Road Hierarchy Overlay Maps; or</p> <p style="margin-left: 20px;">b) 6 metres from the frontage</p>	The proposed extension to workshop and upgrade to wash-down facility will not be visible from the street and so will not affect the character of the area.

	c) to any other road; and 4.5 metres from side and rear boundaries.	
--	--	--

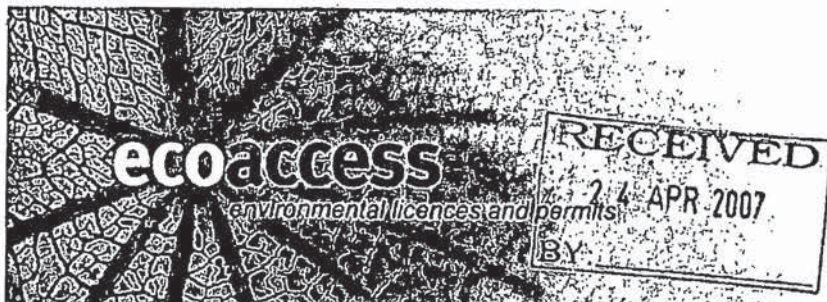
Parking and Access

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES	COMMENTS OF COMPLIANCE WITH ACCEPTABLE MEASURES OR PERFORMANCE CRITERIA
P3 Car parking areas must be setback from the boundaries of the site to ensure a high standard of amenity and to ensure that the amenity of residential land and residential uses and tourist and short term accommodation uses are protected.	A3.1 Car parking areas are set back: a) 6 metres from the road frontage/s of the site; b) 4.5 metres from any boundary with land included in a Residential 1, 2 or 3 Planning Area.	The existing car parking area will continue to be used following the development and no change to parking is proposed.
P4 The setbacks to car parking areas must be landscaped to enhance the amenity of the site and to provide a buffer to residential land and residential uses and tourist and short term accommodation uses.	A4.1 The setback between the road frontage/s and the car parking area is landscaped with dense planting; and A4.2 The setback between the boundary with land included in a Residential 1, 2 or 3 Planning Area and the car parking area is landscaped to provide a buffer to the residential land.	The existing car parking area will continue to be used following the development and no change to parking is proposed.

Part B – For Assessable Development Only

Character and Community Design

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES	COMMENTS OF COMPLIANCE WITH ACCEPTABLE MEASURES OR PERFORMANCE CRITERIA
P5 Development does not adversely affect the amenity of the: a) planning area; and b) adjoining land uses.	A5.1 No acceptable measures are specified.	The development is in keeping with the character existing waste facility.
P6 Buildings, structures and associated services are responsive to the natural features and constraints of the land.	A6.1 The design of buildings, structures and associated services takes into account: a) established trees; b) significant vegetation; c) ecological values; d) slope; e) waterways; and A6.2 On land steeper than 25% (1 in 4) alternative construction methods to slab on ground are utilised.	The proposed development is responsive to natural features on the site, including topography and adequately addresses site constraints as identified in the report.
P7 Buildings and structures are: a) responsive to the tropical climate by taking into account prevailing breezes and solar orientation; and b) designed to minimise energy consumption.	A7.1 No acceptable measures are specified.	The proposed development incorporates functional design and represents an improvement to the existing site.



Certificate of Registration

No: ENRE00517006

This certificate is issued by the Environmental Protection Agency.
The certificate takes effect from 18-APR-2007

The anniversary day for the purpose of the Annual Return is 20 July each year.

This registration certificate is a requirement of section 73F of the *Environmental Protection Act 1994* and authorises the registered operator to undertake the activity/ies listed below at the following place/places subject to the registered operator holding a current development approval for the activity/ies stated to be carried out at the place/places as stated in this certificate, or the relevant code of environmental compliance.

TAKE NOTICE: The granting of this registration certificate does not exempt the registered operator from the need to obtain such other approvals as may be required under other legislation.

Registered Operator:
Sita-Cec Environmental Solutions Pty Ltd
401 Spence Street
BUNGALOW QLD 4870

Registered Location & Activities:

Development Approval No	Place	Located at	ERA
FN0008DA	Lots 779 & 780, Plan NR7587	Bedminster Composting Facility Southern Access Road, PORTSMITH QLD 4870	ERA 53 Soil conditioner manufacturing - commercially manufacturing soil conditioners (other than spent mushroom growing substrate by a mushroom grower) by receiving and blending, storing, processing, drying, or composting organic material or organic waste, including for example, animal manures, sewage, septic sludges and domestic waste, in works having a design production capacity of 200 t or more a year.

Sch4p4(6) Signature

Robin Little
District Manager
Cairns District, Northern Region
Environmental Protection Agency
Delegate
Environmental Protection Agency
18-APR-2007



TRANSTANK PTI LTD

Operators Manual

Version 2.0 7.6.04

TRANSTANK PTI LTD

Congratulations on purchasing Australia's most up to date and versatile fuel storage system. In order to obtain the most from your purchase please read this manual thoroughly before using your **TRANSTANK**.

For the most up to date information regarding Transtank products please refer to our web site www.transtank.com.au.

EHP RTI DL Release

Version 2.0 7.6.04

TRANSTANK RTI 1996

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Statutory Authority Approval

Local Council

In some parts of the country local council approval may be required. Please check with your local council for requirements.

State Authority

Transtank has approached each Australian state authority for design acceptance. A copy of the relevant authority letter is attached for your information. Some states require a licence or registration to store and/or sell fuel. Please ensure to check with your state authority.

Environmental Protection Authority Requirements

In some states the Environmental Protection Authority may require the installation of water run off protection devices. Please check with your individual state office for specific requirements.

Victoria - Victoria WorkCover
GPO Box 4293
MELBOURNE VIC 3001 Ph: (03) 9941 0500



100% COMPLIANCE - 100% SAFETY

Level 24, 222 Exhibition Street
Melbourne 3000
GPO Box 4304, Melbourne 3001
Phone 3641 1500 Fax 9501 7227

Our Ref: HB239085-03

Mr P Kenini
Hazard Pty Ltd
Suite 12, 1620 Doncaster Road
DONCASTER EAST 3109

Dear Mr Kenini

DAANGEROUS GOODS (STORAGE AND HANDLING) REGULATIONS 2000

I refer to your correspondence dated 20 January 2013 in which you seek the Authorities approval for your clients aboveground self-bunded fuel storage tanks.

Statutory approvals such as the one you seek are no longer issued, the current Regulations adopt a performance based approach that requires a system for the management of risk.

The Code of Practice for the Storage and Handling of Dangerous Goods provides practical guidance on the control of risk. In addition, Technical standards, such as AS 1682-1998 quoted by you, provide additional guidance to an occupiers duty to identify hazards, assess and control risks in relation to aboveground self-bunded fuel storage tanks.

If you require clarification of any issues contained in this correspondence please contact Martin Davies on 8641 1507 or send a facsimile to 9641 1552, quoting the above reference number.

Yours sincerely

Sch4p4(6) Signature

Adrian Simonetta
Manager, Dangerous Goods

7/1/13



TRANSTANK PTY LTD

New South Wales - WorkCover New South Wales
Locked Bag 2906
LISAROW NSW 2250 Ph (02) 4321 5000

WorkCover New South Wales 400 King Street, Sydney 2000 Telephone: (02) 560 4111 Fax: (02) 560 4111 BPO BOX 553 LIDCOMB NSW 2058

SM: 2000/009035

22 November 2001



Mr P Kemm
Hazkem Pty Ltd
Suite 3, 1014 Doncaster Rd
DONCASTER EAST VIC 3109

RE: PORTABLE DOUBLE WALLED TANKS

Dear Mr Kemm

I refer to your submission on the above matter and have assessed your client's situation.

Consequently, pursuant to Clause 26(1) of the Dangerous Goods (General) Regulation 1999, an exemption is granted to Transtank Pty Ltd from complying with the strict requirements of Clauses 5.9.2 and 5.9.3(g) of Australian Standard AS1940-1993, *The storage and handling of flammable and combustible liquids*, for the double-walled tank known as the Diesel Dispensing System as outlined by drawing number A5077-3, under the following conditions:

1. A copy of this letter must accompany any tank installation and be kept by the occupier so that the occupier of a site is aware of the conditions under which this exemption is granted;
2. Only combustible liquids Classes C1 and C2, are stored in this type of tank;
3. The inner tank complies with Australian Standard AS1692-1989, *Tanks for flammable and combustible liquids*, as Category 4, for construction;
4. Emergency venting is fitted to the inner tank and provision is made for relief of any pressure in the interstitial space under fire engulfment conditions;
5. Tanks comply with all other requirements of AS1940-1993, and in particular, for location and separation distances;
6. Tanks are located on a level surface;
7. Tanks are protected from damage from manoeuvring vehicular traffic, on sites;

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TRANSTANK PTY LTD

8. The interstitial space between inner and outer walls is under vacuum and is monitored, by use of a vacuum gauge, to ensure that no liquid has leaked from the inner tank;
9. Management systems are in place at a customer's site so that if a leak from the inner tank is detected, immediate corrective action is taken, and filling into or dispensing from the tank does not occur until the leak is repaired and vacuum in the interstitial space is restored;
10. All openings to the tank are at the top of the tank;
11. The tank is fitted with anti-syphon protection;
12. The tank capacity is limited to 110, 000 litres for Combustible Liquids Class C1 and C2;
13. The occupier of a site is supplied with an operating manual for each installation of this type of tank.

This exemption shall not be applied in a manner which may jeopardise the safety of persons, other property or the environment. The exemption is valid within NSW only until Australian Standard AS1940 is reviewed and the concept of double walled tanks considered in the review. The extension or otherwise of this exemption beyond this point will depend upon the views expressed and the decisions made at this review.

Yours sincerely

Sch4p4(6) Signature

SERGE MORSON
WorkCover NSW

Version 2.0 7.6.04

TRANSTANK RTI 230

South Australia - Workplace Services
GPO Box 465
ADELAIDE SA 4001 Ph (08) 8303 0400



Department for Administrative
and Information Services

**WORKPLACE
SERVICES**

Your ref :
Our ref :
When calling :
Ask for : Antoniette Colella
Phone : (08) 8303 0430
Fax : (08) 8303 0440
Email : colella.antoniette@sragov.sa.gov.au

Retail, Wholesale, Storage and
Transport Team
Level 3, 1 Richmond Road
KESWICK SA 5035
GPO Box 465
ADELAIDE SA 5001
DX 715 Adelaide
www.eric.sa.gov.au
ABN: 50-560-588-327

9 September 2003

Mr P Kemm
Hazkem Pty Ltd
Suite 12, 1020 Doncaster Road
DONCASTER EAST VIC 3109

Dear Mr Kemm

Re: TRANSTANK RELOCATABLE TANKS

In relation to the approval you seek for a dual walled self-contained dispensing system for diesel, I wish to inform you that there are no regulations covering the storage of diesel in South Australia.

The Dangerous Substances Act covers the storage of flammable liquids only, so an approval for storage of diesel cannot be issued – diesel being a combustible liquid.

Should you have any further enquiries with regard to this matter, please contact me on the above telephone number.

Yours sincerely

Sch4p4(6) Signature

Antoniette Colella
Dangerous Substances Co-ordinator
Retail, Wholesale, Storage & Transport Team

cc: Transtank Pty Ltd
Suite 12, 1020 Doncaster Road
DONCASTER EAST VIC 3109

Version 2.0 7.6.04

TRANSTANK LTD

Western Australia - Department of Mineral & Petroleum Resources
100 Plain Street
EAST PERTH WA 6004 Ph (08) 9222 3333



Department of
Industry and Resources

Version: 1.1.1 6/20/04
Date: 11/11/04
Author: Phil Kerwin
Editor: Phil Kerwin

Phil Kerwin
Transtank Pty Ltd
Suite 12, 1020 Doncaster Rd
DONCASTER EAST VIC 3109

Dear Phil

EXPLOSIVES AND DANGEROUS GOODS (DANGEROUS GOODS HANDLING AND STORAGE) REGULATIONS 1992 SUBJECT: TRANSTANK PORTABLE DOUBLE WALLED TANKS

I refer to your updated submission dated 4 May 2004 regarding the Transtank
Pty Ltd portable relocatable tanks.

The information in your application has been assessed in accordance with
Regulation 4.44 and Clause 1.3 of AS 1840-1993.

I wish to advise that the Transtank tanks (up to 110 kL capacity) are approved
for use in Western Australia for the storage of combustible liquids C1 and C2
only.

Dangerous goods storage licensees be shall be made aware of the operating
conditions that apply for the use of these tanks and shall be given a copy of this
approval.

General Information

A new edition of Australian Standard 1840 is due shortly and specific
requirements for double walled above-ground tanks will be included in the new
Standard. Additional safety requirements may apply to those tanks.

Yours sincerely

Sch4p4(6) Signature

Larry Lim
A/Principal Dangerous Goods Officer
DANGEROUS GOODS SAFETY BRANCH

21 June 2004

Version 2.0 7.6.04

TRANSTANK PFI LTD

Tasmania - Workplace Standards Tasmania
PO Box 56
ROSNY PARK TAS 7018 Ph (03) 6233 8353



DEPARTMENT of
INFRASTRUCTURE,
ENERGY and RESOURCES
PFI LTD
Phone: (03) 6233 8358
Fax: (03) 6233 8338
Email: Peter.Davies@pfi.com.au
Our Ref: 12033-02

Mr J Weikert
TRANSTANK
92-94 William Angliss Drive
LAVERTON NORTH 3026 VIC

Dear Sir

EXEMPTION - "TRANSTANK" - PORTABLE DOUBLE WALLED TANKS

Your consultant, Phil Kemm of HAZKEM Pty Ltd, has applied, on your behalf, for an exemption under the above Act for your "TRANSTANK" relocatable, dual walled self-contained relocatable diesel tanks.

In accordance with section 24 of the *Dangerous Goods Act 1998* I advise that I have granted an exemption to occupiers of sites within Tasmania which contain portable double walled tanks, manufactured by TRANSTANK of Laverton North, Victoria.

The exemption is from full compliance with regulation 43(a) of the *Dangerous Goods (General) Regulations 1998*, and in particular the full requirements of Clause 5.9 Bunds and Compounds of Australian Standard AS1940-1993. *The storage and handling of flammable and combustible liquids*

This exemption is granted subject to the following conditions:

Obligations of the Occupier/Licensee

1. Workplace Standards Tasmania is to be notified prior to any tank of this type being installed in Tasmania.
2. A copy of this letter, granting the exemption and listing the conditions, must accompany each tank installation and be kept on site by the occupier of that site.
3. The tanks are to store only C1 and C2 combustible liquids as defined in the Australian Code for the Transport of Dangerous Goods by Road and Rail, 6th Edition (ADG Code).
4. The tank is not to be located inside buildings or structures and is to be installed on a level surface.
5. The location of tanks shall comply with location and separation requirements of Australian Standard AS1940-1993.
6. The tank is to be protected from damage from manoeuvring mobile machines and vehicles.
7. The interstitial space between the inner and outer walls is monitored to ensure that no liquid has leaked from the inner tank.

0300-1127-02 TRANSTANK PFI LTD 001-02

Version 2.0 1.0.0.4

TRANSTANK

8. Management systems are in place so that if a leak from the inner tank is detected, immediate corrective action is taken, and filling into or dispensing from the tank does not occur until the leak is repaired and vacuum in the interstitial space is restored.

Obligations of the Manufacturer/Supplier

9. The inner tank must comply with Australian Standard AS 1692-1989, *Tanks for flammable and combustible liquids*, as Category 4, for construction.
10. Emergency venting is fitted to the inner tank and provision is made for relief of any pressure in the interstitial space under fire engulfment conditions.
11. A system for monitoring the interstitial space between the inner and outer walls is in place so that any liquid leaking from the inner tank is detected.
12. All openings to the tank are at the top of the tank.
13. The tank is fitted with anti-siphon protection.
14. The tank capacity is limited to 110,000 litres for Class C1 and C2 combustible liquids.
15. The occupier of the site is supplied with comprehensive information, so that the procedure and systems that are required by Section 9 - Operations of AS 1940-1993, can be developed.

Please note that the exemption is valid only until Australian Standard AS1940-1993 is reviewed and the concept of double-walled tanks and similar designs are considered within the review. In addition, an occupier of a site in Tasmania, using these tanks to store diesel, must comply with all relevant regulations contained within the Dangerous Goods (General) Regulations 1998.

A copy of this letter has been forwarded to Mr Kemm HAZKEM Pty Ltd, for his information.

If you require further clarification on this matter, please contact Peter Davis on (03) 6233 8358.

Sch4p4(6) Signature

ROBERT L. PEURCE
DELEGATE OF
THE COMPETENT AUTHORITY

Cc:
Phil Kemm HAZKEM PTY LTD Suite 3, 1014 Doncaster Road,
DONCASTER EAST VIC 3109.

C:\DATA\SYSTEMS\TRANSTANK\EX\STP4(6) D.V

TRANSTANK

Queensland

The storage of Flammable and Combustible Liquids in Queensland is licensed by the local government authority for the geographic region in which the equipment is to be installed. It is necessary to make application to the relevant Local Government Authority prior to the installation of the Transtank equipment.

Please be aware that the requirements of the Dangerous Goods Safety Management Act 2001 and its associated regulation must be adhered to when planning for the installation of the Transtank equipment.

Local council will assess each application in accordance with the following guidelines as specified by the Queensland State Government Chemical, Hazards and Emergency Management Unit.

Links to the web sites of all local government authorities in Queensland can be found on the following web site:

http://au.dir.yahoo.com/Regional/Countries/Australia/States_and_Territories/Queensland/Government/Local_Government/Councils/

TRANSTANKTM



Queensland
Government

Mr Phil Kemm
Hazkem Pty Ltd
Suite 3, 1014 Doncaster Rd
DONCASTER EAST, VIC 3109

Counter Disaster
and Rescue Services

Queensland
Emergency Services

5 December 2001

Ph: 07 3247 8444
Our Fax:

Dear Mr Kemm *

I refer to your letter of 22 August 2001 on behalf of Transtank Pty Ltd seeking approval from this department of a dual-walled self-bunded tank and dispensing system for flammable and combustible liquids (Drawing AS077-3).

In Queensland at present, the storage of flammable and combustible liquids (FCL) is licensed by Local Governments under the *Building (Flammable and Combustible Liquids) Regulation 1994*, with the technical conditions of licence governed by Australian Standard AS 1940 *The Storage and Handling of Flammable and Combustible Liquids*. This Regulation is administered by the Department of Local Government and Planning.

On 7 May 2002, the *Dangerous Goods Safety Management Act 2001* will commence in full. Drafted by the CHEM Unit, this legislation sets requirements for the storage and handling of dangerous goods and combustible liquids. It will be administered by a number of agencies under a whole-of-government strategy coordinated by the Department of Emergency Services.

The Act is performance-based in its approach and makes no requirement for formal approvals or dispensations. Licensing of FCL storage by Local Governments will still be required, but will come under the DGSM Regulation rather than the existing one.

The decision to permit the use of your dual-walled tanks at a licensed FCL storage will be one for the relevant Local Government to make.

Hence, the CHEM Unit is not able to issue any approval or dispensation as you request.

The intent of the DGSM Act is that anyone involved with the storage and handling of dangerous goods and combustible liquids which may harm persons, property or the environment has the obligation to minimise the risk of such harm, as far as reasonably practicable. This obligation applies to occupiers of premises and to the suppliers of storage and handling systems.

Chemical Hazards and Emergency
Management (CHEM) Unit

Emergency Services Complex
100 Kew Road, Box 10, Kew Road
Kewton QLD 4031

07 3247 8444
07 3247 8444

Telephone 07 3247 8444
Facsimile 07 3247 8444
Website www.emergency.qld.gov.au

After 5pm 07 3247 8444

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Acknowledging our most valuable asset

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TRANSTANK PTY LTD

Providing the Intent of the DGSM Act is met, the CHEM Unit would raise no objection to the use in Queensland of your dual-walled tank without further bunding for the storage of combustible liquids. To assist Local Governments in setting conditions of licence, we would recommend that the following conditions attach to their use. These conditions are in addition to any conditions which might normally be set for an equivalent tank with conventional bunding.

1. The tank is used for the storage of Combustible Liquids only (C1 and C2). Signage to this effect should be prominently displayed on the tank.
2. The tank is located on a level surface.
3. If the tank is to be located in a flood-prone area, it should be adequately anchored to the ground to prevent it floating.
4. The tank is located to meet all relevant separation distances of AS 1940.
5. The tank is used only in outside storage situations (not inside a building).
6. The tank, including the inner and outer walls, complies with Australian Standard 1692-1989 *Tanks for flammable and combustible liquids*.
7. Venting is fitted to the inner tank in compliance with AS 1940.
8. Provision is made for relief of any pressure in the interstitial space during fire engulfment conditions.
9. The tank fill point is located at the top of the tank, is fitted with a 'kam-lok' type of connection and provided with a containment sump for any overflow.
10. Irrespective of filling method, an overfill protection valve is installed in the drop tube of the tank and calibrated to prevent the tank from being filled in excess of 90% of its capacity.
11. A means is provided to empty the fill hose after filling the tank, such that (i) the risk of spillage is minimised and (ii) any spillage which does occur is contained.
12. A system is installed to monitor the interstitial space between the inner and outer walls for leakage from the inner tank.
13. All openings to the tank (except the interstitial drainage point) are at the top of the tank.
14. The tank is fitted with anti-siphon protection.
15. If the tank is located where it could be struck by vehicles, it is protected from such impact by appropriate barriers.
16. Management systems are implemented which will ensure that, if a leak from the inner tank is detected, immediate corrective action is taken and filling into or dispensing from the tank does not occur until the leak is corrected.
17. The tank manufacturer supplies to the purchaser an operators manual for the safe use of the tank and dispensing system.

These conditions should be reviewed in the light of any future version of AS 1940 (currently dated 1993) which addresses the concept of dual-walled tanks.

TRANSTANK PTI ESTD

We recommend that you provide to potential users or purchasers of your tanks a copy of this letter and make them aware of the following:

- the need to apply to the Local Government for the place where the tank is to be located for a Flammable and Combustible Liquids licence; and
- the need to adhere to the provisions of the *Dangerous Goods Safety Management Act 2001* and its associated Regulation.

These conditions relate only to the safety aspects of the design and operation of the tanks under the DGSM Act. In considering a licence application relating to your tanks, a Local Government may apply additional conditions in relation to environmental or other matters.

Should you have any queries regarding this matter, please contact Ralph Carlisle on 07 3247 8444.

Yours sincerely

Sch4p4(6) Signature

Ralph Carlisle
Dangerous Goods Safety Manager

Version 2.0 7.6.04

TRANSTANK PTI CTD

Australian Capital Territory – A.C.T Workcover

Level 4

FAI House

197 London Circuit

CANBERRA ACT 2601 Ph (02) 6207 6353

Northern Territory - Department of Industries and Business

Occupation Health & Safety Division

GPO Box 4160-

DARWIN NT 0801 Ph (08) 89995010

Please note additional certification relating to the cyclone rating of the equipment, and the equipment installation may be required.

Version 2.0 7.6.04

Work Health & Electrical Safety

GFID Encl: 010001 NY ...
Tel: 212 312 1111
Fax: 212 312 1111
Email: clm@ny.gov

File:AP 0036 01
Rpt File:10JG05sc en

Mr Phil Kenm
Hazkem Pty Ltd
Suite 3, 1014 Doncaster Rd
DONCASTER EAST, VIC 3109

Dear Mr Kennan

I refer to your letter of 13 December 2001 on behalf of 'Transstank Pty Ltd' seeking approval from this department for a dual walled, self-bunded combustible liquid storage tank and dispensing system.

Work Health has no objection to the use of your dual-walled tank, without further bunding, for the storage of combustible liquids in the Northern Territory, subject to the following provisions:

- 1) Compliance with the intent of the Northern Territory Dangerous Goods Regulations 1985 and in particular:
regulation 211 Storage &
regulation 215 Self-Service Fuel Dispensing Units..
- 2) Compliance with the provisions of AS 1692-1989 for category 3 tank and AS 1940-1993 and your submitted documentation.

For your information the following Website will guide you to the Northern Territory Dangerous Goods Regulation.

http://www.mt.gov.au/dbird/dlb/wha/obligations/ob_legislation.htm

In Addition

- Management systems are implemented which will ensure that, if a leak from the inner tank is detected, immediate corrective action is taken and filling into or dispensing from the tank does not occur until the leak is corrected.

TRANSTANK PTI LTD

- The tank manufacturer supplies to the purchaser an operators manual for the safe use of the tank and dispensing system.

These conditions should be reviewed in the light of any future version of AS 1940 (currently dated 1993) which addresses the concept of dual walled tanks.

Should you have any further queries regarding this matter please call me on (08) 8999 5127.

Sch4p4(6) Signature

**Deputy Chief Inspector of
Dangerous Goods**

20 March 2002

Version 2.0 7.6.04

TRANSTANK PTL LTD

Transtank AS1940 – 1993 Certificate of Compliance

TRANSTANK

ABN 75 054 044 951
Suite 11, 1201 Dandenong Road
Dandenong East VIC 3175
Australia
Telephone: +61 (0)3 9593 8522
Facsimile: +61 (0)3 9593 8527
Email: enquiries@transtank.com.au
Web Site: www.transtank.com.au

Certificate of Compliance

AS1940 – 1993

We hereby certify that the Transtank Self-Discharge Tank Module is designed and manufactured in accordance with the requirements as specified in AS1940:1993.

Specifically our design meets the requirements as nominated as follows:

Section 5 clauses:

- 5.2.1 Design and construction
- 5.3.1 Fabrication
- 5.3.2 Location of nozzle
- 5.3.3 Fabrication of nozzle
- 5.3.4 Fabrication of nozzle
- 5.3.5 Nozzle assembly
- 5.3.6 Flange
- 5.3.7 Venting device
- 5.3.8 Venting device
- 5.3.9 Venting device
- 5.3.10 Venting device

Section 6 clause:

- 6.2.1 Type of tank
- 6.2.5 Size
- 6.4 Delivery hose and nozzle

Clause 6.9

It is the responsibility of AS1940 ensuring the requirements for self-discharge tanks.

Version 2.0 7.6.04

TRANSTANKTM

Transtank Technical Specification

TRANSTANKTM

484170 001 601 101
 Unit 12/10201 (Donghai Road)
 Oranville East Victoria 3101
 Australia
 Telephone: 0513 95126123
 Facsimile: 0513 95126123
 Email: info@transtank.com.au
 Web Site: www.transtank.com.au

Tank Specification

- Tanks are designed and manufactured in compliance with AS1692 Form 2, Hydraulic and Compressor Tanks and AS1690 The Design and Building of Hydraulic and Compressor Tanks.
- Tanks are designed and equipped for the storage of Combustible liquids (Diesel) and Lubricants (mineral based) only. Signage to this effect is prominently displayed on each tank.
- The tanks are designed to be stored on a level surface.
- The tanks are made up of an internal fuel storage tank (rectangular design) this internal tank is surrounded by an external tank for extra protection and self contained heat shield of the design.
- The tanks are constructed from 1st grade new steel. The design is based dimensionally around the design of a 180 shipping container. The tanks are fitted with optional top plate. The top location for materials is as follows:

Main Frame	500 x 100 channel
Long Members	150 x 75 channel
Top Sheet	4mm plate
Midway	600mm dia
Weld	50mm dia
Fit	50mm dia
Section	50mm dia
Draw	50mm dia
- The tanks are designed to be used only in outdoor applications.

Prepared by: Paul Morgan - Business Development Manager

TRANSTANK™

TRANSTANK™

ABN 76 034 664 561
Suite 12 / 1020 O'Connor Road
Doncaster East Victoria 3106
Australia
Telephone: +61 3 9642 8122
Facsimile: +61 3 9642 8133
Email: sales@transstank.com.au
Web Site: www.transstank.com.au

- Venting is fitted to the inner tank (plasma dia) in accordance with the requirements of AS1640
- Provision has been made for relief of any pressure in the interstitial space during any possible fire engulfment conditions
- The tank fill point is located at the bottom of the tank. The filling of the tank flows through a pipe rise: the tank is filled from the top, the point is internally located in the tank. A bonded containment sump is provided for any overflow at the fill point
- An overflow protection valve is installed in the drop line of the tank and calibrated to prevent the tank from being filled in excess of 80% of its capacity
- A visual inspection system is provided to monitor the interstitial space between the inner and outer walls for leakage from the inner tank
- All openings to the tank are at the top of the tank
- The tank is fitted with anti-siphon protection
- A management system will be provided that will ensure that, if a leak from the inner tank is detected, immediate corrective action is taken and filling into or dispensing from the tank does not occur until the leak is corrected
- Permanent ladder and platform for ease of inspection and access
- A filler is fitted to the vent pipe to assist with the prevention of ingress of dirt into the main containment area, therefore preventing the possible contamination of product stored
- A calibrated fluid level display is supplied (200L markings) with each unit

Prepared by: Paul Morgan - Business Development Manager

Version 2.0 7.6.04

Site Preparation

Site location

All fuel storage installations are required to be located according to AS1940 "The storage and handling of flammable and combustible liquids." Please ensure this code is consulted prior to siting any tanks.

The tanks are designed to be installed on a flat level area. Please ensure that the site has adequate bearing capacity for the weight of installation.

As a general guide please refer the following table for the 'empty' weight of each size Transtank. In order to calculate the total weight of the unit, when full of fuel, please be aware that as a guide the weight of diesel fuel (specific gravity) is 0.86kg per litre.

Table of Weights - Transtank

Tank Size	Weight (kg)
T2.25	600 kg
T4.5	1 200 kg
T12	4 500 kg
T17 Site Safe	9 500 kg
T30	8 500 kg
T63	16 000 kg
T80	18 000 kg
T100	19 000 kg
T108	19 500 kg

Site Design

The tank is to be installed level. This can be achieved by one of two options. The tank can be installed on a flat level surface, or can be packed under each bearing point. On a 6 meter tank there are 4 points, one on each corner. On a 12 meter tank there are an additional 2 points on each side. Either option must have the bearing surface adequately designed for the proposed loading.

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Tank Separation Distances

5.7 SEPARATION OF ABOVE-GROUND TANKS

5.7.1 Application

The tank spacing requirements of this Clause shall apply to both outdoor and indoor locations, provided that the latter are permitted by other limiting requirements.

5.7.2 Separation distance from tank to protected places, security fences or to on-site protected places

A tank or tanks shall be located so that the following minimum separation distances are maintained:

- (a) To security fences and on-site protected places, Table 5.3.
- (b) To a protected place on an adjacent site, Table 5.4.
- (c) Except where provided with cooling water in accordance with Appendix J, the layout of tanks storing flammable liquids (or combustible liquids within the same compound as flammable liquids) shall be confined to not more than two rows, so that any tank is accessible from a road outside the bund.

The separation distance to a protected place on an adjacent property may be measured across the property boundary as if the boundary did not exist. Where there is no protected place on the adjoining property the installation may be located in accordance with Item (a), and an undertaking shall be given that, should alterations on the adjacent property result in a breach of the requirements for separation distance, the installation will be modified or relocated to restore compliance, or will be taken out of service.

5.7.6 Distance between horizontal tanks

The distance between adjacent horizontal tanks shall be at least 600 mm. For horizontal tanks adjacent to vertical tanks, the requirements for vertical tanks shall apply. The potential for end failure of a horizontal pressure tank and the resulting exposure hazard shall be taken into account when determining the tank's location.

Horizontal tanks shall not be arranged so that they are end-to-end.

TABLE 5.3
SEPARATION DISTANCES FOR TANKS TO SECURITY
FENCES AND ON-SITE PROTECTED PLACES

Separation required from tank to:	Minimum distance, m*		
	Type of liquid stored		
	Flammable	Combustible	
		C1	C2
Fill points†, platforms or package storage	Diameter of the tank or 15 m, whichever is less, but not less than 6 m	Diameter of the tank or 7.5 m, whichever is less, but at least 3 m	Unrestricted, determined by the compound
Office buildings, warehouses, manufacturing areas, workshops or amenities blocks on the same premises	Distance required by Table 5.4, but need not exceed 15 m	Distance required by Table 5.4 but need not exceed 7.5 m	
Security fence‡	Diameter of the tank or 15 m, whichever is less, but not less than 6 m or the distance obtained from Table 5.4 whichever is the lesser	Diameter of the tank or 7.5 m whichever is less, but at least 3 m	

* Refer to the various rules for alternative distances when vapour barriers are used.

† Points for filling packages, drums or tank vehicles and not the fill point into the storage. Where the liquid being transferred and the liquid in the adjacent storage under consideration are of different classes, determine the separation as if both were of the lower flash point of the two.

‡ For distance to boundaries, see Clause 3.2.5.

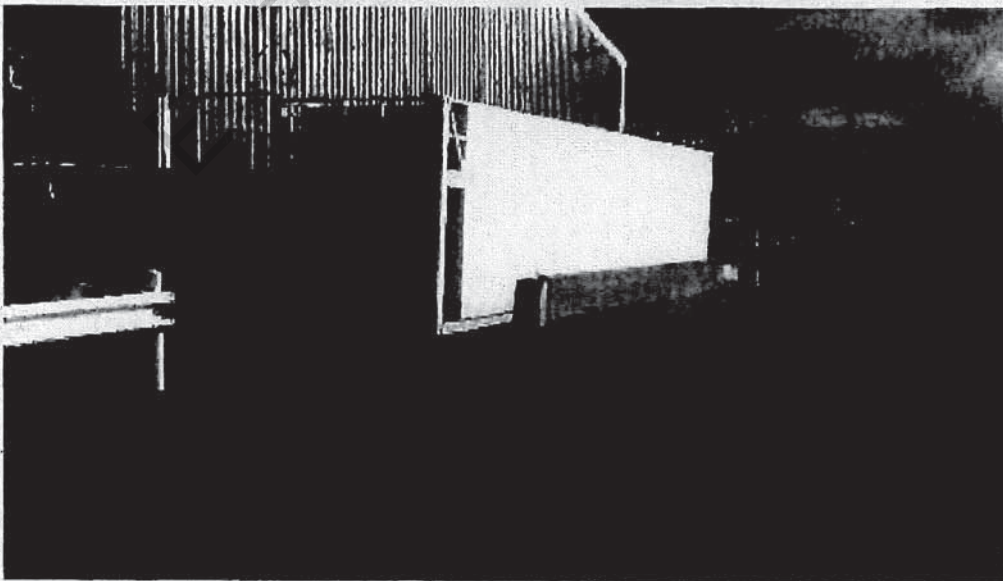
Slab Design

[illegible]

TRANSTANK

Tank Protection

Transtank equipment, once on site, is to be protected by adequate bollarding to protect the tank from collision from vehicular traffic.



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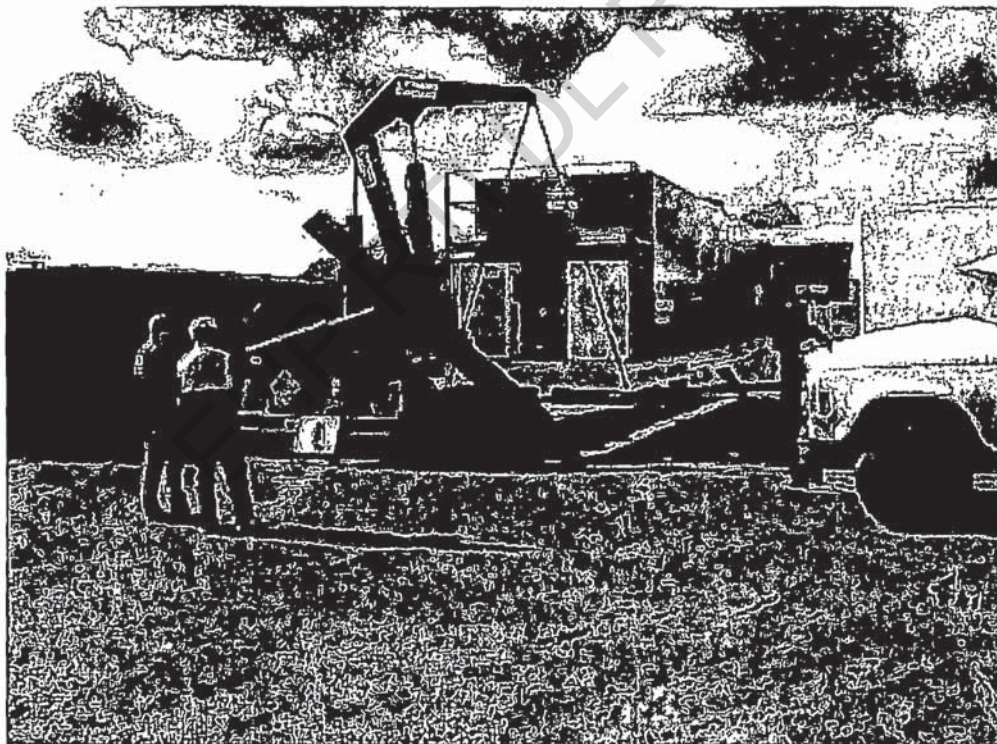
Equipment Set Up

Unloading of equipment

The tank will generally be delivered to your site by road transport vehicle. The tank is designed to be transported in an empty state and it can be lifted from the vehicle by either a transport side loader or mobile crane. Both container twist lock points and top mounted lifting lugs are provided for this purpose.

Please ensure that only competent persons trained in the safe handling of this lifting equipment are used for this procedure.

Each tank is supplied with crane lifting lugs located at the top of the unit. Each lug is computed to a maximum lifting capacity of 19 000kg per lug, therefore the total lifting capacity of the 4 x lugs combined is 76 000kg.



A common method of delivery of the Transtank unit is with container side loader transport units. The Transtank is indeed an inter-modal unit, with the ability to be transported using sea, rail and road transport.

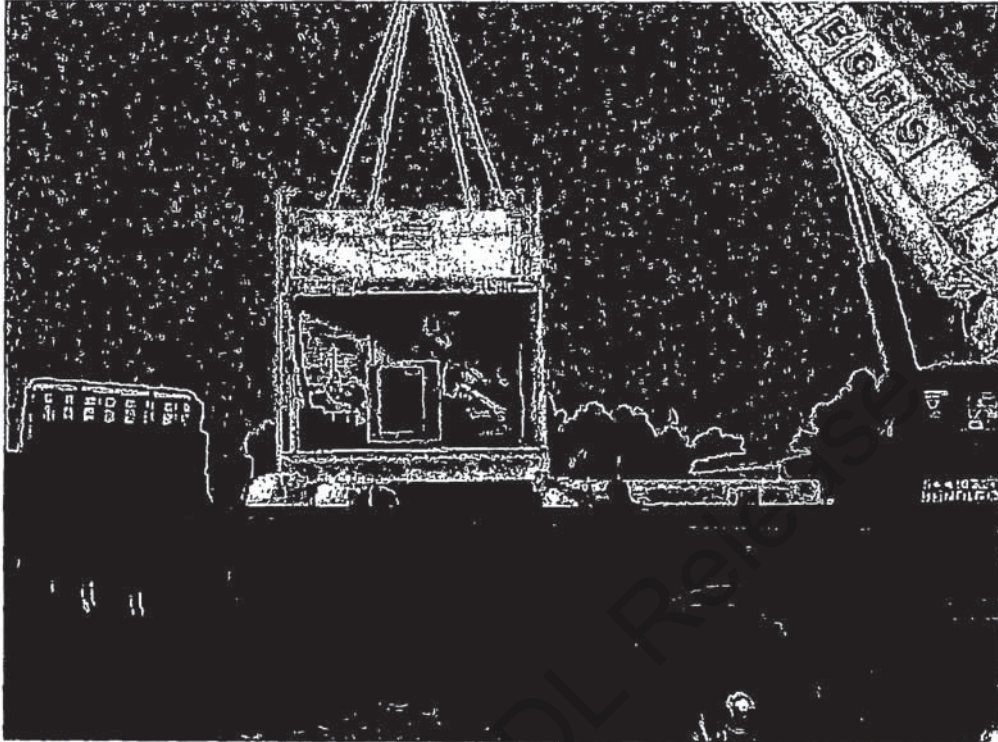
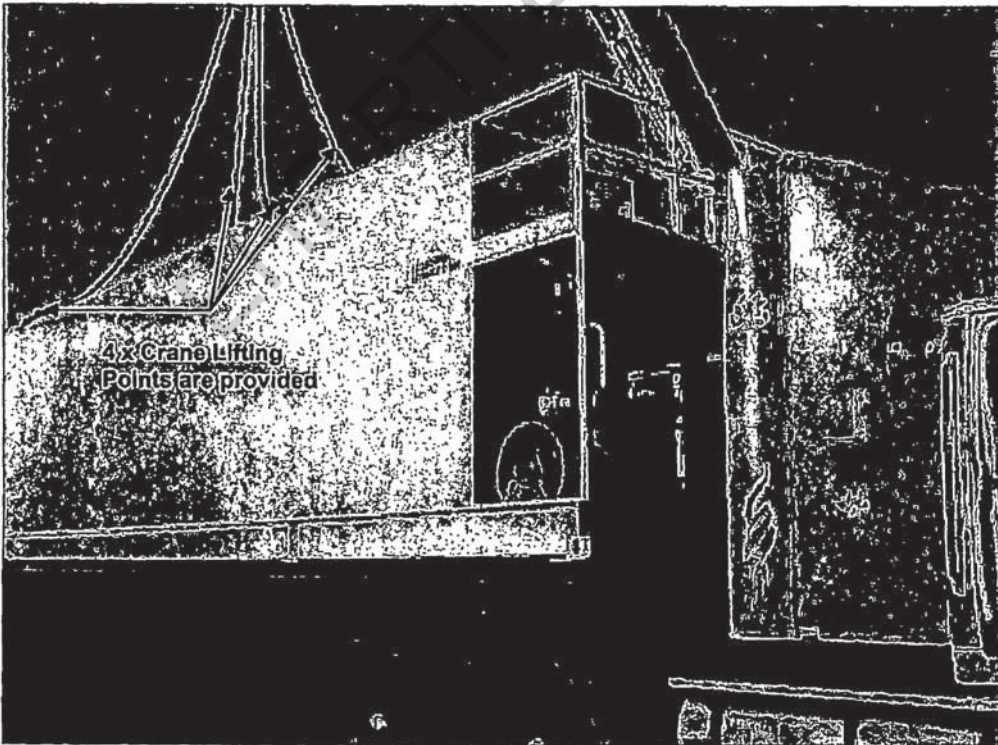
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TRANSTANK PTI ESTD



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TRANSTANKTM



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TRANSTANK PVI L370

Air Vent

It is important that the air vent (or vents for a multi compartment unit) are fitted prior to the delivery of product into the Transtank unit.

The Transtank unit vents freely to the atmosphere, the tank is not designed as a pressure vessel. As the unit is filled with product, the product replaces air as the fluid level in the tank raises. The air vent also provides thermal relief, allowing the product stored in the tank to expand and contract with temperature changes induced by the surrounding environment.

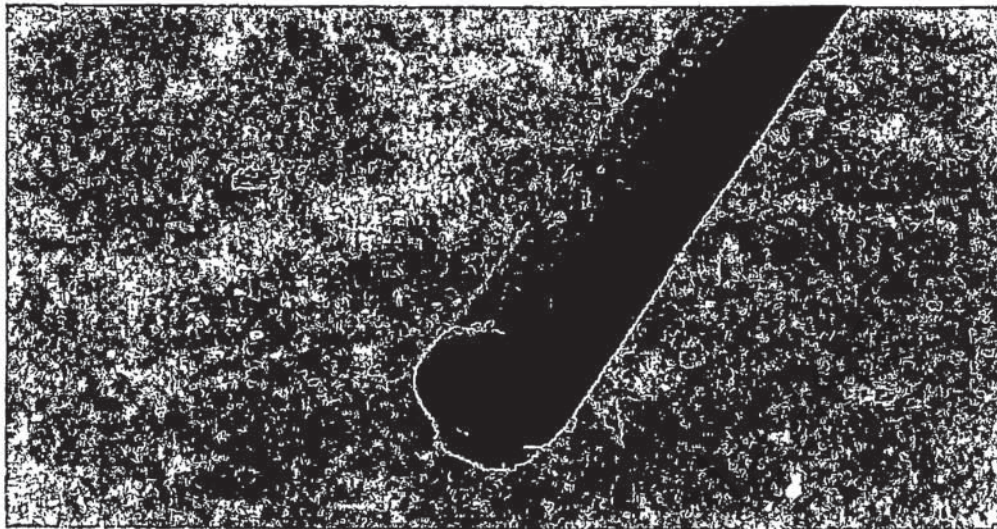
The air vent supplied will appear as follows. Upon delivery the air vent will generally be attached using cable ties, either on the platform leading to the tank dip point, or the front bunded pump bay housing area:



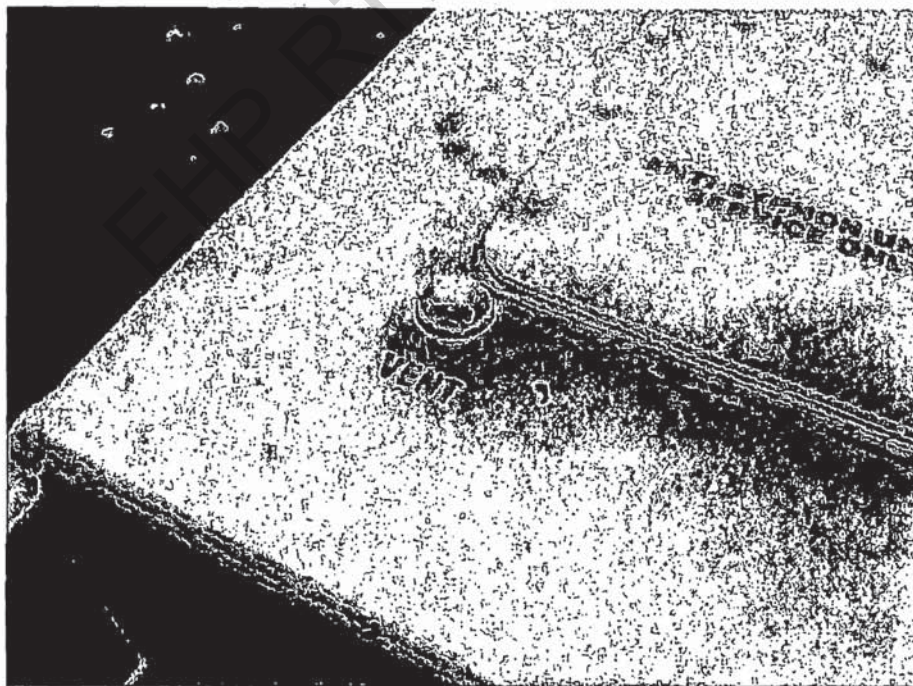
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TRANSTANK PTI ESTD

The vent has a 50nb BSP male thread, as follows:



The vent is to be screwed into the 50nb BSP female housing, located on top of the tank, marked 'VENT'. We suggest the use of a thread sealing compound when mounting the air vent to the tank unit. This mounting point can be accessed by the ladder provided at the front of the tank unit.



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TRANSTANK PER CUT

Once fitted the vent should appear as follows:



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TRANSTANK PFI LTD

Electrical

The tank should be connected to the site electrical system (when required) by a suitably qualified electrician using only adequately rating components to individual State requirements. Please refer to **TRANSTANK** for further advice.

The supply to the unit should be from a switchboard using a 16-amp circuit breaker and lockable double pole isolator for 240 volts, or 20-amp circuit breaker and lockable double pole isolator for 415 volts. If the fuelling system is to be operated at night, a lighting system should be installed if local lighting is inadequate. Refer to AS 1940 clause 3.2.10.

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TRANSTANK

Operation

It is the responsibility of the owner to ensure any staff that are to use the equipment are adequately trained in the safe operation of the unit and in the safe handling of fuels and lubricants. Refer to product supplier for latest MSDS.

Equipment Fill Procedure

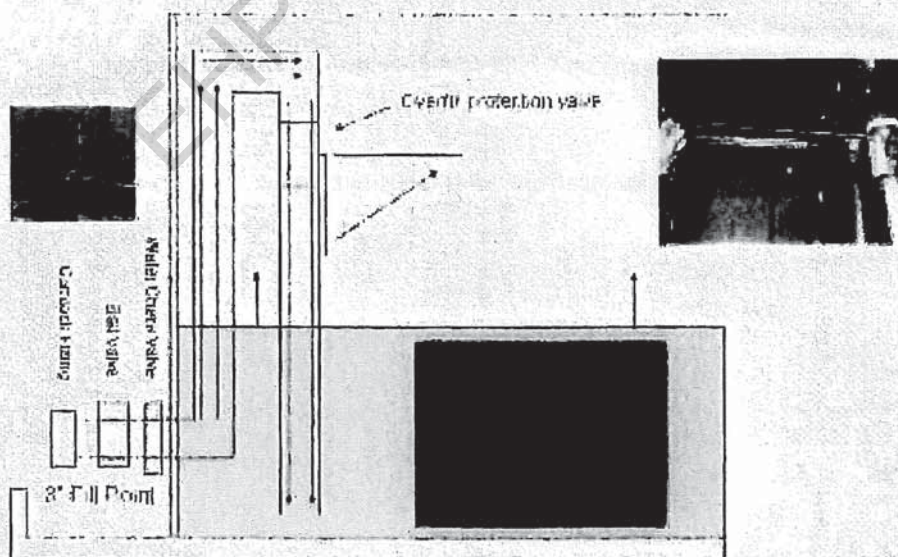
Your Transtank equipment is supplied with an 80nb fill point (50nb for lubricants storage equipment). The fill point is supplied complete with a Camlock Male Coupling, Camlock Dust Cap, 2 piece full bore fire safe flanged ANSI 150# ball valve, and wafer style non return valve.

The pipework extends into the tank, then rises to the top of the unit internally. The pipework then takes a 180 deg turn and continues to a Mechanical Overfill Protection Valve. The Mechanical Overfill Protection Valve used is a Clay and Bailey type 1228. An electronic overfill protection system may be installed as a secondary backup to the mechanical valve. If installed this would be a Liquip type MMP102 Unit.

The following demonstrates the filling line reticulation of a Transtank unit:

TRANSTANK

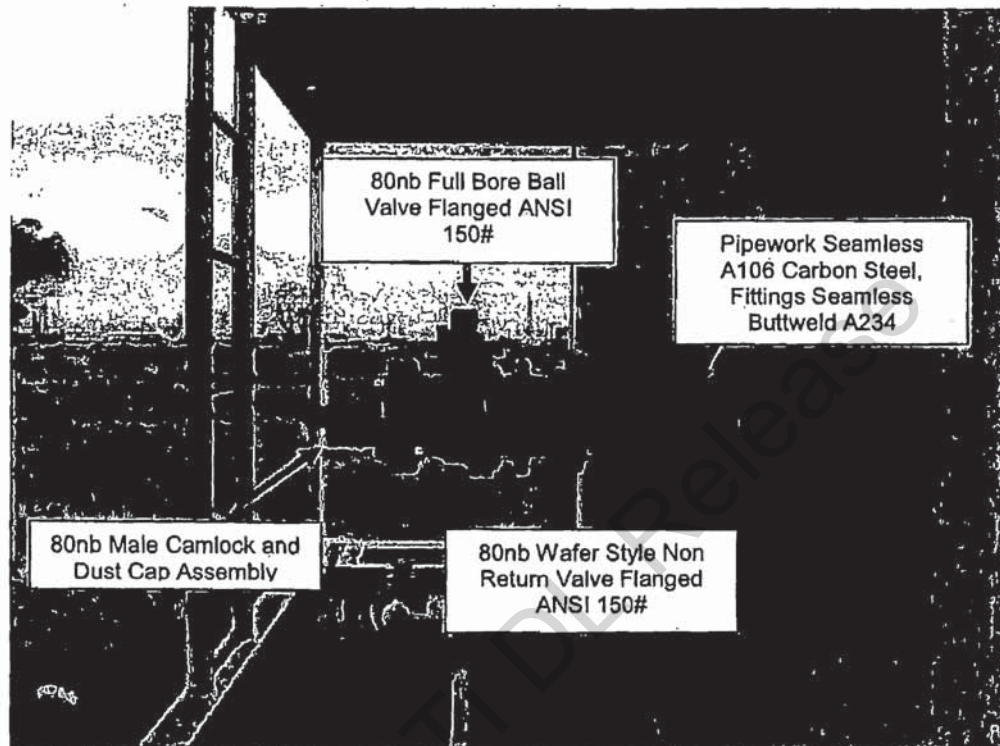
As the tank fills the float level rises, lifting the float arm of the overfill protection valve, shutting the valve, and preventing filling past 90% of the tank capacity.



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TRANSTANK

The fill point is as follows:



Important:

Fluid must be pumped into a Transtank unit, fluid cannot be gravity dropped into our equipment.

The Air Vent must be fitted to the Transtank unit prior to filling the tank.

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TRANSTANK PTI LTD



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TRANSTANK PTY LTD



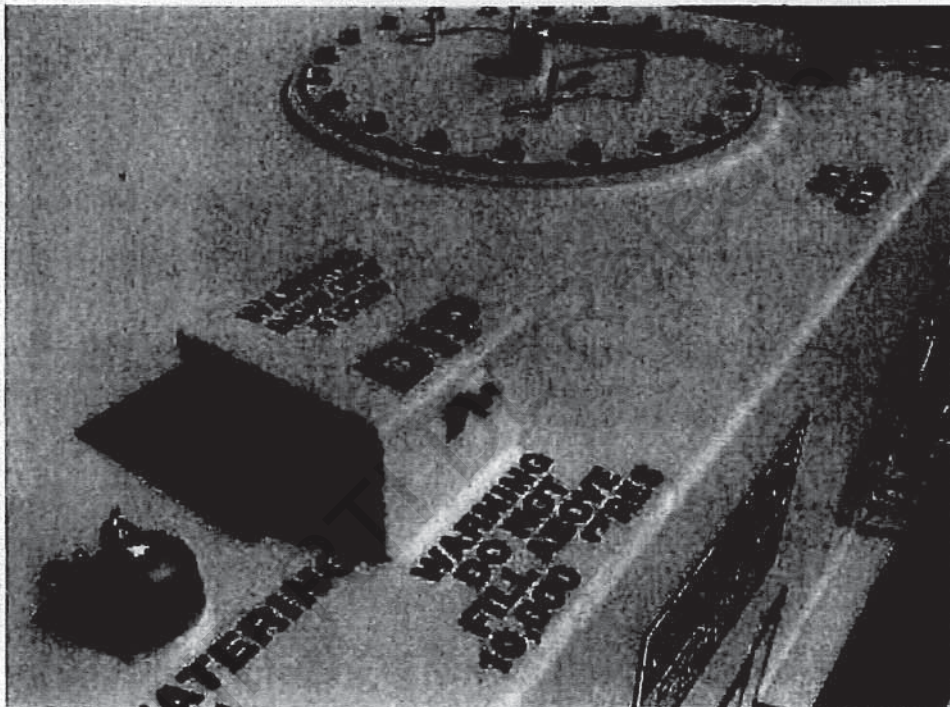
Clay and Bailey Type 1228 Mechanical Overfill Protection Valve

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TRANSTANK PTY LTD

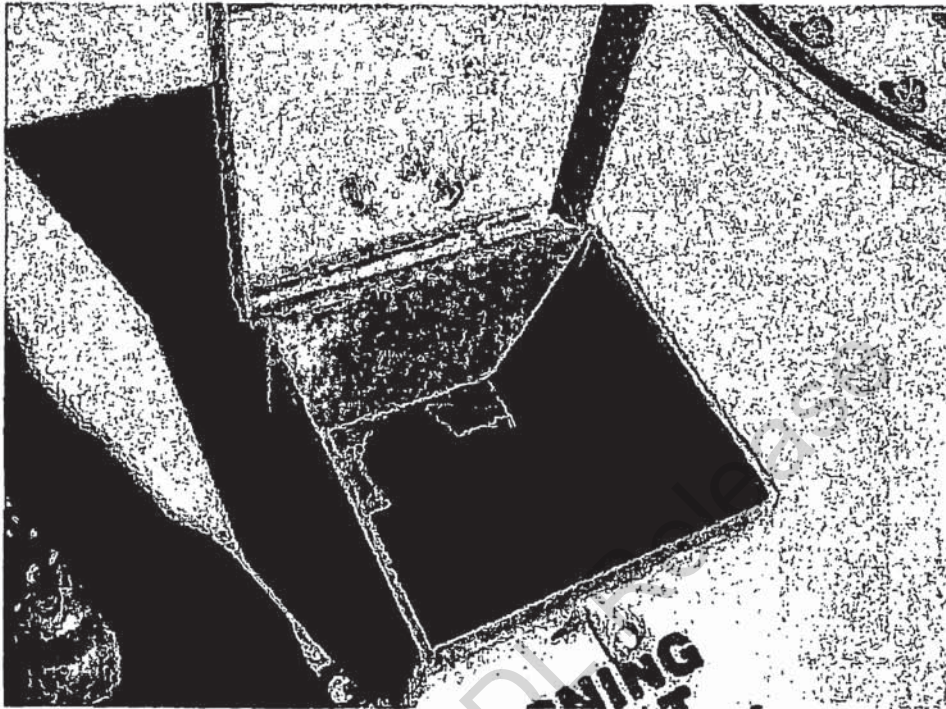
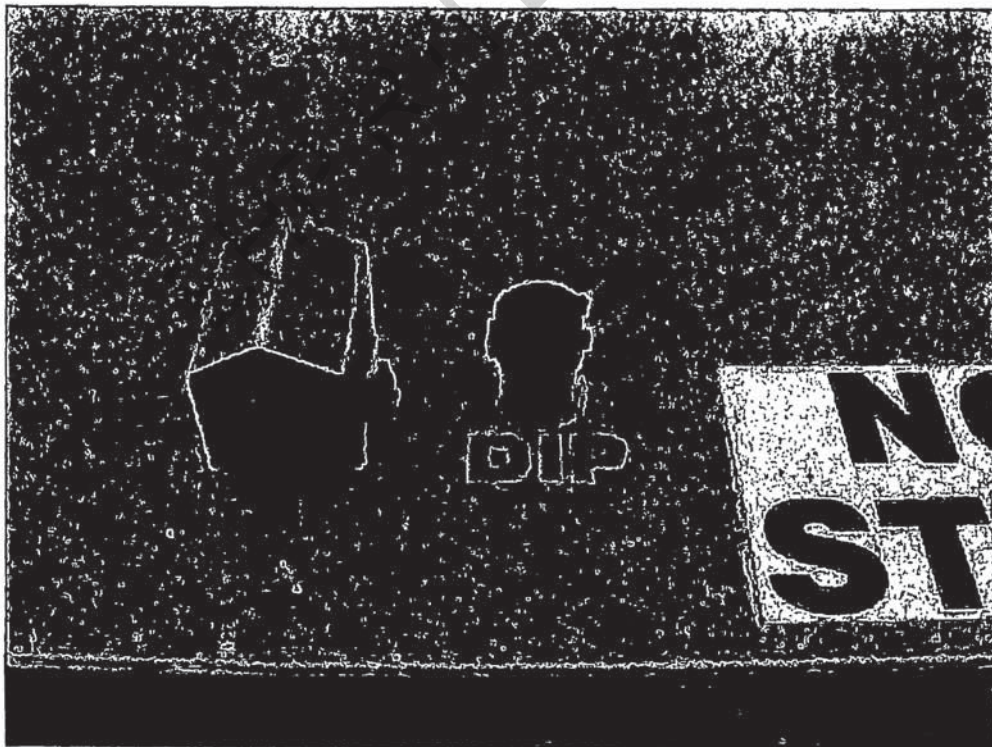
Dipstick

A dipstick is located beneath the cap at the top front of the tank. This dipstick is graduated for the capacity of the tank and shows the maximum safe fill level. The maximum safe fill level should never be exceeded.



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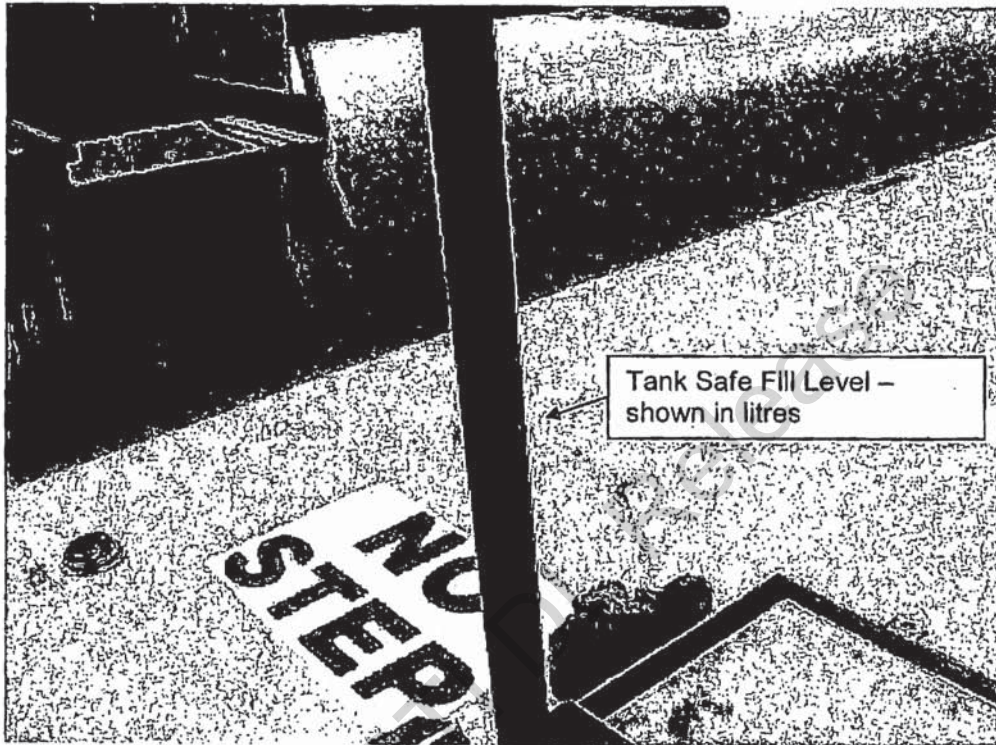
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TRANSTANK PTY
LTD



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TRANSTANK FTI LTD



Transtank Dip Stick

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TRANSTANK FTI LTD

Monitoring of Interstitial Space

Transtank units have an interstitial space between the inner and outer tank wall. This interstitial space is the units' inherent protection against leaks from the inner tank. The interstitial state is monitored by a gauge. This gauge should be checked on a daily basis.

(Note: Vacuum reading will change with temperature. If high temperature, vacuum will fall and if low temperature, vacuum will rise. If gauge reads 0 or above i.e. positive pressure, investigate cause. Any change in this gauge should be investigated at the first opportunity to ascertain the integrity of the tank.)

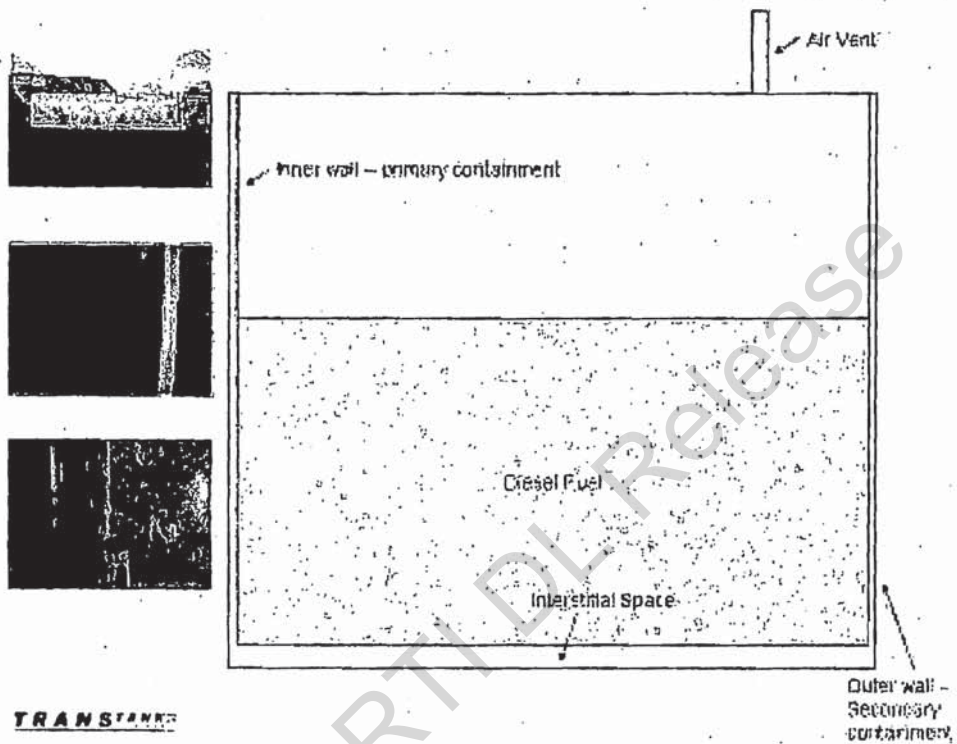
In the event of a vacuum failure, the gauge should be removed and a thief pump hose lowered into the drop pipe. If product is detected a leak has occurred in the internal tank. If product is not detected, a leak has occurred in the outer tank.

The interstitial space is the 'gap' between the Transtank primary and secondary containment 'skins'. Should the contents of the primary containment leak into the secondary containment space, the Transtank will no longer be considered a self bunded tank, and rectification will be required to restore the integrity of the tank.

Please note the following drawing:

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TRANSTANK FM LTD



Version 2.0 7.6.04

TRANSTANK PFF LTD

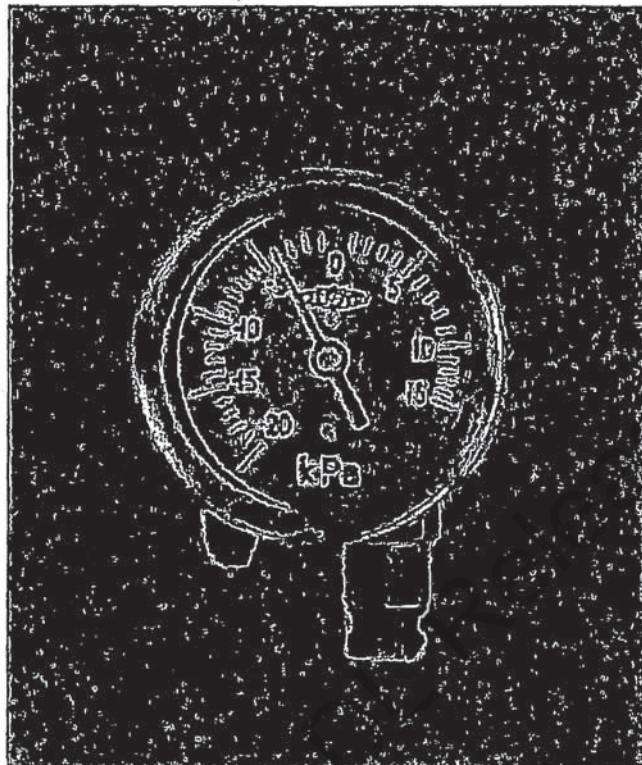
Changes in ambient temperature will cause some minor variation in the reading; however, the vacuum gauge should never read 0 or a positive pressure. If this occurs, investigate cause.



The vacuum gauge supplied and fitted to the tank should be monitored on a regular basis to ensure the integrity of the self banded tank remains. This gauge will either be mounted on top of the tank, near the dip point, or within the front banded pump bay housing.

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TRANSTANK^{PTI}_{LED}



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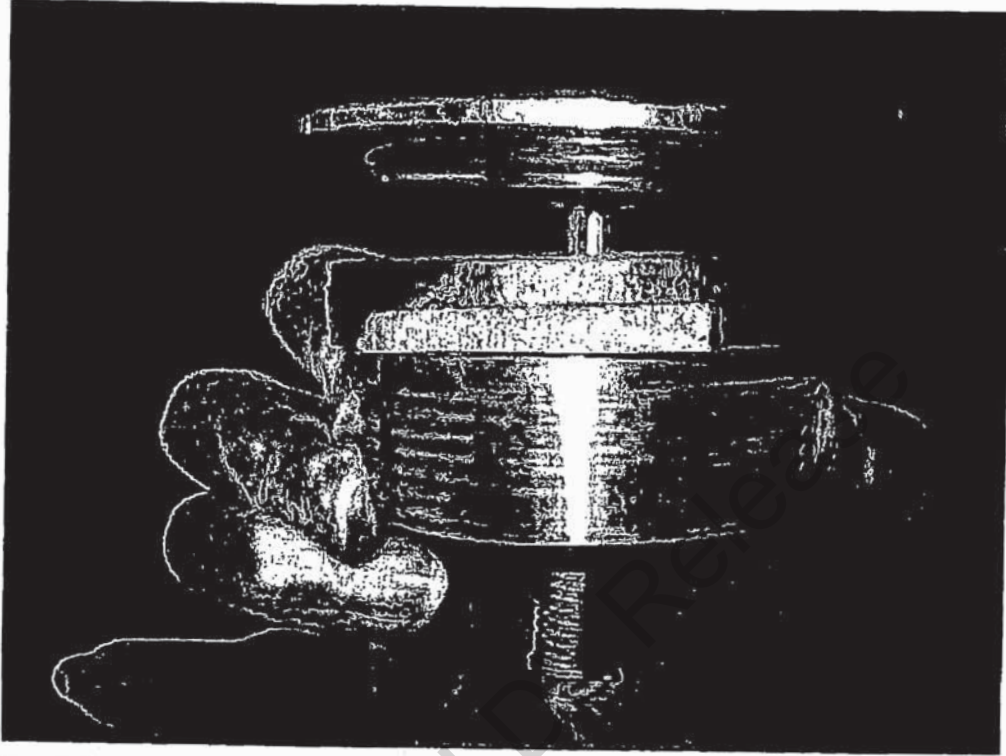
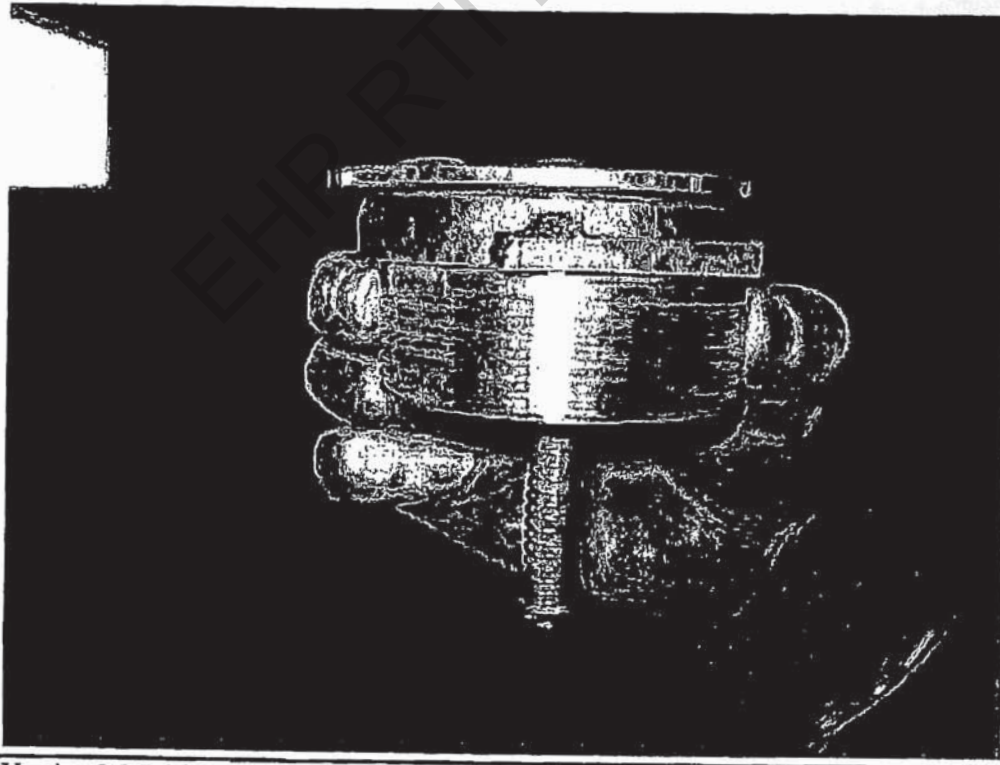
TRANSTANK FTI ESTD

In the event of a fire engulfment situation provision is made for the relief of any pressure buildup in the interstitial space through the use of the following valve mechanism:



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TRANSTANK PH LTD



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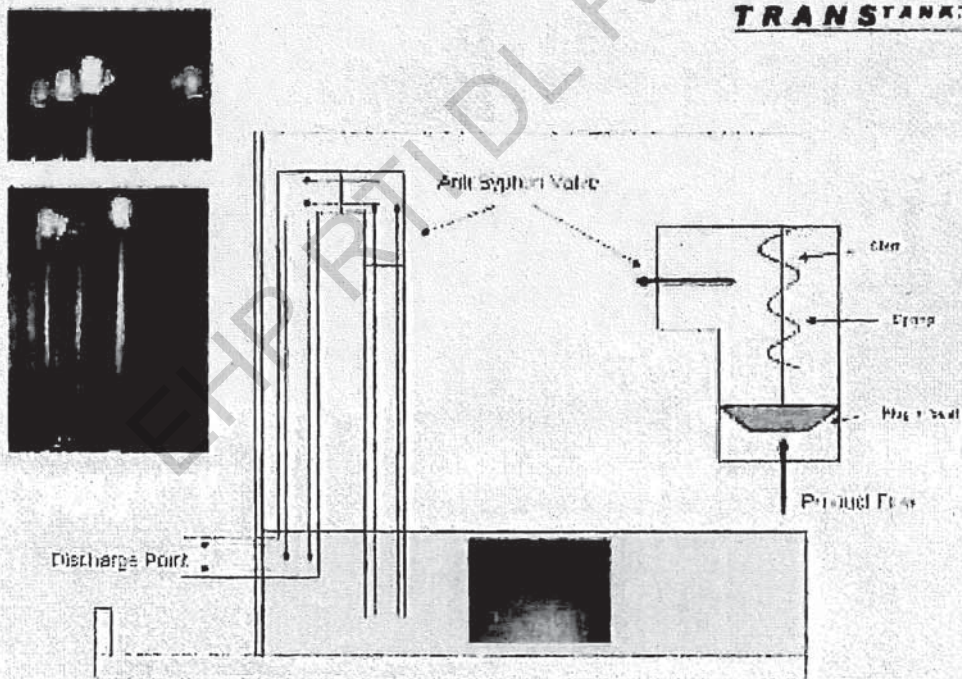
TRANSTANK^{RTI}

Discharge from the Tank

Your Transtank unit is supplied with a 50nb flanged ANSI 150# discharge point (other sizes may be supplied based upon your specified discharge volume requirements). The discharge point will be supplied complete with a 50nb ANSI Flanged 150# Full Bore Ball Valve.

Fluid is drawn from within the Transtank unit from a vertical pipe tube, the pump suction will draw the fluid vertically within the tank, through one (or a series of) Anti Syphon Valves. These are a S&K manufactured product and are designed to prevent the siphoning of fluid from the tank in the event of the pumping equipment being damaged.

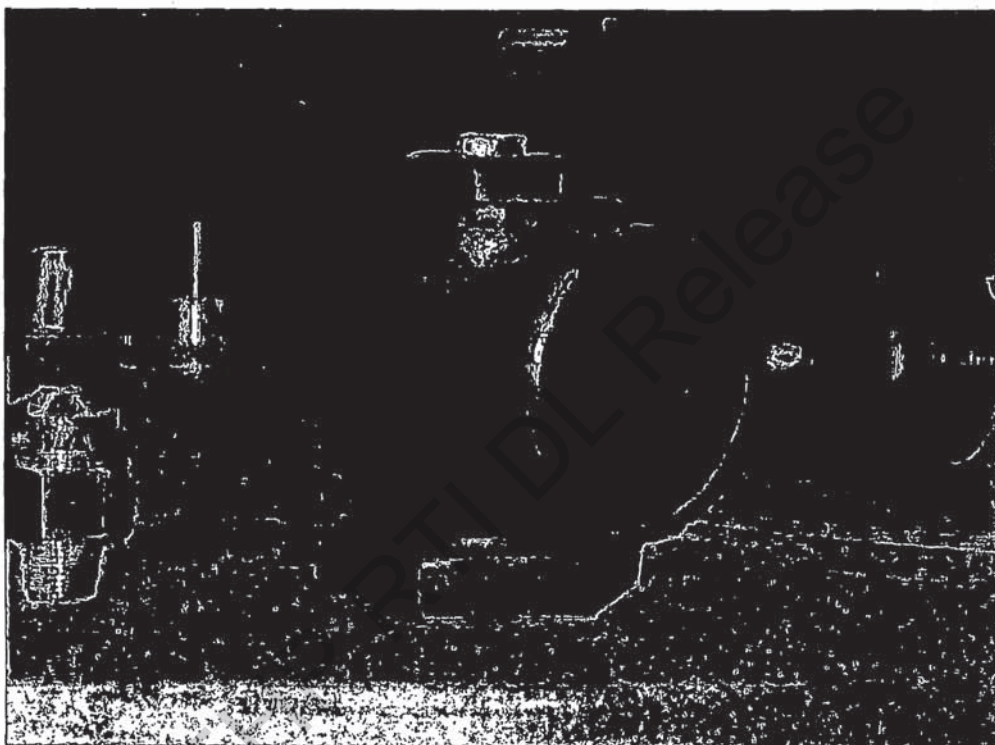
The fluid then travels through a small manifold, and then down the tank and out through the discharge point. Please note the following drawing:



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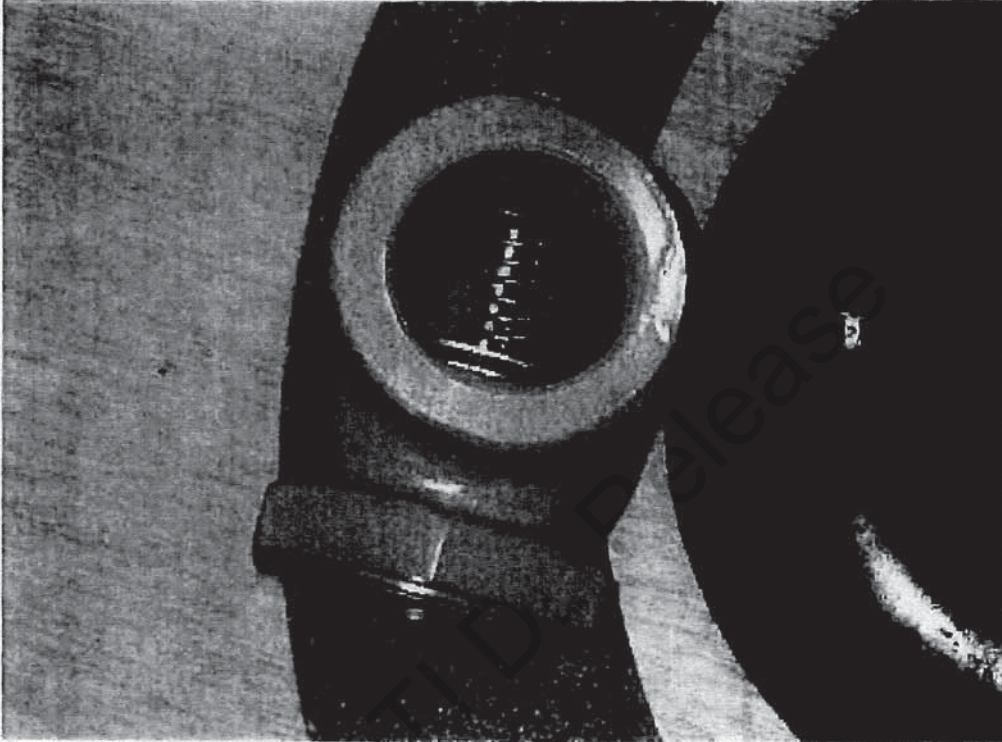
TRANSTANK^{PTI}_{CTD}

The S&K Anti Syphon Valve appears as follows:



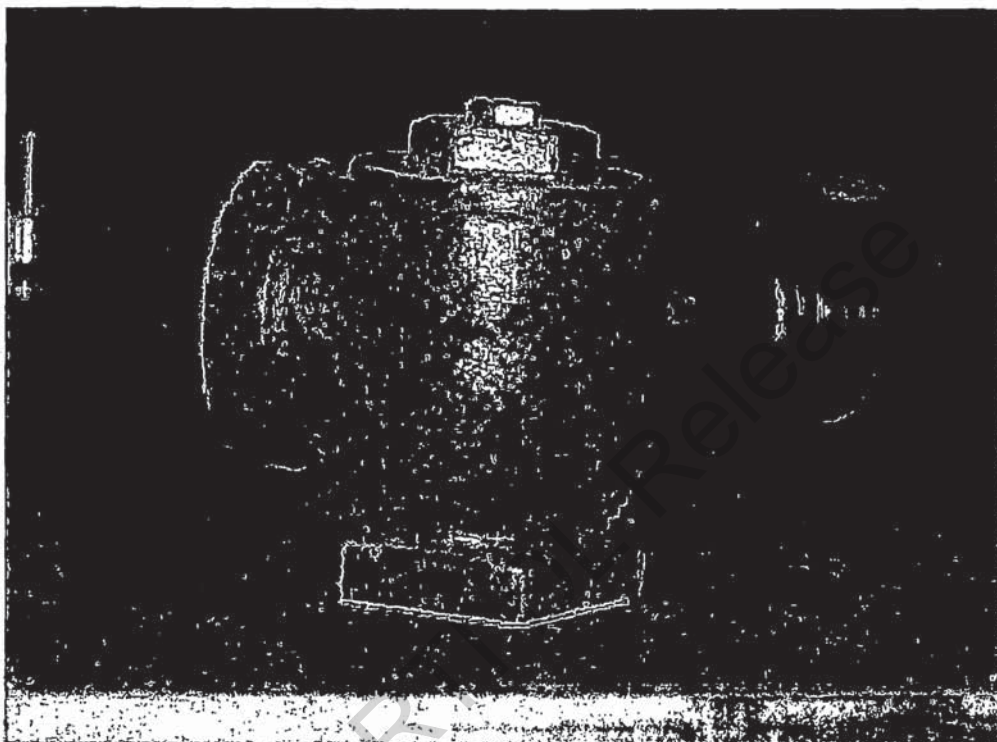
Version 2.0 7.6.04

TRANSTANK VTI LTD



Version 2.0 7.6.04

TRANSTANK FEI LTD



Version 2.0 7.6.04

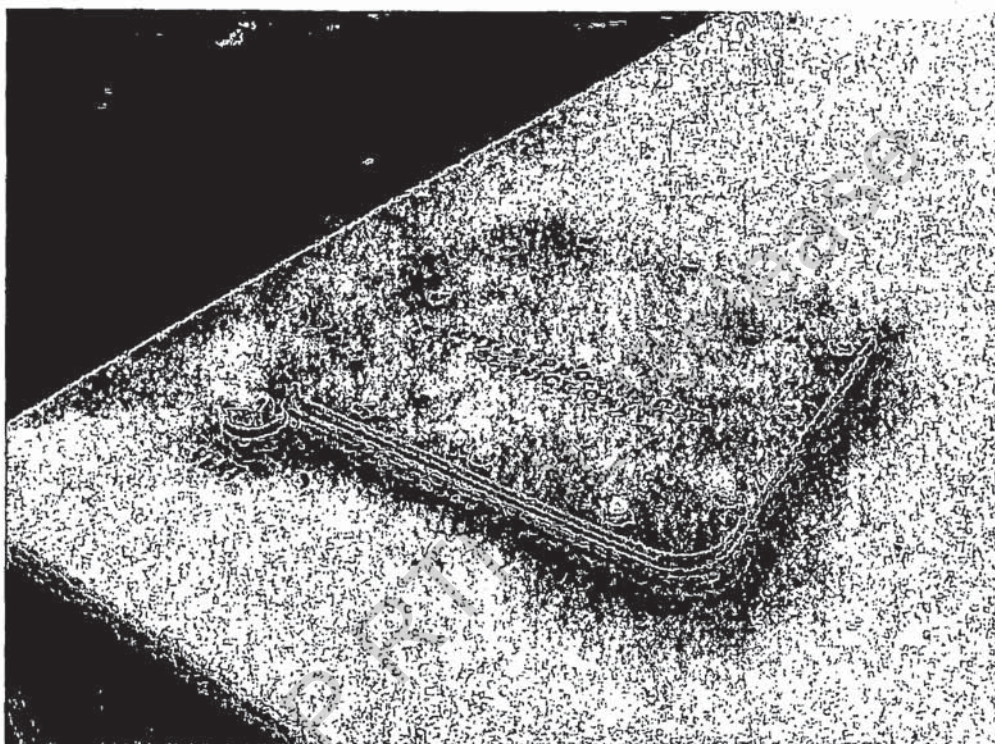
TRANSTANK PHI
LTD



Version 2.0 7.6.04

TRANSTANK^{FT}

The anti syphon valve / s can be accessed from a purpose built access point on top of the tank unit, this access point appears as follows:



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TRANSTANK PTI LTD

A strainer unit should always be installed prior to any pumping equipment to be used.



Strainer Unit

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TRANSTANK PTI LTD

Transtank Pty Ltd – New Product Warranty

1.	<p>Transtank Pty Ltd (hereinafter called Transtank) warrants that each new and unused item of equipment (hereinafter called the Product) is of good workmanship and is free from mechanical defects, provided that:</p> <ul style="list-style-type: none">• The Product is installed and operated in accordance with the printed instructions of Transtank.• The Product is used under normal operating conditions for which it is designed.• The Product is not subject to misuse, negligence or accident.• The Product receives proper care, lubrication, protection and maintenance under the supervision of suitably qualified personnel.
2.	<p>This warranty expires 12 months after shipment by Transtank to the first user.</p>
3.	<p>This warranty does not apply to:</p> <ul style="list-style-type: none">• Fluids• Filters• Fuses• Bulbs• And other consumable or normally wearing type items unless found to be defective prior to use.
4.	<p>Transtank does not warrant the following components:</p> <ul style="list-style-type: none">• Engines (Gasoline or Diesel)• Compressors (Air or Freon)• Storage Batteries• Engine Starters• Generators• Alternators• Regulators• Governors• Transmissions• Any other major component having its own inherent warranty. <p>Many of the foregoing components are warranted directly by the manufacturer and are serviced by a worldwide network of distributors and others authorised to handle claims for component manufacturers. A first user's claim should be presented</p>

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TRANSTANK PTI LTD

	<p>directly to such an authorized component service outlet.</p> <p>In the event any component manufacturer has warranted its component to Transtank and will not deal directly with a first user, then Transtank will cooperate with the first user in the presentation of a claim to such manufacturer.</p> <p>Under no circumstances does Transtank assume any liability for any warranty claim against or warranty work done by, or on behalf, of any manufacturer of the foregoing components.</p>
5.	<p>This warranty is extended by Transtank only to the purchaser of new Products from Transtank or one of its authorised distributors. The products purchased under this warranty are intended for use exclusively by the buyer and its employees and by no other persons and, therefore, there shall be no third party beneficiary to this warranty.</p>
6.	<p>A claim of defects in any Product covered by this warranty must be in writing and is subject to Transtank factory inspection and judgment. Transtank's liability is limited to repair only. Transtank will replace the defective product, F.O.B. factory, once the purchaser, at its expense, has returned the defective product to Transtank's nominated shipping place.</p> <p>Replacement and exchange parts will be warranted for the remainder of the original warranty, or for a period of ninety days, whichever is the greater.</p>
7.	<p>Under no circumstances whatsoever shall Transtank and its authorised distributors be liable for any special or consequential damages, whether based on goodwill, lost resale profits, work stoppage, impairment of other goods or otherwise, and whether arising out of breach of any express or implied warranty, breach of contract, negligence or otherwise, except only as may be required by applicable law.</p>
8.	<p>Continued use of Product (s) after discovery of a defect voids all warranties.</p>
9.	<p>Except as authorised in writing, this warranty does not cover any equipment that has been altered by any party other than Transtank.</p>
10.	<p>There are no warranties which extend beyond the description of the face hereof. Transtank makes no warranties, express or implied, of merchant ability or fitness for a particular purpose.</p>
11.	<p>Transtank neither assumes nor authorises any person for Transtank any liability in connection with the Products sold, and there are no oral agreements or warranties</p>

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TRANSTANK PTY LTD

	collateral to of affecting this written warranty.
12.	The laws of the State of Victoria, Australia hereunder shall govern this warranty and all undertakings of Transtank.

Warning

At all times, safety must be considered an important factor in the installation, servicing and operation of the product. Skilled and technically qualified personnel should always be employed for such tasks.

EHP RTI DL Release

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

Transaction ID: 1220714 EMR Site Id: 35308 21 April 2010
This response relates to a search request received for the site:
Lot: 16 Plan: SP132572

SEARCH RESULT

The site you have searched is a lot resulting from the amalgamation of the following sites, which are included on the Environmental Management Register (EMR) or the Contaminated Land Register (CLR), as indicated below. Further details for these sites are available by contacting this Agency.

Lot Plan
779 NR7587 EMR
780 NR7587 EMR

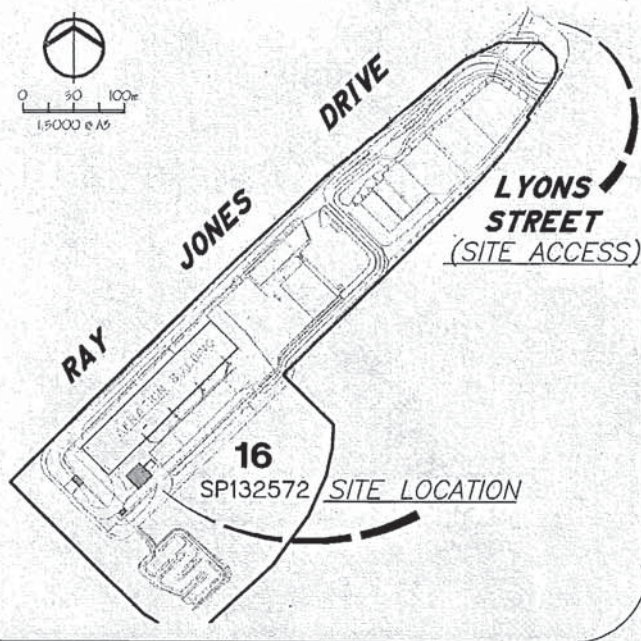
ADDITIONAL ADVICE

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

If you have any queries in relation to this search please phone (07) 3330 5687.

Lindi Bowen
Registrar, Contaminated Land Unit

EHP RTI DL Release



PROPOSED MATERIAL CHANGE OF USE FOR PUBLIC UTILITY

Cairns Waste Process & Recovery Facility

on Lot 16 on SP132572

Located at 37 Lyons Street, Portsmith

AERATION
BUILDING

LOADOUT
BUILDING

EXISTING
WORKSHOP

PROPOSED
WORKSHOP

Install filtration equipment
for washdown facility
(Housed in new Colourbond
building adjoining existing
washdown bay)

Construct 18m x 19m workshop
6.5m high with 4m entry bay.
Building to contain toilets and
showers for employees

Install 60,000L Fuel
Storage Tank



surveying town planning
project management mapping and GIS



Date: 20/04/2010 Job No: 32687/2-1 Plan No: 32687/002B Scale: 1:300 @ A3 Drawn: MDW

This plan is conceptual and for discussion purposes only. All areas, dimensions and land uses are preliminary, subject to investigator, engineering, and Local Authority approvals.