



Enquiries Paul Ritchie
Telephone (07) 3330 5688
Your reference
Our reference Approval No.: SPCL02829411/ Ecotrack No: 372731/ File No: BNE31555

26 September 2011

Department of
Environment and Resource
Management

Landpartners Built Environment Consultants
PO Box 3916
SOUTH BRISBANE QLD 4101
Attention: Angus Green

Sustainable Planning Act 2009 (Material Change of Use – A003142968) for development approval for assessable development to be carried out at 31 Levington Road Eight Mile Plains (Lot 60 on SP179122).

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.**

The removal of any contaminated soil from this site requires prior approval from DERM-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) Personal information

Kim Barry

**Team Leader (Contaminated Land Unit)
Department of Environment and Resource Management**

Cc: Brisbane City Council
GPO Box 1434
BRISBANE QLD 4001
Attention: Kellie Hilton



Dedicated to a better Brisbane

12 September 2011

Landpartners Built Environment Consultants
Angus Green
PO Box 3916
SOUTH BRISBANE QLD 4101

RECEIVED
15 SEP 2011
PaLM

Permit Type: DA - SPA - Carry out Building Work, DA - SPA - Material Change of Use
Description of Proposal: Extension to Industry (Vehicle Shade Structure)
Address of Site: 31 Levington Rd Eight Mile Plains Qld 4113
Real Property Description: Lot 60 on Survey Plan 179122
Application Reference: A003142968

Dear Sir/Madam

RE: Acknowledgment notice under Section 267 of the "Sustainable Planning Act 2009":
Development Application

I refer to the above application that the Council received on 03 August 2011 and advise that I have been appointed as the Council's Assessment Manager for the application. Please find attached the acknowledgment notice details in accordance with the requirements of Section 268 of the "Sustainable Planning Act 2009". I would appreciate it if you would check the attached details and contact me if any of these are incorrect or incomplete.

I anticipate that I will be able to advise you of the progress of your application within 10 business days.

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

The Principal Urban Planner, Development Assessment is the delegate appointed by Council to determine this application.

Please phone me on the telephone number below during normal business hours if you have any queries regarding this matter.

Yours sincerely,

sch4p4(6) Personal information

Kellie Hilton
Paratechnical Urban Planner, Development Assessment
Development Assessment South
(07)3407 0323

Brisbane City Council Development Assessment Branch

Ref: A003142968

1 of 3

RECEIVED
15 SEP 2011
PaLM

Acknowledgement Notice Details
(Section 268 of the "Sustainable Planning Act 2009")

APPLICANT DETAILS:

Landpartners Built Environment Consultants
Angus Green
PO Box 3916
SOUTH BRISBANE QLD 4101

SITE:

Address of Site:

31 Levington Rd Eight Mile Plains Qld 4113

Real Property Description:

Lot 60 on Survey Plan 179122

City Plan Area Classification:

CP-EC

Name of Owner:

Royal Automobile Club of Queensland

Name of Ward:

Macgregor

APPLICATION:

Aspects of development and development approvals sought:

- SPA - Carry out Building Work - Preliminary Approval under s241 - Industry and Extension
- SPA - Material Change of Use - Development Permit - Extension and Industry

Description of Proposal:

Extension to Industry (Vehicle Shade Structure)

Council file reference:

A003142968

Lodgement date:

03 August 2011

CODE OR IMPACT ASSESSMENT:

In accordance with Section 268 of the "Sustainable Planning Act 2009", Council advises that the application will be assessed using Code Assessment Procedures.

APPLICABLE CODES:

Council advises that the following codes may be applicable to your application:

Particular Development Code
Transport, Access, Parking and Services Code
Service, Works and Infrastructure Code
Stormwater Management Code

This application does not require any public notification.

REFERRAL AGENCIES:

There were no Advice Agencies for this application.

The following were Concurrence Agencies for this application:

Department Of Environment And Resource Management
Implementation and Support Unit
P O Box 15155
BRISBANE QLD 4001
Telephone: 1300 368 326
Fax: (07) 3115 9600

Department Of Transport And Main Roads
Development Control - Metropolitan Region
P O Box 70
SPRING HILL QLD 4004
Telephone: 3137 8476
Fax: (07) 3137 8363
Email: developmentcontrol@tmr.qld.gov.au

There were no State Agencies for this application.

You are therefore required (under Section 272 of the "Sustainable Planning Act 2009") to forward a copy of this acknowledgment notice and your application to the above addresses (where agencies are external to Council) together with any applicable fee. This application will lapse unless the referral agency material is given to all relevant referral agencies within 20 business days after the receipt of this notice.

INFORMATION REQUEST:

The council may make an 'information request' under section 276 of the "*Sustainable Planning Act 2009*". We will notify you within 10 business days whether or not further information is required.



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)

Angus Green

For companies, contact name

LandPartners Limited

Postal address

PO Box 3916 South Brisbane BC, QLD, 4101

Contact phone number

3842 1000

Mobile number (non-mandatory)

0416513607

Fax number (non-mandatory)

e-mail address (non-mandatory)

angus.green@landpartners.com.au

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	31	LEVINGTON RD EIGHT MILE PLAINS	4113	60	SP179122	BRISBANE CITY

- ☒ 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)
Eastings	Northing	Latitude	Longitude			
1		-27.586497	153.100811		☒ GDA94 ☐ WGS84 ☐ other	BRISBANE CITY

5. Total area of the premises on which the development is proposed (indicate hectares or m²)63,080 m²**6. Current use/s of the premises (e.g. vacant land, house, apartment building, cane farm, etc.)**

1 RACQ Office and Vehicle Inspection Station

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

extension - vehicle shade structure



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

The Royal Automobile Club of Queensland Limited (A.C.N. 009 660 575)

- ☒ 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	Refer to cover letter	email

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



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 recelpted 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.

RTI DL RELEASE - EHP



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 60 on SP179122	Particular Development Zone (PD 83)	NALL, Flood Cell, Kuraby Local Plan

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 (vehicle shade structure)				

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
<p>a site plan drawn to scale (1:100, 1:200 or 1:500 are the recommended scales) which shows the following:</p> <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 point the boundaries of the relevant land any road frontages of the relevant land, including the name of the road the 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 function the location and use of buildings on land adjoining the relevant land all 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 storage the location of any proposed retaining walls on the relevant land and their height the location of any proposed landscaping on the relevant land the location of any stormwater detention on the relevant land 	☒ confirmed	e-mail
a statement about how the proposed development addresses the local government's planning schemes and any other planning documents relevant to the application	☒ confirmed	e-mail
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	electronic (Smart e
<p>information that states:</p> <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	electronic (Smart e



	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	electronic (Smart e)
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 point the 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 labelled the existing and the proposed built form (for extensions only) the gross floor area of each proposed floor area 	☐ confirmed	
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	electronic (Smart e)
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	electronic (Smart e)
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	electronic (Smart e)

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.



Building or operational work assessable against a planning scheme - IDAS form 6

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

This form must be completed for development applications for building works or operational work 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. What is the nature of the work that requires assessment against a planning scheme? (tick applicable box/es)

☒ building work - complete table A

☐ operational work - complete table B

Table A

What is the nature of the building work made assessable in the planning scheme (e.g. building, repairing, altering, underpinning, moving or demolishing a building)?

building

What type of approval is being sought? (if you have indicated multiple works in the above question, please generate another Table A to detail each approval request)

☐ development permit

☒ preliminary approval

Are there any current approvals associated with this application? (e.g. material change of use)

☒ No

☐ Yes - provide details below

2. What is the dollar value of the proposed building work? (inc GST, materials and labour) \$ tba



3. Confirm the following mandatory supporting information accompanies this application

	Confirmation of lodgement	Method of lodgement
All applications for operational works		
site plans drawn to scale which show 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 landthe allotment layout showing existing lots, any proposed lots (including the dimensions of those lots), existing or proposed road reserves, building envelopes and existing or proposed open space (note: numbering is required for all lots)any existing or proposed easements on the relevant land and their functionany access limitation stripsall existing and proposed roads and access points on the relevant land	☐ confirmed	
a statement about how the proposed development addresses the local government's planning schemes and any other planning documents relevant to the application	☐ confirmed	
Applications for operational works involving earthworks (filling and excavating)		
drawings showing: <ul style="list-style-type: none">existing and proposed contoursareas to be cut and filledthe location and level of any permanent survey marks or reference stations used as datum for the worksthe location of any proposed retaining walls on the relevant land and their heightthe defined flood level (if applicable)the defined fill level (if applicable)	☐ confirmed	
Applications for operational works involving roadworks		
drawings showing: <ul style="list-style-type: none">existing and proposed contoursthe centreline or construction line showing chainages, bearings, offsets if the construction line is not the centreline of the road and all intersection pointsinformation for each curve including tangent point chainages and offsets, curve radii, arc length, tangent length, superelevation (if applicable) and curve widening (if applicable)kerb lines including kerb radii (where not parallel to centreline) and tangent point changes (where not parallel to centreline)edge of pavement where kerb is not constructedposition and extent of channelisationlocation and details of all traffic signs, guideposts, guardrail and other street furniturepavement markings including details on raised pavement markerscatchpit, manhole and pipeline locationsdrainage details (if applicable)cross road drainage culverts (if applicable)concrete footpaths and cycle pathslocation and details for access points, ramps and invert crossingschanges in surfacing material	☐ confirmed	



	Confirmation of lodgement	Method of lodgement
Applications for operational works involving stormwater drainage		
drawings showing: <ul style="list-style-type: none">existing and proposed contoursdrainage locations, diameters and class of pipe, open drains and easementsmanhole location, chainage and offset or co-ordinates and inlet and outlet invert levelsinlet pit locations, chainage and offset or co-ordinates and invert and kerb levels	☐ confirmed	
Applications for operational works involving water reticulation		
drawings showing: <ul style="list-style-type: none">kerb lines or edge of pavement where kerb is not constructedlocation and levels of other utility services where affected by water reticulation workspipe diameter, type of pipe and pipe alignmentwater main alignmentswater supply pump station details (if applicable)minor reservoir details (if applicable)conduitslocation of valves and fire hydrantslocation of house connections (if applicable)location of bench marks and reference pegs	☐ confirmed	
Applications for operational works involving sewerage reticulation		
drawings showing: <ul style="list-style-type: none">location of all existing and proposed serviceslocation of all existing and proposed sewer lines and manhole locationslocation of all house connection brancheskerb lines or edge of pavement where kerb is not constructedchainagesdesign sewer invert levelsdesign top of manhole levelstype of manhole and manhole coverpipe diameter, type of pipe and pipe alignmentlocation of house connections (if applicable)sewer pump station details (if applicable)	☐ confirmed	
Applications for operational works involving street lighting		
drawings showing: <ul style="list-style-type: none">location of all light poles and service conduitslocation of all other cross road conduitstype of wattage and lightingany traffic calming devicesadditional plans for roundabouts and major roads (if applicable)details of any variations to normal alignmentdetails of lighting levels	☐ confirmed	

☐ ☐ ☐

	Confirmation of lodgement	Method of lodgement
Applications for operational works involving public utility services		
drawings showing: <ul style="list-style-type: none"> any existing light poles and power poles any existing underground services details of proposed services alternation to existing services 	☐ confirmed	
Applications for operational works involving landscaping works		
drawings showing: <ul style="list-style-type: none"> the location of proposed plant species a plant schedule indicating common and botanical names, pot sizes and numbers of plants planting bed preparation details including topsoil depth, subgrade preparation, mulch type and depth, type of turf, pebble, paving and garden edge the location and type of any existing trees to be retained construction details of planter boxes, retaining walls and fences the proposed maintenance period irrigation system details 	☐ confirmed	

Notes for completing this form:

- This form can also be used for development applications for building works or operational works assessable against the land use plan for Cairns airport land or Mackay airport land. Whenever a planning scheme is mentioned, take it to mean the 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

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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	over the counter

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.

RTI DL RELEASE EHP



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

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.

☐☐☐

OFFICE USE ONLY

Date received

Reference numbers

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

RTI DL RELEASE - EHP

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
- You must complete *Material change of use assessable against a planning scheme - IDAS form 5*
 - 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
- 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
- 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
- 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

☐ Yes

• It is recommended that you complete Part 7 of this checklist

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

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 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

☐ Yes

Go to question 7.4

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 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 19 - South East Queensland Region

19.1 Do any of the following apply?

the application is only for development proposed in a rural precinct and the development is consistent with the rural precinct	☒ No	☐ Yes
the application is only for development identified as exempt from assessment under the <i>Sustainable Planning Regulation 2009</i> , schedule 4	☒ No	☐ Yes
the application is only for development carried out under a development approval which has not lapsed for a development application: <ul style="list-style-type: none">that was properly made before 28 July 2009 orto which division 2 of the SEQ 2009-2031 regulatory provisions applied	☒ No	☐ Yes
the application is only for development that is consistent with a preliminary approval which has not lapsed, for the part of a development application mentioned in section 3.1.6 of the repealed <i>Integrated Planning Act 1997</i> (IPA) that states the way in which the effect of a local planning scheme is varied, where the development application for the preliminary approval was: <ul style="list-style-type: none">properly made before 28 July 2009 orassessed against division 2 of the SEQ 2009-2031 regulatory provisions	☒ No	☐ Yes
the application is only for development that is generally in accordance with a rezoning approval where the development entitlements from the rezoning approval are conferred by the following: <ul style="list-style-type: none">the resulting zone in a transitional planning scheme ora development permit or acknowledgement notice mentioned in section 3.2.5(1)(a) of the repealed <i>Integrated Planning Act 1997</i> for a development application (superseded planning scheme) for the resulting zone in a transitional planning scheme which is a superseded planning scheme, or a notice issued under section 97 of the <i>Sustainable Planning Act 2009</i> (SPA) agreeing to apply the superseded planning scheme ora planning scheme (other than a transitional planning scheme)	☒ No	☐ Yes
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)	☒ No	☐ Yes
the premises are completely within a state development area under the <i>State Development and Public Works Organisation Act 1971</i>	☒ No	☐ Yes

- If you answered yes to any of the above, end of part 19 of the checklist.

19.2 Is any part of the premises within a development area defined by the SEQ 2009-2031 regulatory provisions?

☒ No	Go to question 19.4
☐ Yes	

19.4 Is the proposed use for an extension of more than 10 000 metres squared of retail floor space?

☒ No	
☐ Yes	This application requires assessment against section 4.1 of the SEQ 2009-2031 regulatory provisions

19.5 Is any part of the premises outside the urban footprint area?

☒ No	End of part 19 of the checklist
☐ Yes	



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

Disclaimer:

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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.

OFFICE USE ONLY

Date received

Reference numbers

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

RTI DL RELEASE - EHP



Brisbane
13 Railway Tce
Milton QLD 4064
PO Box 3916
South Brisbane BC QLD 4101
T: 61 7 3842 1000
F: 61 7 3842 1001

Our Ref: BRSS4221010
Date: 3rd August 2011

Chief Executive Officer
Brisbane City Council
GPO Box 1434
Brisbane QLD 4001

E: dalodgement@brisbane.qld.gov.au

Dear Sir/ Madam,

RE: Development Permit for a Material Change of Use - Extension (Vehicle Shade Structure) to the existing RACQ Office and Vehicle Inspection Station and Preliminary Approval for Building Work at 31 Levington Road, Eight Mile Plains being described as Lot 60 on SP179122.

We act on behalf of The Royal Automobile Club of Queensland, the Applicant of the above mentioned property. Enclosed herewith is an application for a Material Change of Use - Extension to the existing RACQ Office and Vehicle Inspection Station which LandPartners Limited are submitting to you on behalf of The Royal Automobile Club of Queensland.

Please find enclosed the following in support of the development application:

- Duly Executed IDAS Application Form 1, 5,6, 24 and IDAS Assessment Checklist1 & 2;
- Architectural Plan prepared Gray Puksand;
- Planning Report prepared by LandPartners Limited;
- Duly Executed BCC Fee Assessment Form;
- Duly Executed Erosion Hazard Assessment Form;

We have prepared a Planning Report in support of the development application, which addresses the relevant planning issues. It is the conclusion of this report that the proposal is worthy of Council's support and approval is warranted subject to relevant and reasonable conditions.

If you have any queries regarding the development application, please contact myself Limited on 07 3842 1000.

Yours sincerely,

sch4p4(6) Personal information

Angus Green- Town Planner
E: angus.green@landpartners.com.au
LANDPARTNERS LIMITED

RECEIVED
15 SEP 2011
PaLM

ABN 19 118 146 008 | brisbane@landpartners.com.au |



Brisbane
13 Railway Tce
Milton QLD 4064
PO Box 3916
South Brisbane BC QLD 4101
T: 61 7 3842 1000
F: 61 7 3842 1001

Your Ref:
Our Ref: JD3442-010
Date: 05 August 2010

Department of Environment and Resource Management
Implementation and Support Unit
PO Box 15155
BRISBANE QLD 40001

RECEIVED
15 SEP 2011
PaLM

Dear Sir/ Madam

RE: REFERRAL OF DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE
(EXTENSION OF INDUSTRY) AT 31 LEVINGTON ROAD, EIGHT MILE PLAINS (LOT 60 ON
SP179122)

The RACQ, the Applicants of a development proposal over 31 Levington Road, Eight Mile Plains, have commissioned LandPartners Limited to act as the Planners for the above application. Council's Acknowledgement Notice for the application being:

- Development Assessment No.: A003142968

Dated the 12 September 2011, list the Department of Environment and Resource Management as Concurrence Agency for the application.

In accordance with Section 272 of the *Sustainable Planning Act 2009* we hereby notify you of this application and enclose:

- A copy of the development application; and
- A copy of the Acknowledgement Notice.

If you have any queries regarding the application, please contact Angus Green of LandPartners.

Yours sincerely,
LANDPARTNERS LIMITED

sch4p4(6) Personal information

Angus Green
Town Planner



Development Application – Fee Assessment

Lodge with IDAS Application form 1

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

Office Use OnlyApplication No.
Privacy Statement

The personal information collected on this form will be used by Brisbane City Council for the purposes of fulfilling your request and undertaking associated Council functions and services. Your personal information will not be disclosed to any third party without your consent, unless this is required or permitted by law.

1 Location details

11 Levington Road, Eight Mile Plains

Postcode
2 Real Property Description

If there are more than two (2) lots applicable to this application, please attach a full list.

Lot no.	Plan Type	Plan no.
60	SP	179122

3 Please provide a brief description of proposal.

For example;

- Reconfiguration of a Lot – One lot into 20
- Material Change Of Use – Multi Unit Dwelling – 20 Units
- Material Change of Use – Office – Gross Floor Area – 800 sq/m

Extension to the existing RACQ Office and Vehicle
Inspection (Minor Development)

4 Has a Pre-lodgement Meeting been held regarding his proposal?No ☒Yes ☐

Minutes of each meeting must be attached to this
development application.

5 Has a Preliminary Approval been issued for this proposal?No ☒Yes ☐Approval Number
6 Is this a Staged Development?

*Note: For staged developments, each development stage is
classed as a separate development application when determining
fees.*

No ☒Yes ☐Previous Development Application Number
7 Are you an organisation listed in the Fees and Charges Appendix A?No ☒Yes ☐**8 Would you like to correspond with Council electronically?**

*Note: If you choose to correspond with Council electronically, all
future correspondence post-lodgement will be via the e-mail address
you provide and no hard copy documentation will be sent to you.*

No ☐

Yes ☒ I hereby give consent to receive all correspondence
provided for this application by electronic communication.

E-mail address

angus.green

@ landpartners.com.au

Applicant name

Angus Green

Date

3 / 8 / 2011

Development Application details

NOTE: Development Type

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

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

	Example	Aspect Tick one box in each column for each aspect of the application, e.g. if the application includes a Material Change of Use and a Reconfigure a Lot, choose one column for the MCU and one for the Reconfigure.					
		1	2	3	4	5	6
Application Type							
Tick one box in each Aspect column for each 'Application Type'							
Reconfigure a Lot	☒	☐	☐	☐	☐	☐	☐
Make a Material Change of Use	☐	☒	☐	☐	☐	☐	☐
Carry Out Building Works	☐	☐	☐	☐	☐	☐	☐
Development Stage							
Give one number in each Aspect column for each 'Development Stage'							
Number	1	1	1				
Approval Type							
one box in each Aspect column for each 'Approval Type'							
Development Permit	☒	☒	☐	☐	☐	☐	☐
Preliminary Approval under s241	☐	☐	☐	☐	☐	☐	☐
Preliminary Approval under s242	☐	☐	☐	☐	☐	☐	☐
Level of Assessment							
Tick one box in each Aspect column for each 'Level of Assessment'							
Code	☒	☒	☐	☐	☐	☐	☐
Notifiable Code	☐	☐	☐	☐	☐	☐	☐
Impact Assessable Generally Appropriate	☐	☐	☐	☐	☐	☐	☐
Impact Assessable Generally Inappropriate	☐	☐	☐	☐	☐	☐	☐
Development Type							
Tick one box and give details in each Aspect column for each 'Development Type'							
Minor	☐	☒	☐	☐	☐	☐	☐
Domestic Type A	☐	☐	☐	☐	☐	☐	☐
Domestic Type B	☐	☐	☐	☐	☐	☐	☐
Small Non-Domestic Development Type A	☐	☐	☐	☐	☐	☐	☐
Small Non-Domestic Development Type B	☐	☐	☐	☐	☐	☐	☐
Large Non-Domestic Development Type A	☐	☐	☐	☐	☐	☐	☐
Give: Number of Units							
Large Non-Domestic Development Type B	☒	☐	☐	☐	☐	☐	☐
Give: Number of Lots	15						
Large Non-Domestic Development Type C	☐	☐	☐	☐	☐	☐	☐
Give: Assessable GFA							
OR Site Area							
Major Project	☐	☐	☐	☐	☐	☐	☐
Give: Assessable GFA							
OR Site Area							

Activities Please select activity from the list

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

Activity name	Fee Amount \$
Minor Demolition. vehicle shade structure	\$465.00
Code	

Miscellaneous Fees

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

e.g. Hydraulic Assessment, Structure Plan, Erosion Concept Plan	Fee Amount \$

Checklist

Completed and signed IDAS forms ☒

Correct Fee enclosed or paid ☒

BCC Erosion Hazard Assessment form ☒

Hardcopy Lodgement Requirement

One hardcopy of all application forms ☐

See A4 hardcopies of all assessment reports ☐

Three hardcopies of all proposal plans ☐

Declaration

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

Applicant's name

Angus Green - LandPartners Limited

Date

3 / 8 / 11

How to Lodge Your Application

Mail to: Brisbane City Council
GPO Box 1434
BRISBANE QLD 4001

In person at any Regional Business Centre or the library and Customer Service Centre, Brisbane Square

E-mail to: development@brisbane.qld.gov.au

Activities

Material Change of Use/Carry Out Building Work Description

Aged Care Accommodation	Heritage Place - Demolition
Amusement Arcade	Heritage Place - Extension
Awning over Footpath	Heritage Place - Partial Demolition
Brothel	House - Extension
Busway	House - Other
Camping Ground	House in a Waterway Corridor
Car Wash	House in DCP
Caravan Park	House in DCP - Demolition
Caretaker's Flat	House in DCP - Partial Demolition
Car Park	House in EP/Rural Area
Cattery	House on Small Lot
Cemetery	House over 8.5m
Centre Activity	Indoor Sport and Recreation
Centres Concept Plan	Industry
Child Care Facility	Kennels
Cinema	Landing
Club	Light Rail
Commercial Character Building (Demolition)	Medical Centre
Commercial Character Building (Extension)	Multi-Unit Dwelling
Commercial Character Building (Partial Demolition)	Nightclub
Commercial Character Building Activity	Office
Community Facilities	Outdoor Sport and Recreation Park
Concrete Batching Plant	Radioactive Industry
Container Depot	Radio or Television Station
Convention Centre	Radioactive Industry
Crematorium	Railway Activities
Demolition	Restaurant
Display and Sale Activities	Retirement Village
Display Dwelling	Riding School
Education Purposes	Satellite Dish
Emergency Services	Service Station
Estate Sales Office	Shop
Extractive Industry	Short Term Accommodation
Facade Alterations (Mall)	Single Unit Dwelling
Farm	Special Needs
Filling and Excavation	Stable
Garden Centre	Telecommunication Tower
Health Care Purposes	Utility Installation
Heritage Place - Adjoining (Building Work)	Veterinary Facility
	Warehouse
	Youth Club

Reconfigure a Lot Description

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

**RiskSMART****Development Application Executive Summary**

Full details can be viewed at <http://pdonline.brisbane.qld.gov.au>

For RiskSMART applications:

- Please provide A3 drawings in landscape format
- Mark extensions/elevations to show demolition and/or new work
- For Reconfiguration of a Lot, show existing and proposed lots.

Privacy Statement

The personal information collected on this form will be used by Brisbane City Council for the purposes of fulfilling your request and undertaking associated Council functions and services. Your personal information will not be disclosed to any third party without your consent, unless this is required or permitted by law.

1 Applicant's name

RACQ C/- LandPartners Ltd

2 Site address

31 Levington Road, Eight Mile Plains

Postcode

3 Real Property Description

Lot no.	Plan Type	Plan no.
60	SP	179122

4 Area of site

63080m2

5 Ward

MACGREGOR

6 Area Classification

PD zone (pd83)

Local Plan

kuraby local area plan

7 Proposed use as defined in City Plan

vehicle shade structure

8 Description of proposal

vehicle shade structure

9 What are the key planning issues, e.g. vegetation, waterway corridors, overland flow?

pd zone (83)

10 Details of proposal**Material Change of Use (MCU's)**

Gross Floor Area (GFA)	Building height
n/a	6.3m
Site cover	Number of car parks
n/a	n/a
Number of storeys	Number of units
1	n/a

Reconfiguration of Lots

Number of existing lots	Number of new lots

11 Application type

Aspects of Development	Type of Approval Requested	
	Preliminary Approval	Development Permit
Material Change of Use (MCU)	☐	☒
Reconfiguration of a Lot (ROL)	☐	☐
Building Work (BW)	☒	☐
Operational Work (OW)	☐	☐

12 Level of Assessment

Code ☒ Notifiable Code ☐ Impact ☐

13 Was there a Prelodgement?

No ☒

Yes ☐ Provide consultation history and Application No.

Application No.

14 Referral Agencies (if more than 3 add a separate page)

Name	Concurrence	Advice
DTMR	☒	☐
DERM	☒	☐
	☐	☐

15 Specialist's reports provided (if any)**16 Is public notification required?**

No ☒

Yes ☐ 10 Business days ☐

15 Business days ☐

30 Business days ☐



Erosion Hazard Assessment - October 2010

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

What is an Erosion Hazard Assessment?

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

When is the EHA required?

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

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

Privacy Statement

The personal information collected on this form will be used by Brisbane City Council for the purposes of fulfilling your request and undertaking associated Council functions and services. Your personal information will not be disclosed to any third party without your consent, unless this is required or permitted by law.

Assessment Details

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

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

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

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

A 'low' risk score

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

A 'high' risk score

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

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

Yes ☐

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

No ☐

Yes ☐

Refer to Council's *Erosion Hazard Assessment - Supporting Technical Notes*.

- 4 Site Information and Certification

Application number (if known)

Site address

31 Levington Road, Eight Mile Plains

Postcode

Prepared by Print name

Angus Green

Business name

LandPartners Limited

I certify that:

1. I have made all relevant enquiries and am satisfied no matters of significance have been withheld from the assessment manager; and

Where completion of the EHA Assessment Table was required, that:

2. I am a person with suitable qualifications and/or experience in erosion and sediment control; and
3. the Erosion Hazard Assessment was completed in accordance with the Erosion Hazard Assessment Supporting Technical Notes and the BCC Erosion and Sediment Control Standard (version 9 or later); and
4. the Erosion Hazard Assessment Score accurately reflects the site's overall risk of soil erosion and sediment pollution to the environment.

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

Certified by Print name

Angus Green

sch4p4(6) Personal information

Date

3 / 8 / 11

Assessment Table

Site Condition	Points	Score	Trigger Score	BCC Use Only
[1] AVERAGE SLOPE OF DISTURBANCE AREA <ul style="list-style-type: none"> less than 3% (3% = 33H:1V)0 more than 3% but less than 5% (5% = 20H:1V)1 more than 5% but less than 10% (10% = 10H:1V)2 more than 10% but less than 15% (15% = 6.7H:1V)4 more than 15%6 		0	▶ Score equal to or greater than 4? No ☐ Yes ☐	
[2] SOIL CLASSIFICATION GROUP (AS1728) <ul style="list-style-type: none"> GW, GP, GM, GC0 SW, SP, SM, SC, Pt1 MH, CH, OH2 ML, CL, OL, if imported fill will be used, or if soils untested3 		3		
[3] EMERSON (DISPERSION) CLASS NUMBER <ul style="list-style-type: none"> Class 4, 6, 7, or 80 Class 52 Class 34 Class 1 or 26 		0	▶ Score equal to or greater than 4? No ☐ Yes ☐	
[4] DURATION OF SOIL DISTURBANCE (including stabilisation period) <ul style="list-style-type: none"> less than 1 month0 more than 1 month but less than 4 months2 more than 4 months but less than 6 months4 more than 6 months6 		0	▶ Score equal to or greater than 4? No ☐ Yes ☐	
[5] AREA OF DISTURBANCE <ul style="list-style-type: none"> less than 1000 m²0 more than 1000 m² but less than 5000 m²1 more than 5000 m² but less than 1 ha2 more than 1 ha but less than 4 ha4 more than 4 ha6 		0	▶ Score equal to or greater than 4? No ☐ Yes ☐	
[6] WATERWAY DISTURBANCE <ul style="list-style-type: none"> No disturbance to watercourse, open drain or stormwater pipe0 Disturbance to watercourse, open drain or stormwater pipe4 		0	▶ Score equal to or greater than 4? No ☐ Yes ☐	
[7] REHABILITATION METHOD Percentage of area (relative to total disturbance) stabilised by seeding without mulching (i.e. highest risk stabilisation method) <ul style="list-style-type: none"> less than 1%0 more than 1% but less than 5%1 more than 5% but less than 10%2 more than 10%4 		0		
[8] RECEIVING WATERS <ul style="list-style-type: none"> Open water body (e.g. creek, river, bay)1 Enclosed water body (e.g. lake, boat harbour)2 		1		
[9] SUBSOIL EXPOSURE <ul style="list-style-type: none"> No subsoil exposure except for service trenches0 Subsoils are likely to be exposed2 		0		
[10] EXTERNAL CATCHMENTS <ul style="list-style-type: none"> No external catchment0 External catchment diverted around the soil disturbance1 External catchment not diverted around the soil disturbance4 		0		
[11] ROAD CONSTRUCTION <ul style="list-style-type: none"> No road construction0 Involves road construction works2 		0		
[12] pH OF SOILS TO BE REVEGETATED <ul style="list-style-type: none"> less than pH 61 more than pH 6 but less than pH 80 more than pH 8, or if pH testing not done at this stage1 		1		

[13] Total Score = 4
RTI Documents

Go to 2 (front page)



LANDPARTNERS
built environment consultants

Material Change of Use Planning Report

This Planning Report has been prepared by LandPartners Limited on behalf of The Royal Automobile Club Of Queensland Limited (A.C.N. 009 660 575) to accompany a Development Permit for a Material Change of Use – Extension (Vehicle Shade Structure) to the existing RACQ Office and Vehicle Inspection Station, subject to Code Assessment on land described as Lot 60 on SP179122.

31 Levington Road, Eight Mile Plains

2nd August 2011

**Planning - Tilling - Urban Design - Mapping & GIS
Surveying - Environmental - Landscape Architecture**

13, Railway Tce, Milton, QLD, 4064
PO Box 3916 South Brisbane BC, QLD, 4101
Ph: 3842 1000 Fax: 3842 1001

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1.0 Executive Summary

1.1 Overview

This application is being made on behalf of the Royal Automobile Club of Queensland Limited to seek a Development Permit for a Material Change of Use – Extension (Vehicle Shade Structure) to the existing RACQ Office and Vehicle Inspection Station. The proposed extension is an associated and ancillary component of the current permitted use of the site under the Particular Development Zone of the superseded Brisbane Town Plan.

The subject site is currently designated as Emerging Community under the Brisbane City Plan 2000, but maintains the active use of a RACQ Corporate Head Office and Operations Centre (Offices, Call Centre, and Workshops) and Inspection Centre under the sites previous designation as a Particular Development Zone for PD 83 (RACQ Office and Vehicle Inspection Station) under the former planning scheme. As such, the use rights from this former zoning have been carried over to the current Brisbane City Plan as appropriate development and the application is made in accordance with this provision of the City Plan.

This proposal contains a 117m² vehicle shade structure located adjacent to building two (refer to attached site plan). As the proposal only involves a vehicle shade over a existing slab no additional GFA results from the application. This proposal enhances the utility of the site for the purposes of the existing RACQ headquarters.

Part of the subject site currently maintains an oil storage role associated with the vehicle inspection station and is not relevant or affected by this application. Regardless, the application will be referred to the Department of Environment and Resource Management as a Concurrence Agency. The application also requires referral to the Department of Transport and Main Roads as a Concurrence Agency as a result of its frontage to the Gateway Motorway, a State Controlled Road.

1.2 Compliance Summary

Following a detailed assessment of the proposal, it is the conclusion that the proposed vehicle shade structure as an extension to the existing RACQ Office and Vehicle Inspection Station complies with the requirements of the Brisbane City Plan.

2.0 Synopsis

Application Details

Applicant:	The Royal Automobile Club of Queensland Limited (A.C.N. 009 660 575)
Description of Proposal:	Material Change of Use for a Extension (Vehicle Sha Structure) to the existing RACQ Office and Vehicle Inspection Station
Approval Type:	Development Permit
IDAS Forms:	Form 1, 5, 6, 24 and Checklist 1, 2
Level of Assessment:	Code Assessable
Referral Agencies:	Department of Transport and Main Roads (Concurrence) Department of Environment and Resource Management (Concurrence)
Applicable Codes:	Particular Development Code Non-discriminatory Access and Use Code Transport, Access, Parking and Servicing Code Services, Works and Infrastructure Code Stormwater Management Code
Owners' Name:	The Royal Automobile Club of Queensland Limited

Site Details

Site Address:	31 Levingon Road, Eight Mile Plains
Site Description:	Lot 60 on SP179122
Easements:	Easement A on RP126441 Easement A on RP126442
Total Area of Site:	6.308ha
Local Government Area:	Brisbane City Council
Planning Scheme:	City Plan 2000
Area Classification:	Emerging Community
Local Area Plan:	Kuraby Local Area Plan
LAP Designation:	Potential Development Area Precinct
Particular Development Zone:	PD83- RACQ Office and Vehicle Inspection Station
SEQ Regional Plan:	Urban Footprint

Report Status

Author:	Angus Green (Town Planner)
Reviewed by:	Phil Cristaldi (Senior Town Planner)
Date:	2 nd August 2011

3.0 The Proposal

3.1 Application Details

LandPartners Limited has prepared this Town Planning Report in support of a Development Permit for a Material Change of Use - Extension (Vehicle Shade Structure) to the existing RACQ Office and Vehicle Inspection Station at:

- 31 Levington Road, Eight Mile Plains

This Material Change of Use application is well supported by Proposal Plans illustrating the development included in the Appendices of this Planning Report.

As this application is subject to Code Assessment it is noted that public notification will not be required.

In accordance with Section 260 (1) (b) of the *Sustainable Planning Act 2009*, this application is a properly made application.

3.2 Details of Proposal

The proposed vehicle shade structure is an extension to the existing RACQ Office and Vehicle Inspection Station and is located over a existing hardstand area. The structure is 6300mm in height and contains 1500mm eaves. The structure is located adjacent to building two which is located within western portion of the subject site. This portion of the site is currently being used for articulated vehicle parking and the proposal simply proposes a vehicle shade structure over an existing slab. No vegetation requires removal as part of this application. The structure is constructed from colourbond custom orb cladding and a steel frame and contains a skillion roof. The structure contains a colourbond custom orb wall on the southern elevation but is unenclosed on all other facades.

The proposal is triggered as it marginally exceeds the provisions of Minor Building Work. Consequently it is clearly negligible in nature and will not result in any adverse implications.

The existing connections to urban services, including reticulated water, sewerage, electricity and telephone services will remain.

A summary of the proposed shade structure is as follows:

Maximum Building Height:	6300mm
Dimensions:	9m x 13m
Building Setbacks:	The existing building is well setback from adjoining road frontages.
Car Parking	This proposal does not affect the achievement of

Numbers:	appropriate parking for the site.
----------	-----------------------------------

3.3 Supporting Information

The following information has been attached to this planning report as Appendices for Council consideration:

Appendix A: Site Characteristics

Appendix B: Assessment of Codes

Appendix C: Current Title Search and Contaminated Land Search

Appendix D: Architectural Proposal Plans

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4.0 Key Issues & Opportunities

4.1 Overview

Following the assessment of this application, the following key issues have been highlighted and appropriately addressed as follows:

Appropriate Development

The proposed Extension (Vehicle Shade Structure) is proposed to the existing approved use of the site as the RACQ Office and Vehicle Inspection Station under the existing Particular Development Zone designation (PD83). The structure will be integrated with the building internal layout and support its operation as the Corporate Headquarters of the RACQ, supporting the office and administration requirements of the existing use.

Suitability of the Subject Site for the Proposed Development

The subject site is identified as Emerging Community under the City Plan, however it maintains its previous Particular Development Zone under the superseded Town Plan for PD83- RACQ Office and Vehicle Inspection Station. This PD designation reflects the development and use of the site for the purposes of the RACQ Corporate Head Quarters which is comprised of a variety of office/administration buildings and a vehicle inspection element as required by RACQ. This existing development spreads across the site and is also well supported by carparking.

As the proposed development purely contains a shade vehicle structure, the proposal is a relatively minor development of the subject site and is in accordance with its use designation under the Particular Development Zone.

Access and Parking

The proposed vehicle shade structure will be developed in an existing parking area. The site already accommodates over 900 parking spaces for staff and visitors and is therefore no additional spaces are required.

No other modifications are proposed or required as a result of the proposal, as the site maintains an orderly and well established structure for onsite parking and site access. The proposed development does not require additional onsite parking or access traffic analysis as it is a relatively minor extension to the total development within the site.

Services and Infrastructure

The site's existing connection to power, telecommunications, water, waste water treatment and stormwater management infrastructure does not change as a result of this application.

5.0 Development Assessment

5.1 Assessment Overview

In accordance with section 2.6 of Brisbane City Plan relating to land in a particular development Zone, the proposed extension (vehicle shade structure) to the existing RACQ Office and Vehicle Inspection Station on the subject site is subject to Code Assessment. Hence, in accordance with s313 of the *Sustainable Planning Act 2009*, the following matters are required to be assessed for a Code Assessable application:

- The State Planning regulatory provisions;
- The Regional Plan for a designated region;
- Any Applicable Codes;
- Any State Planning Policies not reflected in the regional plan or planning scheme;
- The Priority Infrastructure Plan;
- Common Material;
- Any development approvals for, and any lawful use of, the subject premises or an adjacent premises;
- Any referral agency response;
- The purposes of any instrument containing an applicable code.

The following sections include an assessment of the proposal against the relevant components of the Brisbane City Plan 2000.

5.2 Local Area Plan

The subject site is located within the boundaries of the Kuraby Local Area Plan as illustrated in Appendix A of this Planning Report. Local Plan identifies the subject site as a Potential Development Area. Southern extents of the site are also identified as having waterway or habitat areas corridors, however these corridors do not affect the existing developed areas of the site in which this development is proposed.

5.3 Area Classification

In accordance with Council's Zoning Map the subject site is included within the Emerging Community Zone and the intent of this zone is as follows:

The Emerging Community Area is generally suitable for urban purposes at some future time.

It is noted that the subject site maintains an existing Particular Development Zone designation carried from the superseded Town Plan. In accordance with

section 2.6 of the City Plan, the Area Classification is overridden by the Particular Development Zone where proposed development is for a purpose applicable to the Particular Development Zone for the site. In this case, the existing designation for the site as PD83 RACQ Office and Vehicle Inspection Station is applicable for the application.

A Zoning Map showing the location of the subject site has been included in Appendix A of this Planning Report.

5.4 Applicable Code

In accordance with the Section 2.6 of the Brisbane City Plan relating to land subject to the Particular development Zone under the superseded Planning Scheme, the proposed development, in accordance with the purpose of that Particular Development Zone designation, is subject to the Particular Development Code.

The Particular Development Code has been addressed in Appendix B of this Planning Report.

RTI DL RELEASE - EIR

5.5 Assessment of Secondary Codes

The Primary Code refers to a number of Secondary Codes which have been assessed below as to their applicability to the proposed development:

- Acid Sulfate Soil Code – **Not Applicable** as the proposed development does not involve land disturbing development involving more than 100m³ in an area than hosts acid sulphate soils;
- Biodiversity Code – **Not Applicable** as the proposed development intends to erect a roof structure over an existing hardstand area.
- Filling and Excavation Code: **Not Applicable** as the proposal does not propose and filling and excavation.
- Gas and Oil Pipeline Code: **Not Applicable** as the proposed development is not in proximity to the Roma gas or Moonie Brisbane Oil Pipelines;
- Landscaping Code: **Not Applicable** as the proposed development intends to erect a roof structure over an existing hardstand area.
- Non-discriminatory Access and Use Code: **Applicable** as the proposed development is for Material Change of Use;
- Park Planning and Design Code: **Not Applicable** as the proposed development does not require parkland.
- Services, Works and Infrastructure Code: **Applicable** as the proposed development is for Material Change of Use;
- Stormwater Management Code: **Applicable** as the proposed development is not contained entirely under the roofline of an existing building. The proposed development intends to erect a roof structure over an existing hardstand area and there will be no implications with stormwater quality or quantity.
- Transport, Access, Parking and Servicing Code: **Applicable** as the proposed development is for Material Change of Use;
- Waste Water Management Code: **Not Applicable** as the proposed development does not require on-site waste water treatment;
- Waterway Code: **Not Applicable** as the proposed development is not located within a Waterway Corridor;
- Wetland Code: **Not Applicable** as the proposed development is not located within or adjacent to a wetland area.

5.6 Planning Scheme Policies

No Planning Scheme Policies have been identified as relevant to the assessment of this application.

5.7 South east Queensland Regional Plan 2009-2031

The subject site is currently included within the Urban Footprint land use category of the SEQ Regional Plan, as identified in Appendix A. In accordance with the SEQ Regional Plan, the proposed development is appropriate development.

5.8 State Planning Policies

No State Planning Policies have been identified as being relevant to the proposed application.

6.0 Referral Agencies

6.1 Sustainable Planning Act 2009

In accordance with the *Sustainable Planning Regulations 2009* and as identified on the Assessment Checklist provided with this application, the proposed development triggers referral to the following agencies:

- **Department of Transport and Main Roads** (Concurrence Agency) as the land is contiguous to a State Controlled Road (Gateway Motorway)
- **Department of Environment and Main Roads** (Concurrence Agency) as the site is currently utilised for a Notifiable Activity.

The application material will be forwarded to the relevant agencies at the appropriate time.

7.0 Conclusion

7.1 Recommendation

This Planning Report including the accompanying Proposal Plans demonstrate that there is sufficient planning grounds for Council to support the proposed vehicle shade structure as an extension to the existing RACQ Office and Vehicle Inspection Station on the site.

The proposed vehicle shade structure is considered appropriate for the site in accordance with its Particular Development Zone classification (PD83) and is consistent with the Planning Scheme and relevant Codes for the development.

The proposal has successfully achieved a high quality design within an attractive built form which complements existing buildings within the site, and reinforces the office nature of the existing development.

It is therefore recommended that Council approve the Vehicle Shade Structure as an extension to the existing RACQ Office and Vehicle Inspection Station and grant a Development Permit, subject to reasonable and relevant conditions.

RTI DL RELEASED

Appendix A Site Characteristics

Location

As illustrated in **Figure 1**, the site has frontage to both Logan Road and Levington Road, at Eight Mile Plains and is described as Lot 60 SP179122. It contains a total area of 6.3ha and is owned by The Royal Automobile Club of Queensland Limited (ACN 009660575).

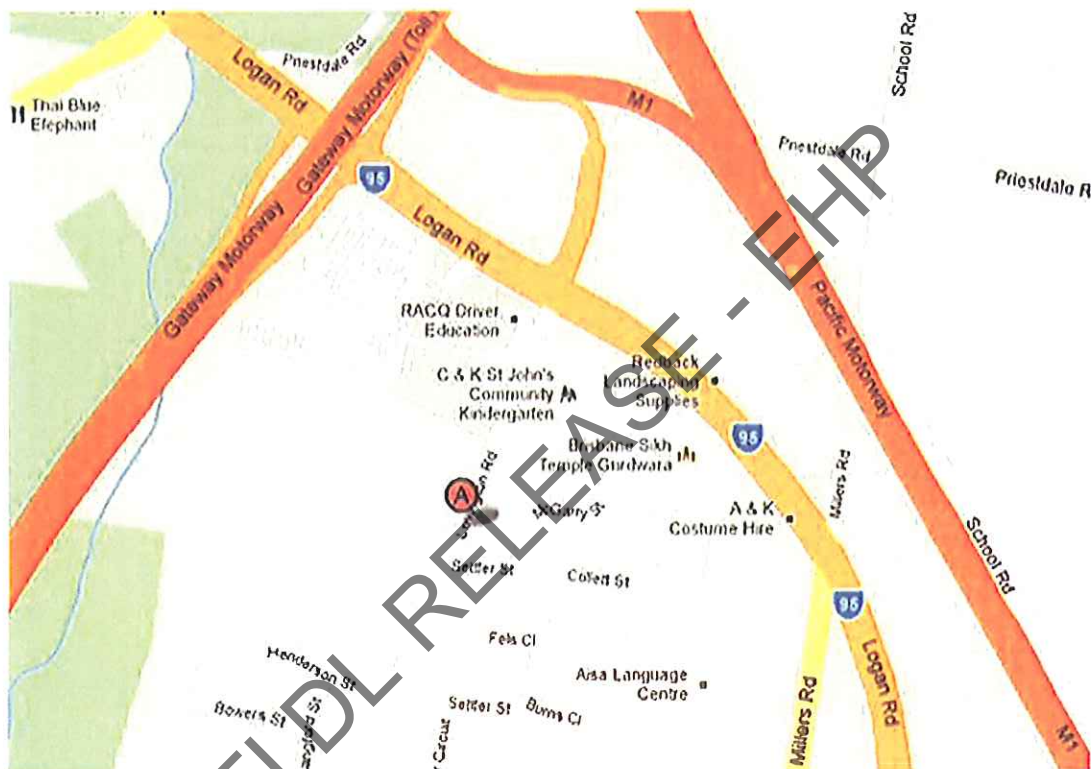


Figure 1 Site Location (Source: www.google.com)

Topography

The topography of the site can be relatively described as relatively flat as a result of the existing development within the site, comprised of numerous areas of surface carparking. The proposed development is located within an existing articulated vehicle space.

Existing Vegetation

The proposed development of a vehicle shade structure area does not affect existing vegetation on the site. The subject site contains NALL Significant Landscape Trees, Waterway Vegetation & Wetland Vegetation.

No vegetation is proposed for removal.

Subject Site - Emerging Community Area

Figure 2 Area Classification (Source: City Plan 2000)

Regional Plan

Figure 3 Urban Footprint (Source: SEQ Regional Plan)

Surrounding Land Uses

The subject site is currently surrounded by a mix of undeveloped land (Emerging Community and Rural) and more recent developed sites for standard residential development.

Contaminated Land

A search of the Queensland Environment Management Register (EMR) and Contaminated Land Register (CLR) has been undertaken and identified that the subject site is included within the EMR for Petroleum Product or Oil Storage. These activities are associated with the existing inspection station on the subject site and do not affect the proposed development. The Subject site is not identified on the CLR. A copy of the search result/s has been included in **Appendix C** of this Planning Report.

Services & Infrastructure

The existing servicing arrangement will not change as a result of this application.

RTI DL RELEASE EHP

Appendix B Assessment of Codes

Particular Development Zone Code

The following table is an assessment of the proposed development in accordance with the Performance Criteria and Acceptable Solutions of the Particular Development Zone Code.

Performance Criteria		Acceptable Solutions	
P1	The proposal must accord with any conditions (applicable conditions) which applies with respect of the inclusion of the land in the previous Particular Development Zone	A1	No Acceptable Solution is prescribed
Compliance P1 Complies. The application proposes a vehicle shade structure as part of the sites particular Development Zone designation for the RACQ Office and Vehicle Inspection Station (PD83). The shade structure does not jeopardise the existing use of the site.			
P2	The form, design and appearance of the proposal must be consistent with reasonable expectations of development for the Area in which the land is included (under Chapter 3) save to the extent that any departure is a necessary and unavoidable consequence of carrying out development for the applicable purpose/s of purpose/s with qualifications in accordance with any applicable conditions referred to in the previous Performance Criteria	A2	No Acceptable Solution is prescribed
Compliance P2 Complies. The proposed development involves the construction of a vehicle shade structure. The structure is constructed from complementary materials such as colourbond sheeting. The structure is of a bulk and scale consistent with the surrounding locale and land classification.			
P3	The proposal must not have undue adverse impact on acoustic amenity	A3.1	Noise levels generated from the operation of the use comply with the requirements of the Noise Impact Assessment Planning Scheme Policy
		A3.2	Intrusive outdoor activities are located away from noise sensitive activities
Compliance A3.1 Complies. The proposed vehicle shade structure will not create undue noise levels for the site and its surroundings. A3.2 Not Applicable. No outdoor activities are proposed.			

<p>P4 The proposal must be appropriately set back from any boundary to land in a Residential Area and provide appropriate fencing and landscaping to such boundary</p>	<p>A4.1 The building setback from a boundary abutting land in a Residential Area is a minimum of 3m or half the height of the building at that point, whichever is greater</p> <p>A4.2 A 1.8m screen fence and screen landscaping are provided along boundaries of land in a Residential Area</p>
<p>Compliance A4.1-A4.2 Not Applicable. The proposed shade structure is not located in close proximity to residential areas.</p>	
<p>P5 The design of the proposal must not have an undue detrimental environmental impact on:</p> <ul style="list-style-type: none"> the environmental quality of the site or land adjoining the site, or the environmental quality of the City and its surrounds any vegetation the subject of a vegetation protection order, significant trees or other vegetation on the site likely future development 	<p>A5 No Acceptable Solution is prescribed</p>
<p>Compliance P5 Complies. The proposed vehicle shade structure will not result in undue environmental detriment.</p>	
<p>P6 The proposed development must not have undue adverse:</p> <ul style="list-style-type: none"> social impacts on the community economic impacts on the area, including impacts on existing Centres 	<p>A6 No Acceptable Solution is prescribed</p>
<p>Compliance P6 Complies. The proposed shade structure will not result in undue adverse social or economic impacts.</p>	
<p>P7 The design of the proposal must not unduly detrimentally affect flooding or drainage on the site or adjoining sites</p>	<p>A7 No Acceptable Solution is prescribed</p>
<p>Compliance P7 Complies. The proposed shade structure is located over an existing slab and will not result in detrimental effects on the stormwater management for the site.</p>	
<p>P8 The proposal must not have a detrimental impact on the existing traffic situation, or unduly worsen an existing traffic problem</p>	<p>A8 No Acceptable Solution is prescribed</p>
<p>Compliance P8 Complies. The proposed vehicle shade structure is a relatively minor increase in the existing operation, which is already well provided with car parking and access arrangements to road frontages. The proposal is therefore not considered to have the potential to cause a detrimental impact on the traffic context for the site.</p>	

P9 The proposal must incorporate appropriate buffering and landscaping of the site	A9 No Acceptable Solution is prescribed
Compliance P9 Complies. The proposed development intends to erect a small vehicle shade structure internally within the site. Appropriate buffering and landscaping already exists along the property boundaries.	
P10 The proposal must not place undue demand on the infrastructure of the locality in which it is located	A10 No Acceptable Solution is prescribed
Compliance P10 Complies. The proposed shade structure is a relatively minor extension and will not place undue demand on the site or locality for infrastructure.	
P11 The proposal must not have any other undue adverse impact	A11 No Acceptable Solution is prescribed
Compliance P11 Complies. The proposal has no undue impacts.	
Where for any material change of use (excluding multi-unit dwellings in the Low Density Residential, Character Residential or Low-medium Density Residential Areas)	
P12 Proposals must be designed incorporating crime prevention through environmental design (CPTED) principles <i>Note:</i> <i>For guidance on assessing the incorporation of crime prevention through environmental design principles refer to the Crime Prevention Through Environmental Design (CPTED) Planning Scheme Policy</i>	A12 Building design and layout incorporates the following features: <ul style="list-style-type: none"> • opportunities for casual surveillance and sightlines (e.g. windows overlooking car parking and communal areas) • appropriate locations for activity generators (e.g. communal/recreation space near public pathways) • exterior building designs which promote safety (e.g. active frontages and entrances) • adequate definition of uses and ownership (e.g. landscaping to define private and public space) • adequate lighting (e.g. lighting of potential entrapment locations) • appropriate way finding mechanisms (e.g. signage) • minimisation of predictable routes and entrapment locations (e.g. concealed spaces near public pathways)
Compliance A12 Not Applicable. The proposed development is not for multi-unit development.	

Stormwater Management Code

The following table is an assessment of the proposed development in accordance with the Performance Criteria and Acceptable Solutions of the Stormwater Management Code.

4.1 General

Performance Criteria	Acceptable Solutions
<p>P1 The planning of the stormwater management system must provide for the integrated management of stormwater in order to:</p> <ul style="list-style-type: none"> • minimise flooding • protect and enhance environmental values of receiving waters • maximise the use of water sensitive urban design principles • maximise the use of natural waterway corridors and natural channel design principles • maximise community benefit • minimise safety risk to all persons 	<p>A1.1 The proposal complies with the Subdivision and Development Guidelines</p> <p>A1.2 A Site Based Stormwater Management Plan (SBSMP) is prepared for all major and minor stormwater management measures. The SBSMP must provide for the following where applicable:</p> <ul style="list-style-type: none"> • an underground and/or open drain/overland flowpath network maximising the use of natural channel design and water sensitive urban design principles • make provision for detention/retention storage basins • an Erosion and Sediment Control (ESC) Program where required by Council's Erosion and Sediment Control Standard • retention of natural waterway corridors • safety of all persons and risk management measures • an acceptable level of flood immunity <p>A1.3 The proposal complies with any Stormwater Management Plan (SMP), Local Stormwater Management Plan (LSMP) or Waterways Management Plan (WMP) prepared by Council</p> <p>Note: The Subdivision and Development Guidelines provide guidance on the level of information required for different development types</p>
<p>A1.1-2. Complies – The proposal is simply for a shaded vehicle structure and will not compromise the existing stormwater management system. The proposal shall be designed in accordance with the Subdivision and Development Guidelines.</p> <p>The proposed development will be constructed in accordance with engineering best management practices.</p> <p>Whilst this code is triggered we advise there will be no net increase in hardstand area.</p>	

4.2 Flooding

Performance Criteria		Acceptable Solutions	
P1	The proposed stormwater management system or site works must not adversely impact on flooding or drainage of properties that are upstream, downstream or adjacent to the subject site	A1	<p>The proposal meets the requirements of Council's Subdivision and Development Guidelines and does not result in an increase in flood level or flood duration on upstream, downstream or adjacent properties</p> <p>Note: Compliance with this acceptable solution can be demonstrated by the submission of a hydraulic and hydrology report (as part of a SBSMP) identifying potential flooding impacts on upstream, downstream or adjacent properties</p>
<p>A1. Complies. The proposal will meet the requirements of Council's Subdivision and Development Guidelines and will be designed such that no increase in flood level or flood duration on upstream, downstream or adjacent properties will occur.</p>			
P2	The drainage network must provide capacity to safely convey stormwater run-off resulting from relevant design storm events taking into account increased run-off from roof drainage	A2.1	<p>The design demonstrates that a drainage network will be provided that will comply with Council's Subdivision and Development Guidelines</p> <p>Note: Compliance with this acceptable solution can be demonstrated by identifying the conceptual drainage requirements for the proposal in a SBSMP</p>
		A2.2	<p>The design allows sufficient area to provide for a drainage network that will comply with Council's Subdivision and Development Guidelines</p> <p>Note: Compliance with this acceptable solution can be demonstrated by the submission of a hydraulic and hydrology report (as part of a SBSMP) identifying the area required to accommodate the drainage network</p>
<p>A2.1. Complies – The proposed development shall be designed in accordance with the Subdivision and Development Guidelines.</p> <p>A2.2. Complies – The design allows sufficient area to provide for a drainage network that will comply with Council's Subdivision and Development Guidelines.</p>			
P3	Development design (including any carparking areas) must reduce property damage, provide flood immune access to the property and, where applicable, ensure the safety of all persons by ensuring that the development levels are set above the relevant design flood level or	A3.1	<p>All development (including ancillary structures and carparking areas) is located above minimum flood immunity levels in accordance with Council's Subdivision and Development Guidelines</p>

<p>storm surge level</p>	<p>Note: Compliance with this acceptable solution can be demonstrated by the submission of a hydraulic and hydrology report identifying flood levels and development design levels (as part of a SBSMP)</p> <p>A3.2 Road access is provided in accordance with the flood immunity levels identified in Council's Subdivision and Development Guidelines</p> <p>Note: Compliance with this acceptable solution can be demonstrated by the submission of a hydraulic and hydrology report identifying flood levels and development design levels</p>
<p>A3.1. Complies – All development will be located above the minimum flood immunity levels in accordance with Council's Subdivision and Development Guidelines.</p> <p>A3.2. Complies – The existing road access will remain.</p>	
<p>P4 Any channel works that are part of the development, major drainage works or flood mitigation works must maintain and/or enhance the environmental values of the waterway corridor or drainage corridor</p>	<p>A4 Design and construction of channel works incorporate water sensitive urban design and natural channel design features which will comply with:</p> <ul style="list-style-type: none"> • Council's Subdivision and Development Guidelines, and • where applicable any SMP, LSMP or WMP prepared by Council <p>Note: Compliance with this acceptable solution can be demonstrated by the provision of conceptual details of any channel works (as part of a SBSMP)</p>
<p>A4. Not Applicable – The proposed development does not have any channel work.</p>	
<p>P5 Erosion treatment works along waterway banks and associated drainage structures must maintain or enhance the environmental values of waterways</p>	<p>A5 Design and construction of erosion treatment features incorporate natural channel design features which will comply with:</p> <ul style="list-style-type: none"> • Council's Subdivision and Development Guidelines, and • Council's Urban Creek Erosion—Guidelines for Selecting Remedial Works <p>Note: Compliance with this acceptable solution can be demonstrated by the provision of conceptual details of any erosion treatment works (as part of a SBSMP)</p>
<p>A5. Not Applicable – The proposal is simply for a shaded vehicle structure.</p>	

P6	Bridges and culverts provided for flood immunity to minimise traffic disruption must improve the safety of all people and allow for fauna movement and recreation corridors where these needs are identified	A6	The design complies with Council's Subdivision and Development Guidelines Note: Compliance with this acceptable solution can be demonstrated by the provision of conceptual details of any bridge or culvert works (as part of a SBSMP)
A6. Complies – Neither bridges or culverts are proposed for this development.			
P7	The design and construction of detention and retention storage features must: <ul style="list-style-type: none"> • achieve acceptable impacts on environmental values • provide for recreational use where possible • achieve acceptable risk to all persons' safety and property 	A7	The design complies with Council's Subdivision and Development Guidelines and where applicable any SMP, LSMP or WMP prepared by Council Note: Compliance with this acceptable solution can be demonstrated by the provision of conceptual details of any detention and retention storage features (as part of a SBSMP)
A7. Complies -The design complies with Council's Subdivision and Development Guidelines.			

4.1 Water Quality and drainage

Performance Criteria		Acceptable Solutions	
Low risk development			
P1	Water quality impacts must be minimised using best practice techniques	A1.1	The design provides for stormwater quality best management practices that are sufficient to treat the target pollutants and will comply with the Council's Subdivision and Development Guidelines Note: Compliance with this acceptable solution can be demonstrated by indicating the areas that are to be set aside for water quality best management practices. For most development this can be achieved by determining pollutant loads using hand calculations as set out in Council's Guidelines for Pollutant Export Modelling in Brisbane and identifying the type and size of stormwater quality best management practices based on their efficiencies identified in Council's Subdivision and Development Guidelines
		A1.2	Stormwater quality best management practices are designed, constructed and maintained in accordance with Council's Subdivision and

		Development Guidelines Note: Compliance with this acceptable solution can be demonstrated by providing conceptual detail of how stormwater quality will be managed (as part of a SBSMP)
A1.1. Complies - The proposed development shall be designed in accordance with the Subdivision and Development Guidelines. Engineering Best Management Practices shall be applied to the development site. A1.2. Complies - Stormwater quality best management practices shall be applied to the proposed development.		
P2	Release of sediment laden stormwater is minimised	A2 All development complies with Council's Erosion and Sediment Control Standard Note: Compliance with this acceptable solution can be demonstrated by providing conceptual details of how the requirements of Council's Erosion and Sediment Control Standard will be met (conceptual SBSMP). This will generally be conditioned and may require the submission of a subsequent detailed SBSMP for operational works
A2. Complies - The proposed development will comply with Council's erosion and sediment control standard.		
High risk development		
Not Applicable - The proposed development is considered low risk.		

Services, Works and Infrastructure Code

The following table is an assessment of the proposed development in accordance with the Performance Criteria and Acceptable Solutions of the Services, Works and Infrastructure Code.

Performance Criteria		Acceptable Solutions	
P1	Land used for urban purposes must be serviced adequately with regard to water, waste disposal, drainage, telecommunication and energy	A1	The land is provided with: <ul style="list-style-type: none"> reticulated water, sewerage, drainage, electricity and telecommunications services gas service where reasonable
Compliance A1 Complies. The proposed development is within an existing urban development and is provided with the necessary water, sewerage, drainage, electricity and telecommunications services.			
P2	Frontage to the site must provide the following to an appropriate urban standard: <ul style="list-style-type: none"> an effective, high quality paved 	A2	The following are provided or already exist at the frontage of the site, to the standard that would have applied if the development formed

<p>roadway</p> <ul style="list-style-type: none"> • an effective, high quality roadway kerb and channel • safe, high quality crossings over channels and walkways • safe, accessible high quality bikeways • a safe, accessible, high quality public walkway compatible and integrated with the surrounding environment • provision of and alteration to required public utilities • effective drainage • appropriate conduits to facilitate the provision of required street lighting systems and traffic signals 	<p>part of a new subdivision:</p> <ul style="list-style-type: none"> • concrete kerb and channel • forming and grading to walkways • crossings over channels and walkways • a constructed bikeway • a constructed walkway, minimum 1.2m wide and full width from the property line to the kerb in Multi-purpose Centres • reconstruction of any damaged public walkway in concrete • construction of the carriageway • payment of costs for required alterations to public utility mains, services or installations • construction of and required alterations to public utility mains, services or installations • drainage works • installation of electrical conduits
<p>Compliance</p> <p>A2 Not Applicable. The subject site is already developed and the proposal is merely to erect a vehicle shade structure within the site.</p>	
<p>P3 Building design and layout must provide for additional infrastructure to facilitate future telecommunication services and providers (e.g. fibre optic cable)</p>	<p>A3.1 Conduits, cabling or ducting is provided in all residential, community, commercial and industrial buildings of a sufficient diameter to enable two or more carriers to service the building. An underground access connection pit and "lead in" duct is provided in the footpath, plus a conduit from the property boundary to:</p> <ul style="list-style-type: none"> • a designated entry point in each building • each lot in community title developments • each floor and tenancy in multi-occupancy buildings <p>All work is to be in accordance with relevant Building Codes and Australian Standards</p> <p><i>Note: An accurate, digital 'as built' three dimensional location plan will need to be supplied for all infrastructure provided in the footpath</i></p> <p>Additional requirements for Multi-unit Dwellings of more than 4 storeys and 20 units or Centre Activities with a gross floor area of 2500m² or greater:</p>

	<p>A3.2 New buildings are provided with:</p> <ul style="list-style-type: none"> • a co-located equipment room • a central (vertical) riser duct within the core of the building • a telecommunications closet on each floor • distribution by underfloor or suspended ceiling ducts • designated wireless area on roof with structural capability <p>All work is to be in accordance with relevant Building Codes and Australian Standards</p> <p>Refer to Figure a.</p> <p><i>Note: A signed statement must be submitted to Council by a competent person (as defined in the Building Regulation) confirming that the premises as built complies with these requirements, when final building certification is issued.</i></p>
<p>Compliance</p> <p>A3.1 Complies. The proposed development will be fully integrated with the technological network of the existing building.</p> <p>A3.2 Not Applicable. The proposal does not include multi-unit dwellings.</p>	
<p>P4 Major public projects promote the provision of affordable, high bandwidth telecommunication services throughout Brisbane</p>	<p>A4 Conduits are provided in all major Council and government works projects to enable the future provision of fibre optic cabling:</p> <ul style="list-style-type: none"> • when the additional expense is unlikely to be prohibitive • when further major work is unlikely or disruption would be a major concern eg limited capacity roads • when there is a clear gap in the telecommunication network • when there is a clear gap in the bandwidth available to the area <p><i>Note: An accurate, digital 'as built' three dimensional location plans will need to be supplied for all infrastructure provided in the road reserve</i></p>
<p>Compliance</p> <p>A4 Not Applicable. No public buildings are proposed as part of this application.</p>	

Non-discriminatory Access and Use Code

The following table is an assessment of the proposed development in accordance with the Performance Criteria and Acceptable Solutions of the Non-discriminatory Access and Use Code.

Performance Criteria	Acceptable Solutions
P1 Non-discriminatory access must be provided: <ul style="list-style-type: none"> from the road to the accessible entrances of each building or structure on the site between all accessible buildings and structures on the site from the site to adjoining sites and areas where an integrated outcome is desirable e.g. in a Centre 	A1 Provision is made for non-discriminatory access at the road frontage, within the site and between adjoining sites (where an integrated outcome is desirable) is managed in accordance with AS1428—Design for Access and Mobility
Compliance The proposal simply proposes to erect a vehicle shade structure over an existing vehicle park on the site. Compliance with AS1428 has previously been achieved and this application does not jeopardise this.	

Transport, Access, Parking and Servicing Code

The proposed development involves the erection of a vehicle shade structure within a developed site and does not propose additional parking or servicing areas as relevant to the Code. In this respect, it is considered to comply with the Transport, Access, Parking and Servicing Code and detailed assessment against the code is not required.



Appendix C Current Title Search & Contaminated Land Search

RTI DL RELEASE - EHP

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

GlobalX Information Services
GPO Box 2746
Brisbane QLD 4001

Transaction ID: 1063995 EMR Site Id: 58409 15 July 2008
Client Reference: 10665015
Cheque Number:

This response relates to a search request received for the site:
Lot: 60 Plan: SP179122

EMR RESULT

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

Lot: 1 Plan: RP153895
Address: 2649 LOGAN RD
EIGHT MILE PLAINS 4M3

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

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

(a) in underground tanks with more than 200L capacity; or

(b) in above ground tanks with -

(i) for petroleum products or oil in class 3 in packaging groups 1 and 2 of the dangerous goods code - more than 2, 500L capacity; or

(ii) for petroleum products or oil in class 3 in packaging groups 3 of the dangerous goods code - more than 5, 000L capacity; or

(iii) for petroleum products that are combustible liquids in class C1 or C2 in Australian Standard AS1940, 'The storage and handling of flammable and combustible liquids' published by Standards Australia - more than 25, 000L capacity.

CLR RESULT

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

ADDITIONAL ADVICE

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

Lindi Bowen
Registrar, Contaminated Land Unit

RTI DL RELEASE - EHP

CURRENT TITLE SEARCH

NATURAL RESOURCES AND WATER, QUEENSLAND

Request No: 4438726

Search Date: 15/07/2008 09:37

Title Reference: 50567196

Date Created: 08/08/2005

Previous Title: 50345072

REGISTERED OWNER

Dealing No: 708880491 05/08/2005

THE ROYAL AUTOMOBILE CLUB OF QUEENSLAND LIMITED
A.C.N. 009 660 575

ESTATE AND LAND

Estate in Fee Simple

LOT 60 SURVEY PLAN 179122
County of STANLEY Parish of YEERONGPILLY
Local Government: BRISBANE CITY

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10075141 (POR 40)
Deed of Grant No. 10095074 (POR 39)
2. EASEMENT IN GROSS No 601694844 (D953025) 09/11/1970
BURDENING THE LAND
TO QUEENSLAND ELECTRICITY COMMISSION
OVER EASEMENT A ON RP126441
3. TRANSFER No 703667606 02/11/1999 at 09:12
EASEMENT IN GROSS: 601694844 (D953025)
QUEENSLAND ELECTRICITY TRANSMISSION CORPORATION LIMITED
A.C.N. 078 849 233
4. EASEMENT IN GROSS No 601613671 (D955868) 16/11/1970
BURDENING THE LAND
TO QUEENSLAND ELECTRICITY COMMISSION
OVER EASEMENT A ON RP126442
5. TRANSFER No 703667585 02/11/1999 at 09:06
EASEMENT IN GROSS: 601613671 (D955868)
QUEENSLAND ELECTRICITY TRANSMISSION CORPORATION LIMITED
A.C.N. 078 849 233

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

CURRENT TITLE SEARCH
NATURAL RESOURCES AND WATER, QUEENSLAND

Request No: 4438726

Search Date: 15/07/2008 09:37

Title Reference: 50567196

Date Created: 08/08/2005

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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Requested By: D APPLICATIONS GLOBAL X

RTI DL RELEASE - EHP

Page 2/2



Dedicated to a better Brisbane

COUNCIL DELEGATE
DECISION MADE ON

04 NOV 2009

Brisbane City Council

Development Assessment Branch
City Planning and Sustainability Division
GPO Box 1434
Brisbane Qld 4001

Telephone 07 3403 8888

04 November 2009

The Royal Automobile Club Of Queensland Limited
C/- Land Partners Limited
P.O Box 3916
SOUTH BRISBANE QLD 4101

copy for referral
agency information

RECEIVED

11 NOV 2009

ECSU

Permit Type: DA - Material Change of Use

Description of Proposal: PD83 RACQ Office and Vehicle Inspection Station (Extension
- Auditorium)

Address of Site: 31 Levington Rd Eight Mile Plns Qld 4113

Real Property Description: Lot(s) 60 on Survey Plan 179122

Application Reference: A002414174

Dear Sir/Madam

RE: Decision Notice under Section 3.5.15 of the "Integrated Planning Act 1997":
Development Application

I am pleased to inform you that your application has been approved in accordance with the approved drawings and subject to the attached conditions.

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

This approval is for:

- Material Change of Use - Development Permit - Office

Please phone me on the telephone number below during normal business hours if you have any queries regarding this matter.

Yours sincerely,

sch4p4(6) Personal information

Maisie Tang
Urban Planner, Development Assessment
Development Assessment South BSQ
(07) 3403 5594
Development Assessment Branch

Ref: A002414174

1 of 3

RECEIVED
11 NOV 2009
ECSU

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

INTRODUCTION:

The decision to approve the application was made by the Senior Urban Planner, Development Assessment as the delegate appointed by the Council to determine the application.

APPLICANT DETAILS:

The Royal Automobile Club Of Queensland Limited
C/- Land Partners Limited
P.O Box 3916
SOUTH BRISBANE QLD 4101

SITE:

Address of Site:

31 Levington Rd Eight Mile Plns Qld 4113

Real Property Description:

Lot(s) 60 on Survey Plan 179122

City Plan Area Classification:

CP-EC

Name of Owner:

Royal Automobile Club of Queensland

Name of Ward:

Macgregor

APPLICATION:

Aspects of development and development approvals sought:

- Material Change of Use - Development Permit - Office

Description of Proposal:

PD83 RACQ Office and Vehicle Inspection Station (Extension - Auditorium)

Council file reference:

A002414174

Lodgement date:

31 August 2009

TYPE OF APPROVAL:

- Material Change of Use - Development Permit - Office

FURTHER DEVELOPMENT PERMITS:

Further development permits are required before the development can be carried out:
- Carrying Out Building Work

REFERRAL AGENCIES:

There were no Advice Agencies for this application.

The following were Concurrence Agencies for this application:

Department Of Main Roads (Metropolitan District)
PO Box 70
SPRING HILL QLD 4004
Telephone: (07) 3137 8119
Fax: (07) 3137 8363
Email: development.control@mainroads.qld.gov.au

Environmental Protection Agency - Ecoaccess Customer Service Unit
PO Box 15155
CITY EAST QLD 4002

There were no State Agencies for this application.

CONDITIONS:

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

SUBMISSIONS:

Submissions may have been received for this application. For Code Assessable applications, submitters are not entitled to appeal this decision.



BRISBANE CITY COUNCIL'S APPROVAL PACKAGE.

APPLICATION DETAILS

This package relates to the application detailed below

Address of Site:	31 LEVINGTON RD EIGHT MILE PLNS QLD 4113
Real Property Description of Site:	L60 SP.179122
Aspects of development and type of approval:	DA - Material Change of Use Development Permit - Office
Council File Reference:	A002414174 Permit Reference Number/s: DAMC219545309.
Package Status:	APPROVED - Version 1 (4th of November, 2009 10:45:43 AM)
Package Generated:	04/11/2009

PROJECT TEAM

The assessment of this application has been undertaken by:

MAISIE TANG Urban Planner, Development Assessment Development Assessment South BSQ maisie.tang@brisbane.qld.gov.au (07) 3403 5594	Adam RIGBY Senior Urban Planner, Development Assessment Development Assessment South BSQ adam.rigby@brisbane.qld.gov.au 07 3403 4682	Bijal SHAH Pollution Officer, Development Assessment Development Assessment South BSQ bijal.shah@brisbane.qld.gov.au (07) 3403 6605
Andrew TSAI Senior Engineer, Development Assessment Development Assessment South andrew.tsai@brisbane.qld.gov.au (07) 3403 6303	Andrea HIND Team Support Officer Water Reform Team andrea.hind@brisbane.qld.gov.au 07 3403 9338	

DRAWINGS AND DOCUMENTS

The term 'drawings and documents' or similar expressions mean:

Drawing or Document	Number	Plan Date
Locality Plan	309019 SK101-A (Amended in Red 19-OCT-2009)	14-AUG-2009
Proposed Plan	309019 SK103-B	23-SEP-2009
Proposed Elevations	309019 SK104-B	23-SEP-2009

Advice

Please see the attached document(s) for any advices.

RTI DL RELEASE - EHP

APPROVAL CONDITIONS

Permit to Which These Conditions Relate:	DA - Material Change of Use
Activity(ies):	Office
Stage:	PD83 RACQ Office and Vehicle Inspection Station (Extension - Auditorium)

General/Planning Requirements

	Timing
<p>1) Approved Drawings & Documents</p> <p>A legible copy of the approved drawings and documents bearing "Council Approval" and the Development Approval Conditions package is to be available on site at all times during construction and earthworks.</p> <p>GUIDELINE <i>This condition is imposed to ensure compliance with the development conditions of approval. The copy of the conditions and plans should be located in any site management office or with the site foreman. Any copies of conditions or plans that are illegible shall be deemed to be non compliance with this condition of approval.</i></p>	As indicated
<p>2) Carry Out The Approved Development</p> <ul style="list-style-type: none"> Carry out the approved development generally in accordance with the approved drawing(s) and/or document(s) as amended in red to indicate the extent of this approval. <p>Note:-</p> <p><i>This development approval may include the location of fences, retaining walls and/or external walls of buildings on the boundary of a lot. The approval does not constitute permission to enter neighbouring properties to carry out the construction of fences, retaining walls and/or external walls of buildings on the boundary of a lot. Permission must be obtained from relevant property owners.</i></p> <p>GUIDELINE <i>This condition refers to the approved plans, drawings and documents to which the approval relates and is the primary means of defining the extent of the approval. Approved plans, drawings and documents are stamped PLANS and DOCUMENTS referred to in the APPROVAL and are dated to reflect the date of approval of the application by Council's Delegate.</i></p>	While development is occurring on the site and then to be maintained
<p>3) Complete All Building Work</p> <p>Complete all building work associated with this development approval, including work required by any of the following conditions. Such building work is to be carried out generally in accordance with the approved plans, drawing(s), and/or documents and, where the building work is assessable development, in accordance with a current development permit.</p> <p>GUIDELINE <i>This condition is imposed to ensure all building work associated with the use are in place before the use commences. It is not appropriate that the site be used without such work being completed. Please note that the work referred to in this condition involves operational work and may therefore constitute 'assessable development'. The Council informs you there fore that this condition does not authorise assessable development to occur and a</i></p>	Prior to commencement of use

<p>development permit may therefore be necessary. Please refer to the Council's information sheets. For any enquiries about this condition, please contact the Assessment Manager.</p>	
<p>4) Maintain The Approved Development</p> <p>Maintain the approved development (including landscaping, parking, driveways and other external spaces) in accordance with the approved drawing(s) and/or documents, and any relevant Council or other approval required by the conditions.</p> <p>GUIDELINE <i>This condition restricts changes that can be made to the approved development. Approved plans and documents are stamped PLANS and DOCUMENTS referred to in the APPROVAL and are dated to reflect the date of determination of the application by the Council's delegate. The extent to which plans can be modified is constrained by the definition of 'minor change' in schedule 10 and the requirements of section 3.5.24 of the "Integrated Planning Act 1997". It will be necessary to make a new application if the change is not a minor change. For any enquires about this condition, please contact the Assessment Manager.</i></p>	<p>To be maintained</p>
<p>5) Expiration of Relevant Period</p> <p>All aspects of development as outlined within this section, to which the conditions relate in the 'Development Approval Package', are to be completed within the period ending midnight 31 October 2013.</p> <p>GUIDELINE <i>This condition is imposed pursuant to S.3.5.21A(2)(a) of the Integrated Planning Act 1997. The intent of this condition is to specify the particular time assessable development or an aspect of assessable development is to be completed before this development approval lapses. Any extension of the period stated in the condition is required to be made in accordance with S.3.5.22 and S.3.5.33 of the Integrated Planning Act 1997.</i></p>	<p>As indicated</p>
<p>6) Approved Use</p> <p>The approved extension as indicated on the approved plans are limited to the use of Particular Development Zone PD83 (RACQ Office and Vehicle Inspection Station) only, unless otherwise approved by Council.</p> <p>GUIDELINE <i>This condition is imposed to ensure that the approved use is limited to that entity making the application. For any enquiries about this condition, please contact the Assessment Manager. Non-compliance with this condition is likely to mean that there has been a 'material change of use' on the site. Such development is likely to be assessable development.</i></p>	<p>At all times</p>
<p>7) Lighting To Public Areas</p> <p>Install and maintain a suitable system of lighting, to operate from dusk to dawn, within all areas where the public will be given access.</p> <p>GUIDELINE <i>This condition is imposed to ensure on-going safe public access to designated public pedestrian spaces within the development.</i></p>	<p>Prior to the commencement of the use and then to be maintained</p>

8) No good to be sold

No goods are to be sold, displayed or offered for sale from the site to the general public unless an approval has been obtained to carry out retail uses on the site in accordance with the Brisbane City Plan 2000.

GUIDELINE

This condition is imposed when the use of the site does not involve approval for the purpose of a Shop. For any enquiries about this condition, please contact the Assessment Manager. Non-compliance with this condition is likely to mean that there has been a 'material change of use' on the site. Such development is likely to be assessable development.

To be maintained

Monetary Contributions and Securities**9) Infrastructure Contributions Planning Scheme Policies (MCU - Infill - Lodged between 1 July, 2007 & 30 June, 2010)****Timing**

As indicated

Pay to Council a monetary contribution towards the cost of providing infrastructure using the methodology and at the rate specified in the Infrastructure Contributions Planning Scheme Policies for the Contribution Area at the time when payment is made. The following table is a summary of the current Infrastructure Charges Units (ICUs) payable:-

Infrastructure Type	Contribution Area / Precinct	Value in Infrastructure Contribution Units (ICUs)		
		Contribution	Credits	Net Contribution
Transport	16	19,183 ICUs	0 ICUs	19,183 ICUs
Community Purposes	100	354 ICUs	0 ICUs	354 ICUs
Water Supply	Mt Gravatt/ Holland/Toohey	7,168 ICUs	0 ICUs	7,168 ICUs
Sewerage	PHLP01	6,754 ICUs	0 ICUs	6,754 ICUs
Waterways	5 Bulimba	0 ICUs	0 ICUs	0 ICUs
Totals		33,459 ICUs	0 ICUs	33,459 ICUs

Credits where applicable have been included in the ICU calculations.

The value of an ICU is specified in the Fees and Charges Schedule and is adjusted each financial year. In the 2009/2010 financial year, the value of an ICU is \$1.84.

The amount payable is currently assessed at **\$61,564.56 (09/10)**.

Timing

- Where the application also involves a Preliminary Approval to Carry Out Building Work, the monetary contributions for water supply and sewerage are to be paid prior to the issue of the Final Plumbing Certificate. All other monetary contributions are to be paid prior to the commencement of use.
- Where the application only involves a Permit for a Material Change of Use, all monetary contributions are to be paid prior to the commencement of use.

GUIDELINE

This condition is imposed to obtain contribution(s) towards the provision of adequate infrastructure for transport, community purposes, water supply, sewerage and waterways. For enquiries about this condition, please contact the Delegate, Development Assessment.

PROOF OF FULFILMENT

The monetary payment based on the value of the ICU at the time of payment is received and receipted by Council before the time set out for payment.

9(a) Subsidy Advice - Infrastructure Contributions Planning Scheme Policies (MCU - Infill - Lodged between 1 July, 2007 & 30 June, 2010)

As indicated

INFRASTRUCTURE CONTRIBUTIONS SUBSIDY

You will be entitled to an infrastructure contributions subsidy in accordance with Council's "Infrastructure Contributions Subsidy Administrative Policy" provided that

- this approval takes effect and
- the applicable infrastructure contributions are paid prior to 30 June in the financial year following the financial year in which the development approval takes effect.

The following table summarises the subsidy to be applied to the applicable full infrastructure contributions as calculated at the time of payment.

Infrastructure Contribution Type	Subsidy to be applied (%)	Contribution (%)
Water Supply	35	65
Sewerage	35	65
Community Purposes	35	65
Transport	35	65
Waterways	35	65

BEFORE YOU PROPOSE TO PAY INFRASTRUCTURE CONTRIBUTIONS, YOU MUST request an itemised breakdown showing the applicable infrastructure contributions, the subsidy (if any) to be applied and the contributions to be paid.

This request must be made in writing on the REQUEST FOR ITEMISED BREAKDOWN OF INFRASTRUCTURE CONTRIBUTIONS FORM to the Team Leader, Plan Sealing Unit, Development Assessment Branch or by email to plan_sealing@brisbane.qld.gov.au in sufficient time so that payment can be made no later than 30 June. Council aims to provide a response to your request within 10 business days.

To receive any subsidy you **MUST** present the itemised breakdown at the time of payment.

GUIDELINE

This advice indicates that you may be entitled to a subsidy for Infrastructure Contributions in accordance with Council's Infrastructure Contributions Subsidy Administrative Policy.

Engineering

	Timing
10) Repair Damage To Kerb, Footpath Or Road Repair any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from footways, roads, kerb and channel and stormwater gullies and drainlines) that may occur during any works carried out in association with the approved development. This will include the re-instatement of the existing traffic signs and pavement markings that may have been removed or damaged.	Prior to commencement of use

GUIDELINE

This condition is imposed for the repair of damage to the existing road infrastructure including traffic signs and pavement marking during works associated with the development.

PROOF OF FULFILMENT

Acceptance of the completed works by the Engineering Delegate, Development assessment.

11) On Site Drainage - Minor

Stormwater run-off from roof and surface areas is to be collected internally and piped generally in accordance with the "Subdivision and Development Guidelines" to a lawful point of discharge.

GUIDELINE

The purpose of this condition is to ensure that stormwater run off from the site and adjacent properties will be handled adequately. Disposal of storm water by gravity pipeline is required. The design, design documentation, (including test results) and the Certificate of Completion are to be forwarded to and retained by the current and future owner(s) as proof of initial compliance with this Condition of Development and to assist in the on-going compliance with this Condition of Development and any future auditing. Where it is proposed to perform works in the road reserve, a permit is to be obtained from Council by calling the Council's Customer Contact Centre on 3403 8888. For any further enquiries about this condition, please contact the Engineering Delegate, Development Assessment.

Prior to commencement of use

12) Ponding Of Stormwater

Adjoining properties and roads are to be protected from ponding or nuisance from stormwater as a result of the works.

GUIDELINE

This condition is imposed to ensure that the developer is aware that they are responsible for all remedial works required as a result of any site works and, that they must protect neighbouring properties and roads from ponding and nuisance water from the proposed development. Where this rectification work involved drainage, plans are to be lodged showing the manner in which it is intended to rectify the site drainage. These plans must be approved by the Engineering Delegate. For any enquiries about this condition, please contact the Engineering Delegate, Development Assessment.

Prior to the commencement of the use and then to be maintained

13) Service Conduits & Mains

Supply and install all service conduits and meet the cost of any alterations to public utility mains, existing mains, services or installations required in connection with the approved development in accordance with the "Subdivision and Development Guidelines".

GUIDELINE

This condition is imposed when additions, alterations or extensions to service conduits, mains and other services are required as a result of the approved development. This includes the provision of all services and/or conduits along the full length of any rear allotment access or access easement. This includes the relocation of any fire hydrant and/or valves from within the limits of the development's vehicular footway crossings if applicable. Applicants should liaise with the appropriate service authorities. Typical underground service conduiting to be constructed includes, power, phone, telecommunications, sewer, stormwater and gas if applicable. For

Prior to commencement of use

any enquiries about this condition, please contact the Engineering Delegate, Development Assessment (regarding advise on traffic signal conduits, stormwater, water supply and sewerage mains) or the relevant public utility authorities (for advice on other services).

13(a) As Constructed Plans

Prior to commencement of use

Submit "As Constructed" plans including an asset register, checked and certified by a registered Professional Engineer Queensland (RPEQ) that are in accordance with Council's "Subdivision and Development Guidelines" and "BCC Water Supply Standard 2005" and "BCC Sewerage Standards 2005".

GUIDELINE

This condition is imposed to ensure the Council has a record of the actual details of the works constructed for future reference.

Standard Advice

	Timing
<p>14) ERA Approval</p> <p>All development involving an Environmentally Relevant Activity as defined by the Environmental Protection Regulation 1998 requires that an application for a material change of use for an environmentally relevant activity be submitted to the administering authority (Environmental Protection Agency or Brisbane City Council), in accordance with the Environment Protection Act 1994 and the Integrated Planning Act 1997. Please note: The above information has been provided to the applicant as an advice only, and does not form part of the development approval conditions. This advice has been provided to the applicant to inform them of other obligations they may have to comply with (under state legislation or local laws) prior to their activity commencing.</p>	As indicated
<p>15) Flammable And Combustible Liquids</p> <p>The Dangerous Goods Safety Management Regulation 2001 requires that occupiers of premises storing flammable and combustible liquids hold a licence. Licences are required for all storage greater than minor storage quantities. Minor storage limits are detailed in Australian Standard AS1940 - The Storage and Handling of Flammable and Combustible Liquids.</p> <p>It is the occupier's responsibility to obtain the required licence prior to commencement of the activity. Occupiers can be fined up to \$1500 for failing to hold a current licence.</p> <p>Licences can be obtained from Brisbane City Council-Licensing & Compliance. To obtain a Licence Information Kit contact the call centre on 3403 8888.</p> <p>Plans and specifications must be lodged for approval by Council's Licensing & Compliance Section prior to building works commencing. Please note that building approvals do not include approval for storing flammable and combustible liquids. Council recommends that occupiers submit licence applications prior to obtaining building appr</p>	As indicated
<p>16) Concurrence Agency Conditions</p> <ul style="list-style-type: none"> Department of Transport and Main Roads (TMR), as Concurrence Agency has advised Council that there are no requirements for this application as outlined in their letter dated 24 September 2009 	As indicated

<p>reference 830/2197 (J6364). For any queries concerning this matter please contact Paul Grice on (07) 3137 8249.</p> <ul style="list-style-type: none"> • Department of Environment and Resource Management (DERM), as Concurrence Agency has provided advice for this application as outlined in their letter dated 8 October 2009 reference IPCL01615809/Ecotrack No: 340626/ File No: BNE31555. For any queries concerning this matter please contact Peter Koorockin on (07) 3225 1062. 	
<p>17) Equitable Access</p> <p>Ensure that there is equitable access for disabled persons to and within the site in accordance with the Queensland <i>Anti-Discrimination Act 1991</i>, the <i>Disability Discrimination Act 1992</i> (C'th) and <i>AS1428 - Access and Mobility</i> - Parts 1-4. You are notified of your responsibility to ensure that access is appropriately designed and constructed for all users as required by relevant legislation and standards. This development approval does not indicate that the proposal complies with these requirements. Determination of compliance with these requirements is the sole responsibility of the owner/builder/developer of the proposal.</p>	<p>As indicated</p>
<p>18) Noise and Dust Emissions</p> <p>All development involving the emission of noise and dust from building/construction activities requires that the emission be in accordance with the requirements of the <i>Environmental Protection Regulation 1998 Part 2A - Environmental Nuisance</i>. Pursuant to the <i>Environmental Protection Regulation 1998 Part 2A - Environmental Nuisance- 6W</i>. A builder or building contractor must not carry out building work on a building site in a way that makes or causes audible noise to be made from the building work- (a) on a Sunday or public holiday, at any time; or (b) on a Saturday or business day, before 6.30 a.m. or after 6.30 p.m.</p> <p>All development involving the emission of noise and dust from building/construction activities requires that the emission be in accordance with the requirements of the <i>Environmental Protection Regulation 1998 Part 2A - Environmental Nuisance</i>.</p>	<p>As indicated</p>

**** End of Package ****



Queensland
Government

119/80/382/4892

24 September 2009

30 SEP 2009

Ms Jude Munro
Chief Executive Officer
Brisbane City Council
GPO Box 1434
Brisbane Qld 4001

ATC

CACA/144586

Attention: Maisie Tang
Development Assessment South

Dear Sir/Madam

REFERRAL AGENCY'S RESPONSE

Brisbane City: Logan Sub Arterial Road
Proposed Office (Extension to Existing RACQ Office and Vehicle Inspection Station)
Council Application No: A002414174
Lot 60 on SP179122
Situated at 31 Levington Road, Eight Mile Plains

I refer to the above application received by the Department of Transport and Main Roads (DTMR) on 15 September 2009.

Pursuant to Section 3.3.16 of the *Integrated Planning Act 1997*, DTMR as a *Concurrence Agency*, has assessed the impact of the proposed development on the state-controlled road network and advises council it has no requirements with respect to the subject application.

If this letter is not included in a development permit within two years, it is to be treated as a preliminary approval only and conditions may be reviewed, amended and new conditions applied.

This is a response from DTMR as a referral agency for state controlled roads previously under the control of the former Department of Main Roads. Please note you may receive further referral responses relating to other transport matters previously under the control of former Queensland Transport.

Department of Transport and Main Roads
Assets and Operations
Metropolitan Region
183 Wharf Street
Spring Hill Queensland 4000
PO Box 70 Spring Hill Queensland 4004

Our ref 830/2197 (J6364)
Your ref A002414174
Enquiries Paul Grice
Telephone +61 7 3137 8249
Facsimile +61 7 3137 8363
Website www.transportandmainroads.qld.gov.au
Email developmentcontrol@transportandmainroads.qld.gov.au

A copy of this letter has been sent to LandPartners Ltd.

Yours sincerely

sch4p4(6) Personal information

~~Stephen Simana~~

Principal Advisor (Development Control)

RTI DL RELEASE - EHP

Enquiries
Telephone
Our reference

Peter Koorockin
(07) 3225 1062
Approval No.: IPCL01615809/ Ecotrack No: 340626/ File No: BNE31555



Queensland
Government

8 Oct 2009

Environmental Protection Agency

Brisbane City Council
Development and Assessment Branch
GPO Box 1434
BRISBANE QLD 4114

cc The Royal Automobile Club of
Queensland Limited (RACQ)
c/- LandPartners Limited
PO Box 3916
South Brisbane Qld 4101

Attention: Maisie Tang

Attention: Mark Lewis

Integrated Planning Act 1997 (Material Change of Use) - Application No: A002414174

Development approval for assessable development to be carried out at 31 Levington Rd, Eight Mile Plains (Lot 60 on SP179122).

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 *Integrated Planning Act 1997 (IP Act)*, Schedule 8, Part 1, Table 2, item 5(b) still applies:

Item 5 - 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 under the Environmental Protection Act 1994, unless—

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

The removal of any contaminated soil from land that is listed on the Environmental Management Register (EMR) requires prior approval from the Department of Environment and Resource Management (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) Personal information

Kim Barry

Team Leader (Contaminated Land Unit)

Environmental Services

Department of Environment and Resource Management

COPY



**Queensland
Government**

Enquiries
Telephone
Our reference

Peter Koorockin
(07) 3225 1062
Approval No.: IPCL01615809/ Ecotrack No: 340626/ File No: BNE31555

8 Oct 2009

Environmental Protection Agency

Brisbane City Council
Development and Assessment Branch
GPO Box 1434
BRISBANE QLD 4114

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Yours sincerely

sch4p4(6) Personal information

Kim Barry
Team Leader (Contaminated Land Unit)
Environmental Services
Department of Environment and Resource Management

Wednesday, 7 October 2009

Proposal: MCU – Extension to RACQ Office & Vehicle Inspection Station)
Site Address: 31 Levington Road, Eight Mile Plains
Property Description: Lot 60 on SP 179122
Notifiable Activity: *Petroleum Product or Oil Storage*

Records

The proposal is about extending the exiting RACQ Office and Vehicle Inspection Station.

There is currently a notifiable activity (*Petroleum Product or Oil Storage*) on the land and the activity will be continuing.

Recommendation

It is recommended that an exemption for the proposed development applies.

Assessor Name: Peter Koorockin

Sign: [Redacted] (6) Personal information

Date: 7/10/2009

Peer Reviewer: Kim Barry

Sign:

Date: [Redacted] (6) Personal information

08/10/09

Enquiries Peter Koorockin
Telephone (07) 3225 1062
Our reference Approval No.: IPCL01615809/ Ecotrack No: 340626/ File No: BNE31555



8 Oct 2009

Environmental Protection Agency

Brisbane City Council
Development and Assessment Branch
GPO Box 1434
BRISBANE QLD 4114

cc The Royal Automobile Club of
Queensland Limited (RACQ)
c/- LandPartners Limited
PO Box 3916
South Brisbane Qld 4101

Attention: Maisie Tang

Attention: Mark Lewis

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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) Personal information

Kim Barry

**Team Leader (Contaminated Land Unit)
Environmental Services
Department of Environment and Resource Management**



LANDPARTNERS
built environment consultants

Brisbane
Level 3, 99 Melbourne Street
South Brisbane QLD 4101
PO Box 3916 South Brisbane BC QLD 4101
T: 61 7 3842 1000
F: 61 7 3842 1001

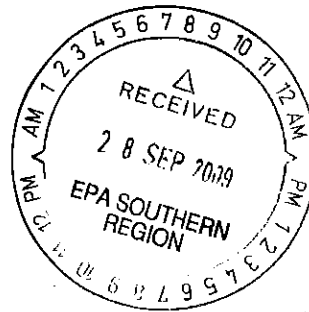
RECEIVED

25 SEP 2009

ECSU

Your Ref:
Our Ref: BRJD344210.019.EPA
Date: 24th September 2009

ATTENTION: PETER KOORACKIN
Environmental Protection Agency
Ecoaccess Customer Service Unit
PO BOX 15155
CITY EAST QLD 4002



Dear Sir

**RE: AMENDED MATERIAL FOR REFERRAL OF DEVELOPMENT APPLICATION MATERIAL AT 31
LEVINGTON ROAD, EIGHT MILE PLAINS (REFERENCE NUMBER 340626)**

We have previously referred planning application material to yourself as a Concurrence Agency for this application.

The applicant, The Royal Automobile Club of Queensland Limited, has provided amended plans for the proposal which have been sent to Brisbane City Council for their assessment.

We hereby provide this amended proposal plans to you for your assessment, however the modifications are minor and are not considered to affect the proposal.

Specifically, the modifications are identified as follows:

- removal of storeroom component and retention of existing PWD space, ensuring that the proposed development is entirely within the footprint of the existing building and has no impact on parking spaces
- removal of external access and glazing and concrete pad, replaced with consistent cladding with the remainder of the elevation treatment.

We trust that amended plans are adequate for your purposes and look forward to receiving your response to this referral under the original timeframes.

If you have any queries regarding the application, please contact Mark Lewis of LandPartners.

Sincerely,
LANDPARTNERS LIMITED

sch4p4(6) Personal information

Mark Lewis
Senior Town Planner

Your Ref:
Our Ref: BRJD344210.017.EPA Referral lodgement
Date: 14th September 2009

RECEIVED

15 SEP 2009

ECSU

Environmental Protection Agency
Ecoaccess Customer Service Unit
PO BOX 15155
CITY EAST QLD 4002

Dear Sir/Madam

RE: REFERRAL OF DEVELOPMENT APPLICATION MATERIAL AT 31 LEVINGTON ROAD,
EIGHT MILE PLAINS

The Royal Automobile Club of Queensland Limited, the Applicants of a development proposal over 31 Levington Road, Eight Mile Plains, have commissioned LandPartners Limited to act as the Planners for the above application. Council's Acknowledgement Notice for the application being:

- Development Assessment No.: A002414174

Dated the 14th September 2009, list the Environmental Protection Agency as a Concurrence Agency for the application.

In accordance with Section 3.3.3 (1) of the *Integrated Planning Act 1997*, we hereby notify you of this application and enclose:

- A copy of the application; and
- A copy of the Acknowledgement Notice.

We have also included further common material which we believe is necessary for the property assessment of the application.

If you have any queries regarding the application, please contact Mark Lewis of LandPartners.

Sincerely,
LANDPARTNERS LIMITED

sch4p4(6) Personal information

Mark Lewis
Senior Town Planner



Dedicated to a better Brisbane

14 September 2009

RECEIVED
15 SEP 2009
EQU

Brisbane City Council

Development Assessment Branch
City Planning and Sustainability Division
GPO Box 1434
Brisbane Qld 4001

Telephone 07 3403 8888

The Royal Automobile Club Of Queensland Limited
c/-LandPartners Limited PO BOX 3916
SOUTH BRISBANE QLD 4101

Permit Type: DA - Material Change of Use

Description of Proposal: Office (Extension to the existing RACQ Office and Vehicle Inspection Station)

Address of Site: 31 Levington Rd Eight Mile Plains Qld 4113

Real Property Description: Lot(s) 60 on Survey Plan 179122

Application Reference: A002414174

Dear Sir/Madam

RE: Acknowledgment notice under Section 3.2.3 of the "Integrated Planning Act 1997":
Development Application

I refer to the above application that the Council received on 31 August 2009 and advise that I have been appointed as the Council's Assessment Manager for the application. Please find attached the acknowledgment notice details in accordance with the requirements of Section 3.2 of the "Integrated Planning Act 1997". I would appreciate it if you would check the attached details and contact me if any of these are incorrect or incomplete.

I anticipate that I will be able to advise you of the progress of your application within 10 business days.

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

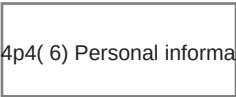
The Senior Urban Planner, Development Assessment is the delegate appointed by Council to determine this application.

Ref: A002414174

1 of 4

Please contact me on the telephone number below during normal business hours if you have any queries regarding this matter.

Yours sincerely,


sch4p4(6) Personal information

Maisie Tang
Urban Planner, Development Assessment
Development Assessment South BSQ
(07) 3403 5594
Development Assessment Branch

RTI DL RELEASE - EHP

RECEIVED
15 SEP 2009
ECSU

Acknowledgement Notice Details
(Section 3.2.3 of the "Integrated Planning Act 1997")

APPLICANT DETAILS:

The Royal Automobile Club Of Queensland Limited
c/-LandPartners Limited PO BOX 3916
SOUTH BRISBANE QLD 4101

SITE:

Address of Site:

31 Levington Rd Eight Mile Plns Qld 4113

Real Property Description:

Lot(s) 60 on Survey Plan 179122

City Plan Area Classification:

CP-EC

Name of Owner:

Royal Automobile Club of Queensland

Name of Ward:

Macgregor

APPLICATION:

Aspects of development and development approvals sought:

- Material Change of Use - Development Permit - Office

Description of Proposal:

Office (Extension to the existing RACQ Office and Vehicle Inspection Station)

Council file reference:

A002414174

Lodgement date:

31 August 2009

CODE OR IMPACT ASSESSMENT:

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

APPLICABLE CODES:

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

- Kuraby Local Plan
- Particular Development Code
- Other relevant Secondary Codes

PUBLIC NOTIFICATION REQUIRED:

This application does not require any public notification.

REFERRAL AGENCIES:

There were no Advice Agencies for this application.

The following were Concurrence Agencies for this application:

Department Of Main Roads (Metropolitan District)

PO Box 70

SPRING HILL QLD 4004

Telephone: (07) 3137 8119

Fax: (07) 3137 8363

Email: development.control@mainroads.qld.gov.au

Environmental Protection Agency - Ecoaccess Customer Service Unit

PO Box 15155

CITY EAST QLD 4002

There were no State Agencies for this application.

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

INFORMATION REQUEST:

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

Form 1 Development Application

idas

Part A

Common details

RECEIVED
15 SEP 2009
EQUJ

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

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

Company/organisation name (if applicable) The Royal Automobile Club of Queensland Limited (A.C.N. 009 660 575)

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

Title	Mr	First name	Mark	Last name	Lewis
Postal address	c/- LandPartners Limited PO BOX 3916 South Brisbane BC QLD 4101				
Contact telephone number	(07) 3842 1000		Mobile phone number		
Facsimile number	(07) 3842 1001		e-mail address	mark.lewis@landpartners.com.au	

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

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

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

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

OR

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

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

Street Address				Lot on plan description		Local government area (e.g. Logan, Cairns)
Unit No.	Street No.	Street Name and official suburb/locality name	Post Code	Lot No.	Plan type and Plan Number	
1	2649	Logan Road, Eight Mile Plains	4113	60	SP179122	Brisbane

AND / OR

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

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

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

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

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

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

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

Table F Complete if the premises are in tidal water

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

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

Total area of premises
6,308.00 ☒ m ² ☐ hectares (Tick applicable unit)

Existing use of the premises

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

1	RACQ Office and Vehicle Inspection Station
---	--

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

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

Proposal details

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

Extension of RACQ Office (Auditorium)

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

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

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

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

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

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

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

Table H	Premises Owner's name/s and postal address	Details of the premises owned (street address or lot on plan description)	Owner's signature*	Date consent was obtained
1	The Royal Automobile Club Of Queensland Limited (A.C. N. 009 660 575)	Lot 60 on SP179122		

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

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

Table I	Description of attachment or information (e.g. Part C of Form 1, owner's consent, evidence of resource allocation/entitlement, plans, drawings, reports)	Title (if applicable) (e.g. General Authority, James Street Traffic Report)	Date	Method of delivery to assessment manager
1	Planning Report	Planning Report	August 2009	over the counter

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

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

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

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

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

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

Fee (\$)	Date received	Receiving officer's name	Reference numbers

NOTIFICATION OF ENGAGEMENT OF PRIVATE CERTIFIER

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

Date of engagement	Name	BSA Certification number	Building classification/s

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

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

Privacy Statement

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

Advice for completing Part A**General advice**

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

Applicant details

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

Details of the premises

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

Resource entitlement

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

Owner's consent

- Section 3.2.1(3) of the IPA prescribes that an application must contain, or be supported by, the written consent of the land owner/s, if the application involves: a material change of use; reconfiguration of a lot; work on land below high-water mark and not within a canal as defined under the *Coastal Protection and Management Act 1995*; or work on rail corridor land defined under the *Transport Infrastructure Act 1994*.
- Evidence of this consent may need to be provided before the application will be accepted as properly made by the Assessment Manager, during the processes of the application or in the event of an appeal about the outcome of the application.
- 'Owner' for the purpose of a lodging an IDAS development application means the person at the time of lodging the application, entitled to receive the rent for the land (or would be entitled to receive the rent for it if it were let to a tenant at a rent).
- Templates are available from the IPA website for the provision of owner's consent as an attachment to this form. However other documentation may be used for providing owner's consent provided it is clear the documentation relates to the development application for the premises.
- Owner's consent, if required, must be provided even if the applicant is the owner. Owner's consent is not required for a mobile and temporary ERA.

Portable Long Service Leave (PLSL) Levy

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

**Company Owner's consent to the making of
an IDAS development application**

Name: The Royal Automobile Club of Queensland Limited ("RACQ")

Premises:

Address: 2649 Logan Road

Suburb: Eight Mile Plains

Lot No: Lot 60

DP No: SP 179122

RACQ, being the owner of the Premises, hereby consents to the making of a development application under the *Integrated Planning Act 1997* on the Premises for the purposes of the extending the RACQ offices with an auditorium.

Executed by THE ROYAL AUTOMOBILE CLUB OF QUEENSLAND LIMITED ABN 72 009 660 575 by its attorneys pursuant to the registered power of attorney number 710852237 on the 24th day of August 2009 in the presence of:

sch4p4(6) Personal information

Signature of Witness

DARRYN HAMMOND

sch4p4(6) Personal information

Signature of Witness

DARRYN HAMMOND

Full Name of Witness

sch4p4(6) Personal information

Signature of Attorney

PAUL VICTOR WILLIAMS

Full Name of Attorney

sch4p4(6) Personal information

Signature of Attorney

IAN MITCHELL

Full Name of Attorney

By executing this document the attorneys state that neither of them have received notice of revocation of the power of attorney described above, and that both of them continue to hold the offices within The Royal Automobile Club of Queensland Limited to which the power is granted as at the date of execution.

Form 1 Development Application

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Part D**Material change of use assessable against a planning scheme¹****Planning scheme identification**

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

	Lot description (e.g. street address, or lot number details)	Applicable zone (precinct/area)	Applicable overlay
1	Lot 60 on SP179122	Emerging Community (Particular Development Zone PD83)	

Details of the proposed material change of use (MCOU)

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

	General explanation of the proposed use (as in your own words)	Planning scheme definition (include each definition/answer row or on attached document if not applicable)	No. of dwelling/ tenancy units (if applicable)	Days & hours of operation (if applicable)	No. of employees (if applicable)
1	Office Extension to Existing RACQ Office (Auditorium)	Office			

3. What type of approval is being sought?

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

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

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

5. Does the proposed use involve:

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

Table B	Proposed floor area	240m2
	Proposed site cover	n/a
	Proposed maximum number of storeys	1
	Proposed maximum height above natural ground level	3.67m

Part D - Information

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

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

OFFICE USE ONLY

Date received

Reference numbers

Advice for completing Part D

General advice	<ul style="list-style-type: none"> Part A must also be completed for all IDAS development applications. The applicant is responsible for answering all questions fully and correctly, unless following a response there is a statement to go directly to another question. When paying fees to the Environmental Protection Agency by electronic funds transfer (EFT) for coastal development applications, use the process from the information sheet <i>Electronically paying fees to the Environmental Protection Agency (EPA)</i> and securely attach the form <i>Electronic Funds Transfer (EFT) payment notification</i> to this application.
Q3	A development permit authorises development to occur. A preliminary approval is a step in the approval process and does not authorise development to occur - a subsequent application for a development permit must be sought.
Table D	If the MCU application involves operational work that is the building of a retaining wall on the premises, the application is taken also to be for the operational work if approval for the operational work has not been applied for in this application or in a separate application.

¹ This form is also used for material change of use assessable against the land use plan for Cairns airport land or Mackay airport land. Wherever planning scheme is mentioned, take it to mean the land use plan for the airport land.

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Part N**Contaminated land****Nature of the application and contamination**

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

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

Mandatory information

2. Confirm the following mandatory information accompanies this application.

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

OFFICE USE ONLY

Date Received

Reference Numbers

Advice for completing Part N**General advice**

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

Form 1 Development Application

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IDAS

Assessment Checklist

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

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

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

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

For more information about development applications on land in an urban development area, refer to www.dip.qld.gov.au. For more advice about building applications refer to Part B of the IDAS Application Form.

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

For all IDAS development applications (except those for building work requiring assessment against the Building Act 1975 only) - complete Section 1 of this checklist

Does the application seek approval to make a material change of use of the premises? <i>If yes - complete Section 2 of this checklist</i>	☒ Yes	☐ No
Does the application seek approval to reconfigure a lot? <i>If yes - complete Section 3 of this checklist and Part F of IDAS Application Form 1. If the premises are completely within a single local government area assessment is by the local government.</i>	☐ Yes	☒ No
Does the application seek approval to carry out operational work? <i>If yes - complete Section 4 of this checklist</i>	☐ Yes	☒ No
Does the application seek approval to carry out building work requiring assessment against the Fisheries Act 1994? <i>If yes - complete Section 5 of this checklist</i>	☐ Yes	☒ No
Have you received a referral agency response under section 3.3.2. of the IPA, in relation to this development application? <i>If yes - complete Section 6 of this checklist</i>	☐ Yes	☒ No
Does the application seek approval to carry out building work requiring assessment against a local government planning scheme? <i>If yes - complete Form 1 Part E of IDAS Application Form 1. Assessment is by the local government.</i>	☐ Yes	☒ No
Does the application seek approval to carry out building work requiring assessment against the Building Act 1975? <i>If yes - go to Appendix 1 of this checklist for advice on building referrals. Complete Part B of IDAS Application Form 1. Assessment is by a building certifier</i>	☐ Yes	☒ No
Do you wish the application to be assessed against a superseded planning scheme? <i>If yes - complete Form 1 Attachment 1</i>	☐ Yes	☒ No
Is the application for development completely or partly on Cairns and Mackay airport land under the Airport Assets (Restructuring and Disposal) Act 2008? <i>If yes - Assessment is by the Department of Infrastructure and Planning. Complete Form 1 Part D of IDAS Application Form 1 if the application is for a material change of use, and Part E if for building or operational work. Also, the application must be referred to the local government as Advice Agency.</i>	☐ Yes	☒ No

SECTION 1

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

HERITAGE

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

☒ No - Go to 1.1B ☐ Yes

IPA, schedule 8, part 1, table 5, item 2; IP Regulation, schedule 2, table 2, item 18.

- 1.1B Does the proposal involve development intended to be carried out on a place entered in a local heritage register under part 11 of the *Queensland Heritage Act 1992*, other than if the place is on Cairns or Mackay airport land?

☒ No - Go to Q1.2 ☐ Yes

IPA, schedule 8, part 1, table 5, item 2A; IP Regulation, schedule 1, part 2, table 5, item 2.

REMOVING QUARRY MATERIAL, WILD RIVER AREA

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

☒ No - Go to Q1.3 ☐ Yes

IPA, schedule 8, part 1, table 5, item 1; IP Regulation, schedule 2, table 2, item 11; IP Regulation, schedule 1, table 5, item 2 (wild river area); *Water Act 2000*, section 966C; *Wild Rivers Act 2005*, section 43A.

ENVIRONMENTALLY RELEVANT ACTIVITY, WILD RIVER AREA

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

☒ No - Go to Q1.4 ☐ Yes

IPA, schedule 8, part 1, table 2, item 1; IPA, schedule 8, part 1, table 5, items 3 and 4; IP Regulation, schedule 2, table 2, items 1 and 23; *Environmental Protection Act 1994*, section 73AA (wild river area); *Wild Rivers Act 2005*, section 13A; relevant wild river declaration; *Wild Rivers Code*.

WITHIN THE LIMITS OF A PORT

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

☒ No - Go to Q1.5

☐ Yes

IP Regulation, schedule 2, table 2, items 15 and 16.

DECLARED FISH HABITAT AREA

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

☒ No - Go to Q1.6

☐ Yes - If answers to questions in other sections of this checklist indicate that the proposed development is assessable under IPA, schedule 8, this application requires assessment by the Department of Primary Industries and Fisheries (DPI&F). If DPI&F is not the Assessment Manager for the application, the agency has jurisdiction as Advice Agency.

IP Regulation, schedule 2, table 2, item 26.

COMMUNITY INFRASTRUCTURE

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

☒ No - Go to Q1.7

☐ Yes

IP Regulation, schedule 2, table 3, item 7.

WASTE WATER MANAGEMENT

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

☒ No - End of Section 1 ☐ Yes

IP Regulation, schedule 2, table 3, item 5.

SECTION 2: Section 2 must be completed when the application seeks approval to make a material change of use of premises.

STATE PLANNING REGULATORY PROVISIONS AND PLANNING SCHEME

2.1 Is the proposed use assessable under any State planning regulatory provisions?

☒ No ☐ Yes

If no, is the proposed use assessable under the planning scheme?

☐ No - Go to Q2.2

☒ Yes - Complete Form 1, Part D and answer Q2.1.1 - 2.1.13 below

STATE-CONTROLLED ROAD

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

☒ Yes ☐ No

If yes, is the use proposed in a future State-controlled road not defined by route?

☐ Yes - This application must be referred to the Department of Main Roads (DMR) as Advice Agency.

☒ No - This application must be referred to DMR as Concurrence Agency.

IP Regulation, schedule 2, table 3, items 1(a) and 3

ACID SULFATE SOILS

2.1.2 Is the use proposed in a local government area listed^{2.1} in State Planning Policy 2/02: Planning and Managing Development Involving Acid Sulfate Soils?

☒ No - Go to Q2.1.3 ☐ Yes

^{2.1} Aunukun, Bowen, Brisbane, Broadsound, Bundaberg, Burdekin, Burke, Burnett, Caboolture, Cairns, Calliope, Caloundra, Cardwell, Carpentaria, Cook, Cooloolia, Douglas, Fitzroy, Gladstone, Gold Coast, Hervey Bay, Hinchinbrook, Isis, Johnstone, Livingstone, Logan, Mackay, Maroochy, Maryborough, Mirium Vale, Mornington, Noosa, Pine Rivers, Redcliffe, Redland, Rockhampton, Sarina, Thuringowa, Tiaro, Torres, Townsville, Whitsunday

IP Regulation, schedule 2, table 3, item 4, State Planning Policy 2/02: Planning and Managing Development Involving Acid Sulfate Soils, section 3.6

COASTAL MANAGEMENT DISTRICT

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

☒ No - Go to Q2.1.4 ☐ Yes

IP Regulation, schedule 2, table 3, item 6

VEGETATION CLEARING

2.1.4 Do the premises include a lot containing the following?

(i) A category 1, 2 or 3 area shown on a Property Map of Assessable Vegetation (PMAV) ☒ No ☐ Yes

(ii) If there is no PMAV for a lot, remnant vegetation ☒ No ☐ Yes

IP Regulation, schedule 2, table 3, item 11

CONTAMINATED LAND - UNEXPLODED ORDNANCE

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

☒ No - Go to Q2.1.6

☐ Yes - (Complete Form 1, Part N) This application must be referred to the Administering Authority as Concurrence Agency.

IP Regulation, schedule 2, table 3, item 12

PUBLIC PASSENGER TRANSPORT

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

☒ No - Go to Q2.1.7

☐ Yes - This application must be referred to Queensland Transport (QT) as Concurrence Agency.

IP Regulation, schedule 2, table 3, item 14

RAILWAY SAFETY AND EFFICIENCY

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

☒ No - Go to Q2.1.8

☐ Yes - This application must be referred to Queensland Transport (QT) as Concurrence Agency.

IP Regulation, schedule 2, table 3, item 15

KOALA CONSERVATION

- 2.1.8 Is any part of the premises in a koala conservation area or koala sustainability area, other than in an SEQ urban footprint area?
- ☐ Yes ☒ No

If yes, is the use for a domestic activity, as defined by the *Environmental Protection Act 1994*?

- ☐ Yes ☒ No

IP Regulation, schedule 2, table 3, items 18 and 19A

EASEMENTS AND SUBSTATIONS

- 2.1.9 Is the use associated with reconfiguring a lot?

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

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

- ☒ No - Go to (b) ☐ Yes - Answer both (i) and (ii) below

(b) Is any part of the premises situated within 100m of a substation site under the *Electricity Act 1994*?

- ☒ No ☐ Yes - This application must be referred to the entity responsible for the substation as Advice Agency.

IP Regulation, schedule 2, table 3, item 6 (electricity easement); IP Regulation, schedule 2, table 3, item 16 (pipeline easement); IP Regulation, schedule 2, table 3, item 9 (substation)

RESIDENTIAL, COMMERCIAL OR INDUSTRIAL DEVELOPMENT IN A WILD RIVER AREA

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

- ☒ No - Go to Q2.1.11 ☐ Yes

IP Regulation, schedule 1, part 2, table 5, item 1(a); Wild Rivers code (Note: the code does not currently contain applicable provisions for residential, industrial or commercial development inside a designated urban area)

WETLAND

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

- ☐ Yes - Go to Q2.1.12 ☒ No

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

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

IP Regulation, schedule 2, table 3, item 20

HERITAGE

- 2.1.12 Do the premises include a lot sharing a common boundary with a Queensland Heritage place under the *Queensland Heritage Act 1992*?

- ☒ No - Go to Q2.1.13 ☐ Yes - (Complete Form 1, Part C). This application must be referred to the Environmental Protection Agency (EPA) as Advice Agency.

IP Regulation, schedule 2, table 3, item 22

CERTAIN PRELIMINARY APPROVALS

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

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

IP Regulation, schedule 2, table 3, item 23

BROTHEL

- 2.2 Is the proposed use a brothel as defined under the *Prostitution Act 1999*?

- ☒ No - Go to Q2.3 ☐ Yes

IPA, schedule 8, part 1, table 2, item 2; Prostitution Act 1999, section 61

STRATEGIC PORT LAND

2.3 Is any part of the use proposed on Strategic Port Land under the *Transport Infrastructure Act 1994*?

☒ No - Go to Q2.3A ☐ Yes

IPA, schedule 8, part 1, table 2, item 3; IP Regulation, schedule 2, table 2, item 6.

AIRPORT LAND

2.3A Is any part of the use proposed on Cairn and Mackay airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*?

☒ No - Go to Q2.4 ☐ Yes

IPA, schedule 8, part 1, table 2, item 3A; IP Regulation, schedule 2, table 2, item 6A.

MAJOR HAZARD FACILITY

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

☒ No - Go to Q2.5 ☐ Yes - (Complete Form 1, Part I) This application requires assessment by the Department of Emergency Services (DES). If DES is not the Assessment Manager for the application, the agency has jurisdiction as Concurrence Agency.

IPA, schedule 8, part 1, table 2, item 4; IP Regulation, schedule 2, table 2, item 7.

CONTAMINATED LAND - REGISTERED LAND

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

☐ No - Go to Q2.6 ☒ Yes

If yes, does one or more of the following apply?

(i) A suitability statement has been given and a site management plan has been approved for the proposed use of the land, and the proposed use involves only the following -

- the fit-out of a building on the land; or
- minor site excavation, including for example, post holes for open-sided non-habitable structures

☒ No ☐ Yes

(ii) There is currently a notifiable activity on the land and the activity is continuing

☐ No ☒ Yes

(iii) The proposed use is industrial and only involves minor site excavation (e.g. post holes for open-sided non-habitable structures)

☒ No ☐ Yes

(iv) The land is used for a mining activity or petroleum activity

☒ No ☐ Yes

If no to all (i) - (iv) above - (Complete Form 1, Part N) This application requires assessment by the Environmental Protection Agency (EPA). If EPA is not the Assessment Manager for the application, the agency has jurisdiction as Concurrence Agency.

IPA, schedule 8, part 1, table 2, item 5; IP Regulation, schedule 2, table 2, item 22.

CONTAMINATED LAND - NOTIFIABLE ACTIVITY

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

☐ No - Go to Q2.7 ☒ Yes

If yes, does one or more of the following apply?

- (i) A suitability statement, removing the land from the environmental management register, has been given under the *Environmental Protection Act 1994* for the existing use, or if there is no existing use, the last use, and the following both apply -
- no new notifiable activity has occurred on the land since the suitability statement was issued;
 - the land is not otherwise contaminated by a hazardous contaminant
- (ii) A suitability statement has been given and a site management plan has been approved for the proposed use of the land, and the proposed use involves only the following -
- the fit-out of a building on the land; or
 - minor site excavation, including for example, post holes for open-sided non-habitable structures
- (iii) The land is used for a mining activity or petroleum activity

☒ No ☐ Yes

☒ No ☐ Yes

☒ No ☐ Yes

If no to all (i) - (iii) above - (Complete Form 1, Part N) This application requires assessment by the Environmental protection Agency (EPA). If EPA is not the Assessment Manager for the application, the agency has jurisdiction as Concurrence Agency.

IPA, schedule 8, part 1, table 2, item 6; IP Regulation, schedule 2, table 2, item 27

CONTAMINATED LAND - INDUSTRIAL ACTIVITY

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

☒ No - Go to Q2.8 ☐ Yes

IPA, schedule 8, part 1, table 2, item 6; IP Regulation, schedule 2, table 2, item 27

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

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

☒ No - Go to Q2.9

☐ Yes

IPA, schedule 8, part 1, table 2, item 7; IP Regulation, schedule 2, table 2, item 22

AQUACULTURE, WILD RIVER AREA

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

☒ No - Go to Q2.10 ☐ Yes

IPA, schedule 8, part 1, table 2, item 8; IPA, schedule 8, part 2, table 2, item 1 (self-assessable aquaculture); IP Regulation, schedule 2, table 2, item 27
Fisheries Act 1994, section 269A (wild river area); Wild Rivers Act 2005, section 43A

AGRICULTURAL AND ANIMAL HUSBANDRY ACTIVITIES IN A WILD RIVER AREA

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

☒ No - Go to Q2.11 ☐ Yes

IPA, schedule 8, part 1, table 2, item 11; IP Regulation, schedule 2, table 2, item 36; Wild Rivers Act 2005, sections 42, 43A

SOUTH EAST QUEENSLAND REGION

- 2.11A Is any part of the premises within the South East Queensland (SEQ) designated region?

☐ No - Go to Q2.11B ☒ Yes

If yes, do the following apply?

- (i) The application is for a proposed use assessable under the planning scheme ☐ No ☒ Yes
- (ii) The application is for development outside a rural precinct^{2.2}, or if in a rural precinct, it is inconsistent with the rural precinct ☐ No ☒ Yes

^{2.2} Rural precinct has the meaning given in the draft SEQ Regional Plan 2009-2031 Regulatory Provisions

If yes to both (i) and (ii) - Answer (a) to (c) below

- (a) Is any part of the premises within a future growth area or an urban growth area?

☒ No - Go to (b) ☐ Yes - (Answer (i) and (ii) below)

- (b) Is the proposed use for an extension of more than 10,000m² to an existing retail centre in an activity centre identified in the SEQ Regional Plan?

☒ No ☐ Yes - This application must be assessed by local government for the purposes of the SEQ Regional plan including policy 8.6.2.

- (c) Is any part of the premises outside the urban footprint?

☒ No - Go to Q2.11B ☐ Yes

Draft South East Queensland Regional Plan 2009-2031 Regulatory Provisions, divisions 2 and 4; IP Regulation, schedule 2, table 3, item 13

FAR NORTH QUEENSLAND REGION

- 2.11B Is any part of the premises within the Far North Queensland region (FNQ) designated region?

☒ No - Go to Q2.12 ☐ Yes

Draft South East Queensland Regional Plan 2009-2031 Regulatory Provisions, divisions 2 and 4; IP Regulation, schedule 2, table 3, item 13

CONSERVATION ESTATE

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

☒ No - Go to Q2.13 ☐ Yes

IP Regulation, schedule 2, table 2, item 40

REMOVAL, DESTRUCTION OR DAMAGE OF A MARINE PLANT

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

☒ No - End of Section 2 ☐ Yes

IPA, section 3.2 (A, IPA, schedule 8, part 1, table 4, item 8 (assessable development); IPA, schedule 8, part 2, table 4, item 4 (self-assessable development); Fisheries Regulation 1995 s11.1A (self-assessable codes); IP Regulation, schedule 2, table 2, item 29; IP Regulation, schedule 1, part 3, table 1, item 8; Fisheries Act 1994, section 76DB (wild river area); Wild Rivers Act 2005, section 43A.

Disclaimer:

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

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



Interim questionnaire for the SEQ Regional Plan State Planning Regulatory Provisions

The South East Queensland Regional Plan 2009-2031 State Planning Regulatory Provisions took effect on 28 July 2009. These provisions replace the draft provisions released in December 2008.

Under the new provisions, some of the circumstances under which development applications are referred to the Department of Infrastructure and Planning have changed.

The *Interim questionnaire for the SEQ Regional Plan State Planning Regulatory Provisions* is intended to assist applicants identify referral requirements relating to the regulatory provisions. If development is proposed in the SEQ designated region, complete and submit the questionnaire as part of the development application, along with the completed *IDAS Assessment Checklist*.

RTI DL RELEASE - EHP

For an application for a material change of use

SOUTH EAST QUEENSLAND REGION

2.11A Is any part of the premises within the South East Queensland (SEQ) designated region?

☐ No - End of question ☒ Yes

If yes, do the following apply?

- (i) The application is only for development proposed in a rural precinct and the development is consistent with the rural precinct ☒ No ☐ Yes
- (ii) The application is only for development identified as exempt development under the *Integrated Planning Act 1997*, schedule 9 ☒ No ☐ Yes
- (iii) The application is only for development carried out under a development approval which has not lapsed for a development application—
 - that was properly made before the *South East Queensland Regional Plan 2009-2031 State planning regulatory provisions* (SEQ 2009-2031 regulatory provisions) commenced; or
 - to which division 2 of the SEQ 2009-2031 regulatory provisions applied
- (iv) The application is only for development that is consistent with a preliminary approval which has not lapsed, for the part of a development application mentioned in IPA, section 3.1.6 that states the way in which the effect of a local planning scheme is varied, where the development application for the preliminary approval was—
 - properly made before the SEQ 2009-2031 regulatory provisions commenced; or
 - assessed against division 2 of the SEQ 2009-2031 regulatory provisions
- (v) The application is only for development that is generally in accordance with a rezoning approval where the development entitlements from the rezoning approval are conferred by the following—
 - the resulting zone in a transitional planning scheme; or
 - a development permit or acknowledgement notice mentioned in IPA, section 3.2.5(1)(a) for a development application (superseded planning scheme) for the resulting zone in a transitional planning scheme which is a superseded planning scheme; or
 - a planning scheme (other than a transitional planning scheme)
- (vi) The application is only for development that is declared to be a significant project under the *State Development and Public Works Organisation Act 1971*, section 26(1)(a) ☒ No ☐ Yes
- (vii) The premises are completely within a State development area under the *State Development and Public Works Organisation Act 1971* ☒ No ☐ Yes

If yes to any one of (i) – (vii) – End of question

If no to all of (i) – (vii) above – Answer (a) to (c) below

(a) Is any part of the premises within a development area, as defined under the SEQ 2009-2031 regulatory provisions?

☒ No - Go to (b) ☐ Yes

If yes, do the following apply?

- (A) The proposed use is impact assessable under the planning scheme ☐ No ☐ Yes
- (B) The gross floor area on the premises is no more than 10,000m² ☐ No ☐ Yes
- (C) The land area of the premises is more than 10,000m² ☐ No ☐ Yes

If yes to any one of (A) – (C) above - This application must be referred to the Department of Infrastructure and Planning (DIP) as concurrence agency.

¹ For interpretation of terms in the following questions, see the *South East Queensland Regional Plan 2009-2031 State Planning Regulatory Provisions*, section 1.5

(b) Is the proposed use for an extension of more than 10,000m² of retail floor space?

☒ No

☐ Yes - This application must be assessed by the local government against the assessment criteria in section 4.1 of the SEQ 2009-2031 regulatory provisions

(c) Is any part of the premises outside the urban footprint?

☒ No - End of question ☐ Yes

If yes, do the following apply?

(i) The premises are completely in an urban area² under a planning scheme ☐ No ☐ Yes (other than a transitional planning scheme)

(ii) The premises are completely in a biodiversity development offset area approved under a State planning instrument ☐ No ☐ Yes

If yes to either - End of question

If no to both (i) and (ii), does the proposed use involve one or more of the following activities, as defined under the SEQ 2009-2031 regulatory provisions, schedule 2.1?

- Tourist activity, sport and recreation activity or community activity ☐ No ☐ Yes - (Answer (i) below)
- Indoor recreation ☐ No ☐ Yes - (Answer (ii) below)
- Residential development other than rural residential development ☐ No ☐ Yes - (Answer (iii) below)
- Residential development that is rural residential development ☐ No ☐ Yes - (Answer (iv) below)
- Another type of urban activity ☐ No ☐ Yes - (Answer (v) below)

If no to all - End of question

(i) For the proposed use for a tourist activity, sport and recreation activity or community activity (SEQ 2009-2031 regulatory provisions, table 2B)

Do the following apply?

(A) Will have a gross floor area on the premises of more than 5,000m² (excluding short term accommodation) ☐ No ☐ Yes

(B) Any incidental commercial or retail activity area on the premises will be more than 250m² ☐ No ☐ Yes

(C) Will accommodate more than 300 persons in any short term accommodation ☐ No ☐ Yes

If yes to any one of (A) - (C) above - This application must be referred to the Department of Infrastructure and Planning (DIP) as concurrence agency.

(ii) For the proposed use for indoor recreation (SEQ 2009-2031 regulatory provisions, table 2C)

Do the following apply?

(A) Will cater for more than 250 persons ☐ No ☐ Yes

(B) Will have a gross floor area on the premises of more than 3,000m² (excluding short-term accommodation) ☐ No ☐ Yes

(C) Will accommodate more than 100 persons in any short term accommodation ☐ No ☐ Yes

If yes to any one of (A) - (C) above - This application must be referred to the Department of Infrastructure and Planning (DIP) as concurrence agency.

(iii) For proposed residential development other than rural residential development (SEQ 2009-2031 regulatory provisions, table 2D)

Is the residential development for a private residence, as defined under the SEQ 2009-2031 regulatory provisions, on an existing lot?

☐ Yes - Go to (iv)

☐ No - This application must be referred to the Department of Infrastructure and Planning (DIP) as concurrence agency.

² Urban area has the meaning given in the Integrated Planning Act 1997, schedule 10.

	<p>(iv) For proposed residential development that is rural residential development (SEQ 2009-2031 regulatory provisions, table 2D)</p> <p>Is any part of the premises in the Regional Landscape and Rural Production Area?</p> <p>☐ No - Go to (v) if applicable ☐ Yes</p> <p>If yes, is the residential development for a private residence, as defined under the SEQ 2009-2031 regulatory provisions, on an existing lot?</p> <p>☐ Yes - Go to (v) if applicable ☐ No - <i>This application must be referred to the Department of Infrastructure and Planning (DIP) as concurrence agency.</i></p> <p>(v) For another type of urban activity (SEQ 2009-2031 regulatory provisions, table 2E)</p> <p>Do the following apply?</p> <p>(A) The proposed use is only for an industrial or commercial purpose and— ☐ No ☐ Yes</p> <ul style="list-style-type: none"> the gross floor area on the premises is no more than 750m²; and any incidental retail activity on the premises is no more than 50m²; and any associated outdoor area on the activity is no more than 1,500m² <p>(B) The proposed use is only for a service station and— ☐ No ☐ Yes</p> <ul style="list-style-type: none"> the gross floor area on the premises is no more than 1,000m²; and any incidental retail activity on the premises is no more than 250m²; and any associated outdoor area on the premises is no more than 2,000m² <p>If no to both (A) and (B) above - <i>This application must be referred to the Department of Infrastructure and Planning (DIP) as concurrence agency.</i></p>
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For an application for reconfiguring a lot³

SOUTH EAST QUEENSLAND REGION	
3.11A	<p>Is any part of the premises within the South East Queensland (SEQ) designated region?</p> <p>☐ No - End of question ☐ Yes</p> <p>If yes, do the following apply?</p> <p>(i) The application only seeks approval for reconfiguring a lot other than subdivision ☐ No ☐ Yes</p> <p>(ii) The application is only for development inside a rural precinct and the development is consistent with the rural precinct ☐ No ☐ Yes</p> <p>(iii) The application is only for development identified as exempt development under the <i>Integrated Planning Act 1997</i>, schedule 9 ☐ No ☐ Yes</p> <p>(iv) The application is only for development carried out under a development approval for the premises— ☐ No ☐ Yes</p> <ul style="list-style-type: none"> that was properly made before the <i>South East Queensland Regional Plan 2009-2031 regulatory provisions</i> (SEQ 2009-2031 regulatory provisions); or to which division 2 of the SEQ 2009-2031 regulatory provisions applied <p>(v) The application is only for development that is consistent with a preliminary approval which has not lapsed, for the part of a development application mentioned in IPA, s 3.1.6 that states the way in which the effect of a local planning scheme is varied, where the development application for the preliminary approval was— ☐ No ☐ Yes</p> <ul style="list-style-type: none"> properly made before the SEQ 2009-2031 regulatory provisions; or assessed against division 2 of the SEQ 2009-2031 regulatory provisions

³ For the purposes of the SEQ regulatory provisions, subdivision means creating a lot, or dividing land into parts by agreement rendering different parts of a lot immediately available for separate occupation, and does not include a lease for a term, including renewal options, not exceeding 10 years. Urban area has the meaning given in the *Integrated Planning Act 1997*, schedule 10.

- (vi) The application is only for development that is generally in accordance with a rezoning approval where the development entitlements from the rezoning approval are conferred by the following— ☐ No ☐ Yes
- the resulting zone in a transitional planning scheme; or
 - a development permit or acknowledgement notice mentioned in IPA, section 3.2.5(1)(a) for a development application (superseded planning scheme) for the resulting zone in a transitional planning scheme which is a superseded planning scheme; or
 - a planning scheme (other than a transitional planning scheme)
- (vii) The application is only for development that is declared to be a significant project under the *State Development and Public Works Organisation Act 1971*, section 26(1)(a) ☐ No ☐ Yes
- (viii) The premises are completely within a State development area under the *State Development and Public Works Organisation Act 1971* ☐ No ☐ Yes

If yes to any one— *End of question*

If no to all of (i) – (viii) above – *Answer (a) and (b) below*

(a) Is any part of the premises in a development area?

☐ No - *Go to (b)* ☐ Yes

If yes, do the following apply?

The subdivision:

- | | | |
|--|-----------------------------|------------------------------|
| (i) Complies with a master plan for a declared master planned area | ☐ No | ☐ Yes |
| (ii) Results in no additional lots, for example, amalgamation or boundary realignment | ☐ No | ☐ Yes |
| (iii) Creates one additional lot to accommodate an emergency services facility | ☐ No | ☐ Yes |
| (iv) Creates one additional lot to accommodate a water cycle management infrastructure | ☐ No | ☐ Yes |
| (v) Creates one additional lot to accommodate a waste management facility | ☐ No | ☐ Yes |
| (vi) Creates one additional lot to accommodate a telecommunication infrastructure | ☐ No | ☐ Yes |
| (vii) Creates one additional lot to accommodate electricity infrastructure | ☐ No | ☐ Yes |
| (viii) Creates one additional lot to accommodate an cemetery or a crematorium | ☐ No | ☐ Yes |
| (ix) Creates one additional lot to accommodate a correctional facility | ☐ No | ☐ Yes |
| (x) Divides one lot into two, if the existing lot is severed by a road that was gazetted before 2 March 2006, and the resulting lot boundaries use the road as the point of division. | ☐ No | ☐ Yes |
| (xi) Is consistent with a development approval for a material change of use of premises that has not lapsed, where the application for the development approval was made before 31 October 2006 | ☐ No | ☐ Yes |
| (xii) Is consistent with a development approval for a material change of use of premises that has not lapsed, where the material change of use was assessed by a referral agency against division 2 of the applicable State planning regulatory provisions | ☐ No | ☐ Yes |

If no to all - *This application must be referred to the Department of Infrastructure and Planning (DIP) as Concurrence Agency for the purposes of the SEQ Regional plan*

(b) Is any part of the premises within the Regional Landscape and Rural Production Area?

☐ No - *End of question* ☐ Yes

If yes, do the following apply?

- | | | |
|---|-----------------------------|------------------------------|
| (i) The premises are completely in an urban area under a planning scheme (other than a transitional planning scheme) | ☐ No | ☐ Yes |
| (ii) The premises are completely in a biodiversity development offset area approved under a State planning instrument | ☐ No | ☐ Yes |

If yes to either (i) or (ii) – *End of question*

If no to both (i) and (ii), do the following apply?

The subdivision:

- | | | |
|---|-----------------------------|------------------------------|
| (i) Is consistent with a rural subdivision precinct, as defined under the SEQ 2009-2031 regulatory provisions | ☐ No | ☐ Yes |
| (ii) Results in lots of 100 hectares or greater | ☐ No | ☐ Yes |

Interim questionnaire for the SEQ Koala SPRP and Koala Plan

The South East Queensland Koala State Planning Regulatory Provisions (SEQ Koala SPRP) took effect on 1 July 2009. The provisions replace the draft provisions released in December 2008.

Under the new provisions, some of the circumstances under which development applications are referred to the Department of Infrastructure and Planning have changed, as have the provisions relating to the clearing of certain vegetation.

The completed *Interim questionnaire for the SEQ Koala SPRP and Koala Plan* is intended to assist applicants identify referral requirements for development in koala habitat areas identified under the SEQ Koala SPRP and Koala Plan. If development is proposed in any of these areas, complete and submit the questionnaire, along with the completed *IDAS Assessment Checklist*.

Note: This is a revised version of the interim questionnaire prepared for the commencement of the final SEQ Koala SPRP. The questionnaire has been revised following the finalisation of the *South East Queensland Regional Plan 2009–2031*—to account for amendments to the boundaries of the regional land use category areas. These amendments have **not** changed the referral requirements for development in koala habitat areas.

The trigger for referral to the Department of Environment and Resource Management (DERM) relates to whether certain koala habitat areas are **outside** the SEQ urban footprint identified in the **draft** version of the regional plan (December 2008). Some of these areas are now located **inside** the SEQ urban footprint in the **final** version of the regional plan (July 2009). Maps showing these 'DERM urban footprint koala areas' can be viewed on the DIP website at www.dip.qld.gov.au/forms-templates/idas-assessment-checklist.html

KOALA CONSERVATION

2.1.8 Is any part of the premises in an interim koala habitat protection area identified under the SEQ Koala SPRP?

☐ Yes

If yes, do any of the exceptions stated in section 1.3 of the SEQ Koala SPRP apply?

☐ Yes – End of question

☐ No

If no, does the following apply?

(i) The development is only for a private residence on an existing lot

☐ No ☐ Yes

(ii) The development is on premises that will result in—

☐ No ☐ Yes

- a gross floor area of no more than 500m²; and
- the clearing of no more than 2,500m² of native vegetation; and
- the excavation or filling of an area of no more than 5,000m²; and
- no loss of mature koala habitat trees.

If yes to either or both – End of question

If no to both – This application must be referred to the Department of Infrastructure and Planning (DIP) as concurrence agency.

☒ No

If no, is any part of the premises in a koala conservation area or koala sustainability area, identified under the Koala Plan¹, located outside the current SEQ urban footprint area²?

☐ Yes

If yes, is the use for a domestic activity, as defined by the Environmental Protection Act 1994?

☐ Yes – End of question

☐ No

If no, will the use result in the following?

(i) Clearing of native vegetation over an area greater than 2,500m²

☐ No ☐ Yes

(ii) A new building and any reasonably associated structure with a total footprint greater than 1,000m²

☐ No ☐ Yes

(iii) An extension to an existing building and any reasonably associated structure if the extension has a total footprint greater than 1,000m²

☐ No ☐ Yes

(iv) Extracting gravel, rock or sand from an area greater than 5,000m²

☐ No ☐ Yes

(v) Excavating or filling an area greater than 5,000m²

☐ No ☐ Yes

(vi) Additional traffic in a koala conservation area or koala sustainability area between 6:00pm on a day and 6:00am on the following day

☐ No ☐ Yes

If yes to any one of (i) – (vi) above – This application must be referred to the Department of Environment and Resource Management (DERM) as concurrence agency.

☒ No

If no, is any part of the premises in a koala conservation area or koala sustainability area, identified under the Koala Plan, which is a 'DERM urban footprint koala area'³?

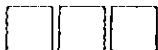
☒ No – End of question

☐ Yes

¹ The Koala Plan is the *Nature Conservation (Koala) Conservation Plan 2006*. The mapped areas under the plan can be viewed at www.epa.qld.gov.au/nature_conservation/wildlife/koalas/koala_plan/current_koala_plan_maps/koala_habitat_maps_by_lot_and_plan_or_str.asp

² The current SEQ urban footprint area is the area identified under the *South East Queensland Regional Plan 2009-2031* (final SEQ Regional Plan, July 2008).

³ A 'DERM urban footprint koala area' is a koala conservation area or koala sustainability area, identified under the Koala Plan, which is located outside the boundary of the SEQ urban footprint identified under the former draft *SEQ Regional Plan 2009-2031* (December 2008) but located inside the boundary of the final SEQ Regional Plan (July 2009). Maps showing these 'DERM urban footprint koala areas' can be viewed at www.dip.qld.gov.au/forms-templates/idas-assessment-checklist.html



	If yes, is the use for a domestic activity, as defined by the <i>Environmental Protection Act 1994</i> ?	
	☐ Yes - End of question	☐ No
	If no, will the use result in the following?	
	(vii) Clearing of native vegetation over an area greater than 2,500m ²	☐ No ☐ Yes
	(viii) A new building and any reasonably associated structure with a total footprint greater than 1,000m ²	☐ No ☐ Yes
	(ix) An extension to an existing building and any reasonably associated structure if the extension has a total footprint greater than 1,000m ²	☐ No ☐ Yes
	(x) Extracting gravel, rock or sand from an area greater than 5,000m ²	☐ No ☐ Yes
	(xi) Excavating or filling an area greater than 5,000m ²	☐ No ☐ Yes
	(xii) Additional traffic in a koala conservation area or koala sustainability area between 6:00pm on a day and 6:00am on the following day	☐ No ☐ Yes
	If yes to any one of (i) - (vi) above - This application must be referred to the Department of Environment and Resource Management (DERM) as concurrence agency.	

RTI DL RELEASE - EHP

KOALA CONSERVATION

3.12

Is any part of the premises in an interim koala habitat protection area, identified under the SEQ Koala SPRP?

☐ Yes

If yes, do any of the exceptions stated in section 1.3 of the SEQ Koala SPRP apply?

☐ Yes – End of question

☐ No

If no, will the reconfiguration result in the creation of an additional lot?

☐ No – End of question ☐ Yes – This application must be referred to the Department of Infrastructure and Planning (DIP) as concurrence agency.

☐ No

Is any part of the premises in a koala conservation area or koala sustainability area, identified under the Koala Plan⁴, outside the current SEQ urban footprint area⁵?

☐ Yes

If yes, will the proposed reconfiguration result in the following?

(i) An increased number of lots

☐ No ☐ Yes

(ii) Clearing of native vegetation over an area greater than 2,500m²

☐ No ☐ Yes

If yes to either or both of (i) or (ii) above – This application must be referred to the Department of Environment and Resource Management (DERM) as concurrence agency.

☐ No

If no, is any part of the premises in a koala conservation area or koala sustainability area, identified under the Koala Plan, which is a 'DERM urban footprint koala area'⁶?

☐ No – End of question

☐ Yes

If yes, will the proposed reconfiguration result in the following?

(i) An increased number of lots

☐ No ☐ Yes

(ii) Clearing of native vegetation over an area greater than 2,500m²

☐ No ☐ Yes

If yes to either or both of (i) or (ii) above – This application must be referred to the Department of Environment and Resource Management (DERM) as concurrence agency.

⁴ The Koala Plan is the *Nature Conservation (Koala) Conservation Plan 2006*. The mapped areas under the plan can be viewed at www.epa.qld.gov.au/nature_conservation/wildlife/koalas/koala_plan/current_koala_plan_maps/koala_habitat_maps_by_lot_and_plan_or_sir.ccf/

⁵ The current SEQ urban footprint area is the area identified under the *South East Queensland Regional Plan 2009-2031* (final SEQ Regional Plan, July 2009).

⁶ A 'DERM urban footprint koala area' is a koala conservation area or koala sustainability area, identified under the Koala Plan, which is located outside the boundary of the SEQ urban footprint identified under the former draft *SEQ Regional Plan 2009-2031* (December 2008) but located inside the boundary of the final SEQ Regional Plan (July 2009). Maps showing these 'DERM urban footprint koala areas' can be viewed at www.dip.qld.gov.au/forms-templates/idas-assessment-checklist.html



For an application for operational work

KOALA CONSERVATION	
4.3A	<p>Is any part of the premises in an interim koala habitat protection area, identified under the SEQ Koala SPRP?</p> <p>☐ No ☐ Yes</p> <p>If yes, do any of the exceptions stated in section 1.3 of the SEQ Koala SPRP apply?</p> <p>☐ Yes - End of question ☐ No</p> <p>If no, will the development result in—</p> <ul style="list-style-type: none">• the clearing of no more than 2,500m² of native vegetation; and• the excavation or filling of an area of no more than 5,000m²; and• no loss of mature koala habitat trees? <p>☐ No ☐ Yes</p> <p>If yes - End of question</p> <p>If no - This application must be referred to the Department of Infrastructure and Planning (DIP) as concurrence agency.</p>

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LANDPARTNERS
built environment consultants

Material Change of Use Planning Report

This Planning Report has been prepared by LandPartners Limited on behalf of The Royal Automobile Club Of Queensland Limited (A.C.N. 009 660 575) to accompany a Material Change of Use application seeking a Development Permit for an Office as a Extension to the existing RACQ Office and Vehicle Inspection Station, subject to Code Assessment on land described as Lot 60 on SP179122.

2649 Logan Road, Eight Mile Plains

31st August 2009

**Planning - Titling - Urban Design - Mapping & GIS
Surveying - Environmental - Landscape Architecture**

Level 3, 99 Melbourne Street,
South Brisbane QLD 4101
PO Box 3916, South Brisbane BC QLD 4101
T: 61 7 3842 1000 F: 61 7 3842 1001
E: brisbane@landpartners.com.au

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1.0 Executive Summary

1.1 Overview

This application is being made on behalf of the Royal Automobile Club of Queensland Limited to seek a Development Permit for an Office as an extension to the existing RACQ Office and Vehicle Inspection Station. The proposed office extension is an associated and ancillary component of the current permitted use of the site under the Particular Development Zone of the superseded Brisbane Town Plan.

The subject site is currently designated as Emerging Community under the Brisbane City Plan 2000, but maintains the active use of a RACQ Corporate Head Office and Operations Centre (Offices, Call Centre, and Workshops) and Inspection Centre under the sites previous designation as a Particular Development Zone for PD 83 (RACQ Office and Vehicle Inspection Station) under the former planning scheme. As such, the use rights from this former zoning have been carried over to the current Brisbane City Plan as appropriate development and the application is made in accordance with this provision of the City Plan.

The proposed development of an auditorium (Office) to augment the existing Corporate Head Quarters for training purposes is provided within the extent of the existing building on the site, being comprised of the enclosure of an existing undercroft area adjoining the ground floor. This proposal includes 144m² of theatre and an area of associated amenities, storage and server of 96m² totalling 240m² of additional GFA for the site. The required building works include the use of blockwork and glazed elements to enclose the additional area and complement the existing building form and appearance. Functionally, the proposed auditorium connects with the common foyer of the head quarters and forms a legible extension to the building layout. This proposal enhances the utility of the site for the purposes of the existing RACQ headquarters

Part of the subject site currently maintains an oil storage role associated with the vehicle inspection station and is not relevant or affected by this application. Regardless, the application will be referred to the Environmental Protection Agency as a Concurrence Agency. The application also requires referral to the Department of Main Roads as a Concurrence Agency as a result of its frontage to the Gateway Motorway, a State Controlled Road.

1.2 Compliance Summary

Following a detailed assessment of the proposal, it is the conclusion that the proposed Office as an extension to the existing RACQ Office and Vehicle Inspection Station complies with the requirements of the Brisbane City Plan.

2.0 Synopsis

Application Details

Applicant:	The Royal Automobile Club of Queensland Limited (A.C.N. 009 660 575)
Description of Proposal:	Material Change of Use for Office as a Extension to the existing RACQ Office and Vehicle Inspection Station
Approval Type:	Development Permit
IDAS Forms:	Form 1 - Part A; Part D; Part N; and IDAS Assessment Checklist
Level of Assessment:	Code Assessable
Referral Agencies:	Department of Main Roads (Concurrence) Environmental Protection Agency (Concurrence)
Applicable Codes:	Particular Development Code Non-discriminatory Access and Use Code Transport, Access, Parking and Servicing Code Services, Works and Infrastructure Code
Owners' Name:	The Royal Automobile Club of Queensland Limited (A.C.N. 009 660 575)

Site Details

Site Address:	2649 Logan Road, Eight Mile Plains
Site Description:	Lot 60 on SP179122
Easements:	Easement A on RP126441 Easement A on RP126442
Total Area of Site:	6.308ha
Local Government Area:	Brisbane City Council
Planning Scheme:	City Plan 2000
Area Classification:	Emerging Community
Local Area Plan:	Kuraby Local Area Plan
LAP Designation:	Potential Development Area Precinct
Particular Development Zone:	PD83- RACQ Office and Vehicle Inspection Station
SEQ Regional Plan:	Urban Footprint

Report Status

Author:	Mark Lewis (Senior Town Planner)
Reviewed by:	Phil Cristaldi (Senior Town Planner)
Date:	31 st August 2009

3.0 The Proposal

3.1 Application Details

LandPartners Limited has prepared this Town Planning Report in support of a Material Change of Use application seeking a Development Permit for Office as an extension to the existing RACQ Office and Vehicle Inspection Station at:

- 2649 Logan Road, Eight Mile Plains

This Material Change of Use application is well supported by Proposal Plans illustrating the development included in the Appendices of this Planning Report.

As this application is subject to Code Assessment it is noted that public notification will therefore not be required.

In accordance with Section 3.2.1 (7) of the *Integrated Planning Act 1997*, this application is a properly made application.

3.2 Details of Proposal

The proposed Office as an extension to the existing RACQ Office and Vehicle Inspection Station will consist of the enclosure of an existing undercroft parking area adjacent to the ground floor of the existing Corporate Head Quarters on the site as well as a small additional extension for the purpose of a storeroom. The proposal replaces 6 undercroft spaces and 1 adjoining disabled space with a 90 seat auditorium space and associated foyer, storage and amenities components integrated with the existing internal configuration of Building 6 (refer to Locality Plan in Appendix D).

This proposal includes 144m² of theatrette and an area of associated amenities, storage and servery of 96m² totalling 240m² of additional GFA for the site. Some minor internal amendments are also provided to existing ground floor to facilitate access and refresh the appearance and usability of existing building area. The area will be accessible from the existing building foyer via stairs and a PWD lift as well as a doorway to the southern elevation to a small vehicle layby area adjacent to the internal circulation driveway.

The proposal has been designed to complement the existing built form appearance of the building, comprised of a mix of FC cladding and glazing, further reinforcing the approved office use for the site. A small concrete slab is to be provided adjacent to the glazed area to meet existing grades and facilitate transition and access to the auditorium space.

The auditorium (Office) forms part of the existing RACQ Office use approved for the site under the PD83 Particular Development Zone designation and will enhance this existing use through the provision of training and presentation facilities for employees as part of the day to day professional and administrative functions of the existing use. The development achieves a subtle and insignificant modification to the existing built form, enhancing its appearance as an office use, and capitalises on the use of a small carpark area (total 7 spaces) on a site with over 900 parking spaces. As a result, the

removal of these spaces does not affect the achievement of a desirable level of parking for the site. While a disabled space is being removed as part of the proposal, the site maintains sufficient other disabled spaces in proximity to the building.

The auditorium, proposed as additional office area, is not located in close proximity to the servicing yard or areas considered applicable to the site's current designation as a Notifiable Activity.

The proposed development will have access to the required urban services, including reticulated water, sewerage, electricity and telephone services.

A summary of the proposed Auditorium is as follows:

Gross Floor Area:	Total: 240m ² Office Theatrette: 144m ² Ancillary: 96m ²
Maximum Building Height:	The auditorium is proposed within an existing ground floor carparking area with a clearance height of 3.67m. No increase on the height of buildings is proposed.
Building Setbacks:	The existing building is well setback from adjoining road frontages.
Car Parking Numbers:	The loss of 7 spaces as a result of this proposal does not affect the achievement of appropriate parking for the site.

3.3 Supporting Information

The following information has been attached to this planning report as Appendices for Council consideration:

Appendix A: Site Characteristics

Appendix B: Assessment of Codes

Appendix C: Current Title Search and Contaminated Land Search

Appendix D: Architectural Proposal Plans

4.0 Key Issues & Opportunities

4.1 Overview

Following the assessment of this application, the following key issues have been highlighted and appropriately addressed as follows:

Appropriate Development

The proposed development of an auditorium is proposed as an Office extension of the existing approved use of the site as the RACQ Office and Vehicle Inspection Station under the existing Particular Development Zone designation (PD83). The proposal presents the opportunity to reinforce the office character of the site through the complementary treatment of the facade with cladding and glazing elements. The auditorium itself will be integrated with the building internal layout and support its operation as the Corporate Headquarters of the RACQ, supporting the office and administration requirements of the existing use.

Suitability of the Subject Site for the Proposed Development

The subject site is identified as Emerging Community under the City Plan, however it maintains its previous Particular Development Zone under the superseded Town Plan for PD83- RACQ Office and Vehicle Inspection Station. This PD designation reflects the development and use of the site for the purposes of the RACQ Corporate Head Quarters which is comprised of a variety of office/administration buildings and a vehicle inspection element as required by RACQ. This existing development spreads across the site and is also well supported by carparking. This site context presents a unique opportunity to locate the proposed auditorium within the existing built form and fully integrate it with the operation and appearance of existing buildings and other office activities. As the proposed development is primarily comprised of the enclosure of an undercroft parking area, the proposal is a relatively minor development of the subject site and is in accordance with its use designation under the Particular Development Zone.

Access and Parking

The proposed auditorium will be developed in an existing undercroft parking area and within the existing building footprint. While the proposal removed 7 spaces from the site, the site accommodates over 900 parking spaces for staff and visitors and is therefore well provided despite this minor loss. Much of the parking is still within close proximity to building entrances, including disabled parking spaces. No other modifications are proposed or required as a result of the proposal, as the site maintains an orderly and well established structure for on site parking and site access. The proposed development does not require additional on site parking or access traffic analysis as it is a relatively minor extension to the total development within the site.

Services and Infrastructure

The proposed development will form part of the existing Building 6, situated adjacent to the ground floor foyer area, and will be sufficiently connected to the site's current

capacity for transport, power, telecommunications, water, waste water treatment and stormwater management infrastructure.

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5.0 Development Assessment

5.1 Assessment Overview

In accordance with section 2.6 of Brisbane City Plan relating to land in a particular development Zone, the proposed Office as an Extension to the existing RACQ Office and Vehicle Inspection Station on the subject site is subject to Code Assessment. Hence, in accordance with s3.5.4 of the Integrated Planning Act 1997, the following matters are required to be assessed for a Code Assessable application:

- Applicable Codes;
- The common material;
- Any State Planning Policy not reflected in the Planning Scheme;
- The region's Regional Plan; and
- The Priority Infrastructure Plan.

The following sections include an assessment of the proposal against the relevant components of the Brisbane City Plan.

5.2 Local Area Plan

The subject site is located within the boundaries of the Kuraby Local Area Plan as illustrated in Appendix A of this Planning Report. Local Plan identifies the subject site as a Potential Development Area. Southern extents of the site are also identified as having waterway or habitat areas corridors, however these corridors do not affect the existing developed areas of the site in which this development is proposed.

5.3 Area Classification

In accordance with Council's Zoning Map the subject site is included within the Emerging Community Zone and the intent of this zone is as follows:

The Emerging Community Area is generally suitable for urban purposes at some future time.

It is noted that the subject site maintains an existing Particular Development Zone designation carried from the superseded Town Plan. In accordance with section 2.6 of the City Plan, the Area Classification is overridden by the Particular Development Zone where proposed development is for a purpose applicable to the Particular Development Zone for the site. In this case, the existing designation for the site as PD83 RACQ Office and Vehicle Inspection Station is applicable for the application.

A Zoning Map showing the location of the subject site has been included in Appendix A of this Planning Report.

5.4 Definitions

The following definition has been identified as relevant to the assessment of the proposed auditorium as an Office extension to the existing RACQ Office and Vehicle Inspection Station:

Office: Office: a use of premises for a business or office purpose, e.g. professional office, real estate office, estate sales office, bank, building society or surgery, where the principal activity provides:

- *business or professional advice*
- *services or goods that are not physically on the premises*
- *the office based administrative functions of an organisation*

but does not include a Home Business, which is defined separately

The proposed auditorium is considered to be consistent with the above definition for Office as it forms part of an existing office facility for the provision of business and professional advice and activities, and enhances the availability of office related presentation, training, communication and other administrative functions as part of an office activity. Furthermore, as part of the Office defined use, the proposed auditorium is compatible with the existing Particular Development Zone designation which allows for the RACQ Office to be present on the site.

5.5 Applicable Code

In accordance with the Section 2.6 of the Brisbane City Plan relating to land subject to the Particular development Zone under the superseded Planning Scheme, the proposed development, in accordance with the purpose of that Particular Development Zone designation, is subject to the Particular Development Code.

The Particular Development Code has been addressed in Appendix B of this Planning Report.

5.6 Assessment of Secondary Codes

The Primary Code refers to a number of Secondary Codes which have been assessed below as to their applicability to the proposed development:

- Acid Sulfate Soil Code – **Not Applicable** as the proposed development does not involve land disturbing development involving more than 100m³ in an area than hosts acid sulphate soils;
- Biodiversity Code – **Not Applicable** as the proposed development intends to enclose an existing building on the site
- Filling and Excavation Code: **Not Applicable** as the proposed development intends to enclose an existing building on the site and does not involve any filling or excavation activities;

- Gas and Oil Pipeline Code: **Not Applicable** as the proposed development is not in proximity to the Roma gas or Moonie Brisbane Oil Pipelines;
- Landscaping Code: **Not Applicable** as the proposed development intends to enclose an existing building on the site and does not include assessment of a Landscaping Concept Plan;
- Non-discriminatory Access and Use Code: **Applicable** as the proposed development is for Material Change of Use;
- Park Planning and Design Code: **Not Applicable** as the proposed development does not require parkland.
- Services, Works and Infrastructure Code: **Applicable** as the proposed development is for Material Change of Use;
- Stormwater Management Code: **Not Applicable** as the proposed development intends to primarily enclose an existing building on the site and hardstand areas;
- Transport, Access, Parking and Servicing Code: **Applicable** as the proposed development is for Material Change of Use;
- Waste Water Management Code: **Not Applicable** as the proposed development does not require on-site waste water treatment;
- Waterway Code: **Not Applicable** as the proposed development is located within an existing building and not located within a Waterway Corridor;
- Wetland Code: **Not Applicable** as the proposed development is located within an existing building and not located within or adjacent to a Wetland area.

5.7 Planning Scheme Policies

No Planning Scheme Policies have been identified as relevant to the assessment of this application.

5.8 South east Queensland Regional Plan 2009-2031

The subject site is currently included within the Urban Footprint land use category of the SEQ Regional Plan, as identified in Appendix A. In accordance with the SEQ Regional Plan, the proposed development is appropriate development.

5.9 State Planning Policies

No State Planning Policies have been identified as being relevant to the proposed application.

6.0 Referral Agencies

6.1 Integrated Planning Regulations 1998

In accordance with the *Integrated Planning Regulations 1998* and as identified on the Assessment Checklist provided with this application, the proposed development triggers referral to the following agencies:

- Department of Main Roads (Concurrence Agency) as the land is contiguous to a State Controlled Road (Gateway Motorway)
- Environmental Protection Agency (Concurrence Agency) as the site is currently utilised for a Notifiable Activity.

The application material will be forwarded to the relevant agencies at the appropriate time.

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7.0 Conclusion

7.1 Recommendation

This Planning Report including the accompanying Proposal Plans demonstrate that there is sufficient planning grounds for Council to support the proposed Office as an extension to the existing RACQ Office and Vehicle Inspection Station on the site.

The proposed Office (auditorium) is considered appropriate for the site in accordance with its Particular Development Zone classification (PD83) and is consistent with the Planning Scheme and relevant Codes for the development.

The proposal has successfully achieved a high quality design within an attractive built form which complements existing buildings within the site, and reinforces the office nature of the existing development. The proposed development is of a small nature and utilises existing undercroft areas of the site, integrating with the existing built form.

It is therefore recommended that Council approve the Office as an extension to the existing RACQ Office and Vehicle Inspection Station and grant a Development Permit, subject to reasonable and relevant conditions.

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Appendix A Site Characteristics

Location

As illustrated in Figure 1, the site has frontage to both Logan Road and Levington Road, at Eight Mile Plains and is described as Lot 60 on SP179122. It contains a total area of 6.3ha and is owned by The Royal Automobile Club of Queensland Limited (ACN 009660575).

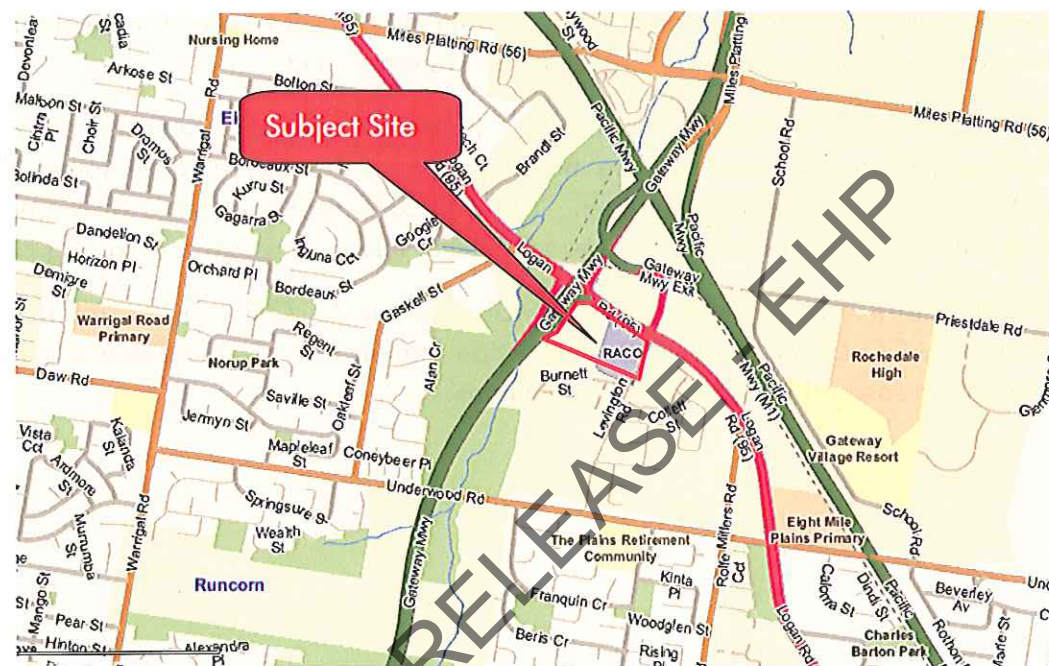


Figure 1 Site Location (Source: www.whereis.com)

Topography

The topography of the site can be relatively described as relatively flat as a result of the existing development within the site, comprised of numerous areas of surface carparking. The proposed development is located within a flat undercroft area under an existing building.

Existing Vegetation

The proposed development of an existing undercroft area does not affect existing vegetation on the site. The subject site is not identified as containing areas of significant vegetation.

Planning Scheme

The subject site is located within the Emerging Community Area and is situated within the Kuraby Local Area Plan as discussed in Section 5 of this report. The Figure 2 below contains the Area Classification map taken from the Brisbane City Plan.

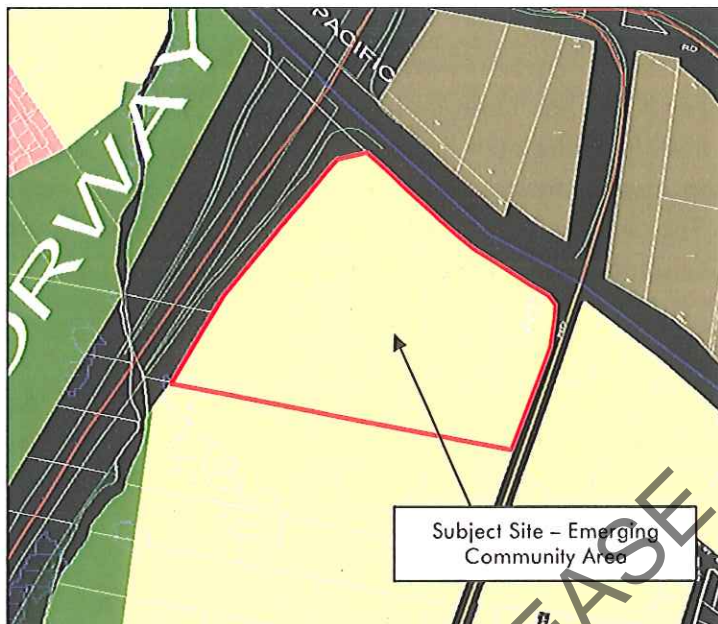


Figure 2 Area Classification (Source: City Plan 2000)

Regional Plan

The subject site is located within the Urban Footprint under the SEQ Regional Plan as illustrated in Figure 3.

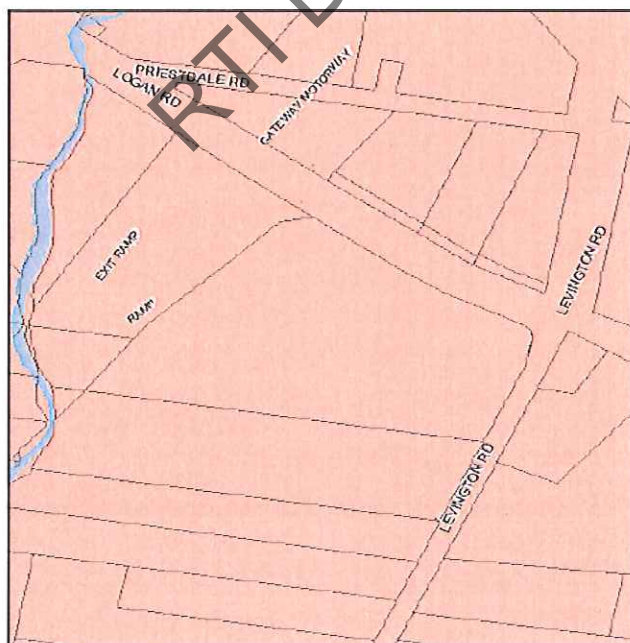


Figure 3 Urban Footprint (Source: SEQ Regional Plan)

Surrounding Land Uses

The subject site is currently surrounded by a mix of undeveloped land (Emerging Community and Rural) and more recent developed sites for standard residential development.

Contaminated Land

A search of the Queensland Environment Management Register (EMR) and Contaminated Land Register (CLR) has been undertaken and identified that the subject site is included within the EMR for Petroleum Product or Oil Storage. These activities are associated with the existing inspection station on the subject site and do not affect the proposed development. The Subject site is not identified on the CLR. A copy of the search result/s has been included in **Appendix C** of this Planning Report.

Services & Infrastructure

The subject site is available for connection to both Water Supply and Sewer infrastructure through existing infrastructure. The proposal has been designed to ensure that infrastructure and services are supplied in an efficient manner.

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Appendix B Assessment of Codes

Particular Development Zone Code

The following table is an assessment of the proposed development in accordance with the Performance Criteria and Acceptable Solutions of the Particular Development Zone Code.

Performance Criteria		Acceptable Solutions	
P1	The proposal must accord with any conditions (applicable conditions) which applies with respect of the inclusion of the land in the previous Particular Development Zone	A1	No Acceptable Solution is prescribed
Compliance P1 Complies. The proposed development is to enclose an existing undercroft parking area of an existing building as part of the sites particular Development Zone designation for the RACQ Office and Vehicle Inspection Station (PD83). The use as an auditorium conforms to the expected use of the site for Office purposes of the RACQ in accordance with this PD designation.			
P2	The form, design and appearance of the proposal must be consistent with reasonable expectations of development for the Area in which the land is included (under Chapter 3) save to the extent that any departure is a necessary and unavoidable consequence of carrying out development for the applicable purpose/s of purpose/s with qualifications in accordance with any applicable conditions referred to in the previous Performance Criteria	A2	No Acceptable Solution is prescribed
Compliance P2 Complies. The proposed development involves the enclosure of an existing office building within the site at the ground level and this is comprised of complementary materials such as FC cladding and glazing. As such, the proposed development accords with the intention for the site to contain Office uses.			
P3	The proposal must not have undue adverse impact on acoustic amenity	A3.1	Noise levels generated from the operation of the use comply with the requirements of the Noise Impact Assessment Planning Scheme Policy
		A3.2	Intrusive outdoor activities are located away from noise sensitive activities
Compliance A3.1 Complies. The proposed auditorium will be fully enclosed and not create undue noise levels for the site and its surroundings. A3.2 Not Applicable. No outdoor activities are proposed.			

<p>P4 The proposal must be appropriately set back from any boundary to land in a Residential Area and provide appropriate fencing and landscaping to such boundary</p>	<p>A4.1 The building setback from a boundary abutting land in a Residential Area is a minimum of 3m or half the height of the building at that point, whichever is greater</p> <p>A4.2 A 1.8m screen fence and screen landscaping are provided along boundaries of land in a Residential Area</p>
<p>Compliance A4.1-A4.2 Not Applicable. The proposed auditorium is not located in proximity to residential areas.</p>	
<p>P5 The design of the proposal must not have an undue detrimental environmental impact on:</p> <ul style="list-style-type: none"> the environmental quality of the site or land adjoining the site, or the environmental quality of the City and its surrounds any vegetation the subject of a vegetation protection order, significant trees or other vegetation on the site likely future development 	<p>A5 No Acceptable Solution is prescribed</p>
<p>Compliance P5 Complies. The proposed auditorium will not result in undue environmental detriment.</p>	
<p>P6 The proposed development must not have undue adverse:</p> <ul style="list-style-type: none"> social impacts on the community economic impacts on the area, including impacts on existing Centres 	<p>A6 No Acceptable Solution is prescribed</p>
<p>Compliance P6 Complies. The proposed auditorium will not result in undue adverse social or economic impacts.</p>	
<p>P7 The design of the proposal must not unduly detrimentally affect flooding or drainage on the site or adjoining sites</p>	<p>A7 No Acceptable Solution is prescribed</p>
<p>Compliance P7 Complies. The proposed auditorium will not result in detrimental effects on the stormwater management for the site. The proposed auditorium is provided within existing building or hardstand areas and will connect to the sites existing roof water drainage system.</p>	
<p>P8 The proposal must not have a detrimental impact on the existing traffic situation, or unduly worsen an existing traffic problem</p>	<p>A8 No Acceptable Solution is prescribed</p>
<p>Compliance P8 Complies. The proposed auditorium is a relatively minor increase in the office use of the subject site, which is already well provided with car parking and access arrangements to road frontages. The proposal is therefore not considered to have the potential to cause a detrimental impact on the traffic context for the site.</p>	
<p>P9 The proposal must incorporate appropriate buffering and landscaping of the site</p>	<p>A9 No Acceptable Solution is prescribed</p>

Compliance P9 Complies. The proposed development intends to enclose an existing undercroft area and one existing hardstand car park space. The proposal does not result in need for areas of screening or landscaping, however the small areas between the building line and internal circulation carriageways will include landscaping to the appropriate standard for the existing development.	
P10 The proposal must not place undue demand on the infrastructure of the locality in which it is located	A10 No Acceptable Solution is prescribed
Compliance P10 Complies. The proposed auditorium is a relatively minor extension to the existing office use and will not place undue demand on the site or locality for infrastructure.	
P11 The proposal must not have any other undue adverse impact	A11 No Acceptable Solution is prescribed
Compliance P11 Complies. The proposal has no undue impacts.	
Where for any material change of use (excluding multi-unit dwellings in the Low Density Residential, Character Residential or Low-medium Density Residential Areas)	
P12 Proposals must be designed incorporating crime prevention through environmental design (CPTED) principles <i>Note:</i> <i>For guidance on assessing the incorporation of crime prevention through environmental design principles refer to the Crime Prevention Through Environmental Design (CPTED) Planning Scheme Policy</i>	A12 Building design and layout incorporates the following features: <ul style="list-style-type: none"> • opportunities for casual surveillance and sightlines (e.g. windows overlooking car parking and communal areas) • appropriate locations for activity generators (e.g. communal/recreation space near public pathways) • exterior building designs which promote safety (e.g. active frontages and entrances) • adequate definition of uses and ownership (e.g. landscaping to define private and public space) • adequate lighting (e.g. lighting of potential entrapment locations) • appropriate way finding mechanisms (e.g. signage) • minimisation of predictable routes and entrapment locations (e.g. concealed spaces near public pathways)
Compliance A12 Not Applicable. The proposed development is not for multi-unit development.	

Services, Works and Infrastructure Code

The following table is an assessment of the proposed development in accordance with the Performance Criteria and Acceptable Solutions of the Services, Works and Infrastructure Code.

Performance Criteria		Acceptable Solutions	
P1	Land used for urban purposes must be serviced adequately with regard to water, waste disposal, drainage, telecommunication and energy	A1	The land is provided with: <ul style="list-style-type: none"> reticulated water, sewerage, drainage, electricity and telecommunications services gas service where reasonable
Compliance A1 Compiles. The proposed development is within an existing urban development and is provided with the necessary water, sewerage, drainage, electricity and telecommunications services.			
P2	Frontage to the site must provide the following to an appropriate urban standard: <ul style="list-style-type: none"> an effective, high quality paved roadway an effective, high quality roadway kerb and channel safe, high quality crossings over channels and walkways safe, accessible high quality bikeways a safe, accessible, high quality public walkway compatible and integrated with the surrounding environment provision of and alteration to required public utilities effective drainage appropriate conduits to facilitate the provision of required street lighting systems and traffic signals 	A2	The following are provided or already exist at the frontage of the site, to the standard that would have applied if the development formed part of a new subdivision: <ul style="list-style-type: none"> concrete kerb and channel forming and grading to walkways crossings over channels and walkways a constructed bikeway a constructed walkway, minimum 1.2m wide and full width from the property line to the kerb in Multi-purpose Centres reconstruction of any damaged public walkway in concrete construction of the carriageway payment of costs for required alterations to public utility mains, services or installations construction of and required alterations to public utility mains, services or installations drainage works installation of electrical conduits
Compliance A2 Not Applicable. The subject site is already developed and the proposal is merely to enclose an existing undercroft building area within the site.			
P3	Building design and layout must provide for additional infrastructure to facilitate future telecommunication services and providers (e.g. fibre optic cable)	A3.1	Conduits, cabling or ducting is provided in all residential, community, commercial and industrial buildings of a sufficient diameter to enable two or more carriers to service the building. An underground access connection pit and "lead in" duct is provided in the footpath, plus a conduit from the property boundary to: <ul style="list-style-type: none"> a designated entry point in end of 229

	<p>building</p> <ul style="list-style-type: none"> • each lot in community title developments • each floor and tenancy in multi-occupancy buildings <p>All work is to be in accordance with relevant Building Codes and Australian Standards</p> <p><i>Note: An accurate, digital 'as built' three dimensional location plan will need to be supplied for all infrastructure provided in the footpath</i></p> <p>Additional requirements for Multi-unit Dwellings of more than 4 storeys and 20 units or Centre Activities with a gross floor area of 2500m² or greater:</p> <p>A3.2 New buildings are provided with:</p> <ul style="list-style-type: none"> • a co-located equipment room • a central (vertical) riser duct within the core of the building • a telecommunications closet on each floor • distribution by underfloor or suspended ceiling ducts • designated wireless area on roof with structural capability <p>All work is to be in accordance with relevant Building Codes and Australian Standards</p> <p>Refer to <i>Figure a</i>.</p> <p><i>Note: A signed statement must be submitted to Council by a competent person (as defined in the Building Regulation) confirming that the premises as built complies with these requirements, when final building certification is issued.</i></p>
<p>Compliance</p> <p>A3.1 Complies. The proposed development will be fully integrated with the technological network of the existing building.</p> <p>A3.2 Not Applicable. The proposal does not include multi-unit dwellings.</p>	
<p>P4 Major public projects promote the provision of affordable, high bandwidth telecommunication services throughout Brisbane</p>	<p>A4 Conduits are provided in all major Council and government works projects to enable the future provision of fibre optic cabling:</p> <ul style="list-style-type: none"> • when the additional expense is unlikely to be prohibitive • when further major work is unlikely or disruption would be a major concern eg limited capacity roads • when there is a clear gap in the telecommunication network • when there is a clear gap in the bandwidth available to the area

	<i>Note: An accurate, digital 'as built' three dimensional location plans will need to be supplied for all infrastructure provided in the road reserve</i>
Compliance A4 Not Applicable. No public buildings are proposed as part of this application.	

RTI DL RELEASE - EHP

Non-discriminatory Access and Use Code

The following table is an assessment of the proposed development in accordance with the Performance Criteria and Acceptable Solutions of the Non-discriminatory Access and Use Code.

Performance Criteria		Acceptable Solutions	
P1	<p>Non-discriminatory access must be provided:</p> <ul style="list-style-type: none"> from the road to the accessible entrances of each building or structure on the site between all accessible buildings and structures on the site from the site to adjoining sites and areas where an integrated outcome is desirable e.g. in a Centre 	A1	<p>Provision is made for non-discriminatory access at the road frontage, within the site and between adjoining sites (where an integrated outcome is desirable) is managed in accordance with <i>AS1428—Design for Access and Mobility</i></p>
<p>Compliance</p> <p>The proposal to refit an auditorium within the existing building, utilising an adjacent undercroft parking area, includes the integration with the existing building access by way of stairs and a small PWD lift linking with the building's foyer area. A new doorway is provided to the external elevation which may be used for access and egress, and this is supplemented by a small concrete landing area at suitable grades linked with the existing internal pathway network and car parking areas. As such, the proposed achieves non-discriminatory access for its respected entrances within the site.</p>			

Transport, Access, Parking and Servicing Code

The proposed development involves the enclosure of an existing building area within a developed site and does not propose additional parking or servicing areas as relevant to the Code. In this respect, it is considered to comply with the Transport, Access, Parking and Servicing Code and detailed assessment against the code is not required.

RTI DL RELEASE - EHP

Appendix C Current Title Search & Contaminated Land Search

RTI DL RELEASE - EHP

CURRENT TITLE ARCH

NATURAL RESOURCES AND WATER, QUEENSLAND

Request No: 4438726

Search Date: 15/07/2008 09:37

Title Reference: 50567196

Date Created: 08/08/2005

Previous Title: 50345072

REGISTERED OWNER

Dealing No: 708880491 05/08/2005

THE ROYAL AUTOMOBILE CLUB OF QUEENSLAND LIMITED
A.C.N. 009 660 575

ESTATE AND LAND

Estate in Fee Simple

LOT 60 SURVEY PLAN 179122
County of STANLEY Parish of YEERONGPILLY
Local Government: BRISBANE CITY

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10075141 (POR 40)
Deed of Grant No. 10095074 (POR 39)
2. EASEMENT IN GROSS No 601694844 (D953025) 09/11/1970
BURDENING THE LAND
TO QUEENSLAND ELECTRICITY COMMISSION
OVER EASEMENT A ON RP126441
3. TRANSFER No 703667606 02/11/1999 at 09:12
EASEMENT IN GROSS: 601694844 (D953025)
QUEENSLAND ELECTRICITY TRANSMISSION CORPORATION LIMITED
A.C.N. 078 849 233
4. EASEMENT IN GROSS No 601613671 (D955868) 16/11/1970
BURDENING THE LAND
TO QUEENSLAND ELECTRICITY COMMISSION
OVER EASEMENT A ON RP126442
5. TRANSFER No 703667585 02/11/1999 at 09:06
EASEMENT IN GROSS: 601613671 (D955868)
QUEENSLAND ELECTRICITY TRANSMISSION CORPORATION LIMITED
A.C.N. 078 849 233

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

Page 1/2

CURRENT TITLE SEARCH
NATURAL RESOURCES AND WATER, QUEENSLAND

Request No: 4438726

Search Date: 15/07/2008 09:37

Title Reference: 50567196

Date Created: 08/08/2005

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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Requested By: D APPLICATIONS GLOBAL X

RTI DL RELEASE - EHP

Page 2/2

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

GlobalX Information Services
GPO Box 2746
Brisbane QLD 4001

Transaction ID: 1063995 EMR Site Id: 58409 15 July 2008
Client Reference: 10665015
Cheque Number:

This response relates to a search request received for the site:
Lot: 60 Plan: SP179122

EMR RESULT

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

Lot: 1 Plan: RP153895
Address: 2649 LOGAN RD
EIGHT MILE PLAINS 4113

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

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

(a) in underground tanks with more than 200L capacity; or

(b) in above ground tanks with -

(i) for petroleum products or oil in class 3 in packaging groups 1 and 2 of the dangerous goods code - more than 2, 500L capacity; or

(ii) for petroleum products or oil in class 3 in packaging groups 3 of the dangerous goods code - more than 5, 000L capacity; or

(iii) for petroleum products that are combustible liquids in class C1 or C2 in Australian Standard AS1940, 'The storage and handling of flammable and combustible liquids' published by Standards Australia - more than 25, 000L capacity.

CLR RESULT

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

ADDITIONAL ADVICE

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

Lindi Bowen
Registrar, Contaminated Land Unit

RTI DL RELEASE - EHP

Appendix D Architectural Proposal Plans

Prepared by Gray Puksand Architects

RTI DL RELEASE - EHP



BNE 31555 ✓
VOL1

IPA 1996 Part 1

Brisbane City Council

COUNCIL DELEGATE
DECISION MADE ON

09 APR 2008

08 APR 2008

Development Assessment Branch
Customer & Community Services Division
GPO Box 1434
Brisbane QLD 4001

Telephone 07 3403 8888

Mr Michael Cole
c/- D. Brown Planning Australia
PO Box 6235
FAIRFIELD GARDENS QLD 4103

ENVIRONMENTAL PROTECTION
AGENCY

11 APR 2008

BNE 200 815176

Permit Type: DA - Material Change of Use
Description of Proposal: Extension to Office (Carpark and New Entry)
Address of Site: 31 Levington Rd Eight Mile Plains Qld 4113
Real Property Description: Lot(s) 60 on Survey Plan 179122
Application Reference: A001810334

Dear Mr Cole

RE: Decision Notice under Section 3.5.15 of the "Integrated Planning Act 1997":
Development Application

I am pleased to inform you that your application has been approved in accordance with the drawings and subject to the attached conditions.

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

This approval is for:

- Material Change of Use - Development Permit - Office

Please phone me on the telephone number below during normal business hours if you have any queries regarding this matter.

Yours sincerely,

sch4p4(6) Personal information

Helena Lulham
Urban Planner, Development Assessment
Development Assessment East BSQ
3403 5510
Development Assessment Branch



Ref: A001810334

1 of 3

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

INTRODUCTION:

The decision to approve the application was made by the Principal Planner as the delegate appointed by the Council to determine the application.

APPLICANT DETAILS:

Mr Michael Cole
c/- D. Brown Planning Australia
PO Box 6235
FAIRFIELD GARDENS QLD 4103

SITE:

Address of Site:

31 Levington Rd Eight Mile Plns Qld 4113

Real Property Description:

Lot(s) 60 on Survey Plan 179122

City Plan Area Classification:

CP-EC

Name of Owner:

Royal Automobile Club Of Queensland

Name of Ward:

Wishart

APPLICATION:

Aspects of development and development approvals sought:

- Material Change of Use - Development Permit - Office

Description of Proposal:

Extension to Office (Carpark and New Entry)

Council file reference:

A001810334

Lodgement date:

23 April 2007

Ref: A001810334

TYPE OF APPROVAL:

- Material Change of Use - Development Permit - Office

FURTHER DEVELOPMENT PERMITS:

Carrying out Building Work assessable against Building Act 1975

REFERRAL AGENCIES:

There were no Advice Agencies for this application.

The following were Concurrence Agencies for this application:

Department Of Main Roads (Metropolitan District)
PO Box 70
SPRING HILL QLD 4004
Telephone: (07) 3834 8344
Email: development.control@mainroads.qld.gov.au

E.P.A. - Contaminated Land Unit
GPO Box 2771
BRISBANE QLD 4001
Telephone: (07) 3225 1827

There were no State Agencies for this application.

CONDITIONS:

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

SUBMISSIONS:

No properly made submissions were received for this application.



BRISBANE CITY COUNCIL'S APPROVAL PACKAGE

APPLICATION DETAILS

This package relates to the application detailed below

Address of Site:	31 LEVINGTON RD EIGHT MILE PLNS QLD 4113
Real Property Description of Site:	L60 SP.179122
Aspects of development and type of approval:	DA - Material Change of Use Development Permit - Office
Council File Reference:	A001810334 Permit Reference Number/s: DAMC186457707.
Package Status:	APPROVED - Version 1 (8th of April, 2008 12:00:00 AM)
Package Generated:	08/04/2008

PROJECT TEAM

The assessment of this application has been undertaken by:

Ben COWAN Principal Urban Planner, Development Assessment Development Assessment East BSQ ben.cowan@brisbane.qld.gov.au 3403 5591	Beau REICHERT Engineer, Development Assessment Development Assessment East beau.reichert@brisbane.qld.gov.au 3407 1506	Miranda FERRIS Project Officer City Planning miranda.ferris@brisbane.qld.gov.au 07 3403 6570
Helena LULHAM Urban Planner, Development Assessment Development Assessment East BSQ helena.lulham@brisbane.qld.gov.au 3403 5510	David WARD Pollution Officer, Development Assessment Development Assessment East BSQ david.ward@brisbane.qld.gov.au 07 3403 4075	

DRAWINGS AND DOCUMENTS

The term 'drawings and documents' or similar expressions mean:

Drawing or Document	Number	Plan Date
Site Plan	P1 Issue 1	23-APR-2007 (Received)
Siteworks Concept Plan 1	SK.01 Issue D	09-OCT-2007 (Received)
Siteworks Concept Plan 2	SK.02 Issue C	09-OCT-2007 (Received)
Siteworks Details and Sections	SK.03 Issue C	09-OCT-2007 (Received)
Landscape Cover Sheet	CS00 Issue I	14-NOV-2007 (Received)
Landscape Concept Plan	LP01 Issue I	14-NOV-2007 (Received)
Landscape Concept Plan	LP02 Issue I	14-NOV-2007 (Received)
Vegetation Management Plan Cover Sheet	CS02 Issue E	14-NOV-2007 (Received)
Vegetation Management Plan	VMP01 Issue E	14-NOV-2007 (Received)
Vegetation Management Plan	VMP02 Issue E	14-NOV-2007 (Received)
Concurrence Agency Response	BNE31555	05-JUN-2007 (Received)
Department of Main Roads Concurrence Agency Response	H228	13-DEC-2007 (Received)
Powerlink Queensland Advice Agency Response	195992 (11/825/132)	21-NOV-2007 (Received)

Advice

Please see the attached document(s) for any advices.

APPROVAL CONDITIONS

Permit to Which These Conditions Relate:	DA - Material Change of Use
Activity(ies):	Office
Stage:	

General/Planning Requirements

	Timing
1 Approved Drawings & Documents A legible copy of the approved drawings and documents bearing "Council Approval" and the Development Approval Conditions package is to be available on site at all times during construction and earthworks.	As indicated
GUIDELINE This condition is imposed to ensure compliance with the development conditions of approval. The copy of the conditions and plans should be located in any site management office or with the site foreman. Any copies of conditions or plans that are illegible shall be deemed to be non compliance with this condition of approval.	
2 Relevant Period All aspects of development as outlined within this section, to which the conditions relate in the "Development Approval Package", are to be completed before the period ending midnight on 30 April 2010 as directed by the Department of Main Roads in their capacity as concurrence agency and detailed in their letter dated 13 December 2007.	As indicated
GUIDELINE This condition is imposed pursuant to 3.5.1A(2)(a) of the Integrated Planning Act 1997. The intent of this condition is to specify the particular time assessable development or an aspect of assessable development is to be completed before the development lapses. Any extension of the period stated in the condition is to be made in accordance with sections 3.5.22 and 3.5.33 of the Integrated Planning Act 1997.	
3 Carry Out The Approved Development Carry out the approved development generally in accordance with the approved drawing(s) and/or document(s).	While development is occurring on the site and then to be maintained
GUIDELINE This condition refers to the approved plans, drawings and documents to which the approval relates and is the primary means of defining the extent of the approval. Approved plans, drawings and documents are stamped PLANS and DOCUMENTS referred to in the APPROVAL and are dated to reflect the date of approval of the application by Council's Delegate.	
4 Complete All Building Work Complete all building work associated with this development approval, including work required by any of the following conditions. Such building work is to be carried out generally in accordance with the approved plans, drawing(s), and/or documents and, where the building work is assessable development, in accordance with a current development permit.	Prior to commencement of use
GUIDELINE This condition is imposed to ensure all building work associated with the use are in place before the use commences. It is not appropriate that the site be used without such work being completed. Please note that the work referred to in this condition involves operational work and may therefore constitute 'assessable development'. The Council informs you there fore that this condition does not authorise assessable development to occur and a development permit may therefore be necessary. Please refer to the Council's information sheets. For any enquiries about this condition, please contact the Assessment Manager.	
5 Complete All Operational Work Complete all operational work associated with this development approval, including work required by any of the following conditions. Such operational work is to be carried out	Prior to commencement of use

generally in accordance with the approved plans, drawing(s), and/or documents or, if requiring a further approval from the Council, in accordance with the relevant approval(s).

GUIDELINE

This condition is imposed to ensure all operational works associated with the use are completed before the use commences. It is not appropriate that the site be used without such work being completed in accordance with any detailed design approvals. Please note that the work referred to in this condition involves operational work and may therefore constitute 'assessable development'. The Council informs you therefore that this condition does not authorise assessable development to occur and a development permit may therefore be necessary. Please refer to the Council's information sheets. For any enquiries about this condition, please contact the Assessment Manager.

6 Compliance Assessment under Schedule 12

Lodge and gain approval for any Requests For Compliance Assessment required in accordance with Section 3.5.31(A) of the Integrated Planning Act 1997. Any works required to be carried out as a consequence of such compliance assessment are to be carried out generally in accordance with the approved plans, drawing(s), and/or documents.

Prior to commencement of use

7 Footway Areas & Public Pedestrian Area Works

Undertake the approved works within all-adjointing footpaths and public pedestrian areas.

Prior to the commencement of the use and then to be maintained

GUIDELINE

This condition is imposed when the approved plans and documents do not contain adequate information relating to the design and finish of adjoining footpaths and public pedestrian areas. Details are to be approved to ensure that the proposed treatment, materials and design details enhance the amenity and character of the area.

7(a) Detailed Design for Footway Areas & Public Pedestrian Area Works

Submit a detailed design showing works to be undertaken within all adjoining footway areas and public pedestrian areas within the subject site and receive approval from the Delegate, Development Assessment. In particular, plans must indicate all proposed paving and surface finishes, kerb and channel, landscaping, street furniture and signage to be provided on the site and adjoining public and pedestrian areas.

Prior to site works/building works commencing

8 Maintain The Approved Development

Maintain the approved development (including landscaping, parking, driveways and other external spaces) in accordance with the approved drawing(s) and/or documents, and any relevant Council or other approval required by the conditions.

To be maintained

GUIDELINE

This condition restricts changes that can be made to the approved development. Approved plans and documents are stamped PLANS and DOCUMENTS referred to in the APPROVAL and are dated to reflect the date of determination of the application by the Council's delegate. The extent to which plans can be modified is constrained by the definition of 'minor change' in schedule 10 and the requirements of section 3.5.24 of the "Integrated Planning Act 1997". It will be necessary to make a new application if the change is not a minor change. For any enquires about this condition, please contact the Assessment Manager.

9 Lighting To Public Areas

Install and maintain a suitable system of lighting, to operate from dusk to dawn, within all areas where the public will be given access.

Prior to the commencement of the use and then to be maintained

GUIDELINE

This condition is imposed to ensure on-going safe public access to designated public pedestrian spaces within the development.

Ecology

	Timing
10 Arboricultural Requirements	RTI Documents 156 of 229

The following arboricultural requirements are to be performed to ensure the long-term health and safety of trees to be retained:	As indicated
10(a) Civil Works In consultation with the Ecologist, Development Assessment, the Arborist is to direct the civil works contractor in relation to any service installation activities utilising alternative technologies such as directional-boring or under-boring using vacuum excavation or air-spade. The Arborist must be a suitably qualified arboricultural consultant (minimum AQF Level 5 Diploma in Arboriculture).	While site works are occurring
10(b) Pruning Works Any necessary pruning, tree surgery and other maintenance works to maintain health and stability of any trees to be retained, and to reduce potential hazards for future residents, is to be carried out in consultation with the Ecologist, Development Assessment. All works must be performed by a suitably qualified arboricultural consultant (minimum AQF Level 5 Diploma in Arboriculture) in accordance with the <i>Australian Standard for Pruning of Amently Trees AS 4373/96</i> .	Prior to survey plan endorsement
10(c) Certification A suitably qualified arboricultural consultant (minimum AQF Level 5 Diploma in Arboriculture) is to submit documentation to the Ecologist, Development Assessment, to certify that all necessary arboricultural works have been carried out in accordance with the requirements of all parts of this condition.	Prior to survey plan endorsement
11 NALL Lodge and receive approval for an <i>Application to Carry Out Works on Protected Vegetation</i> from the Ecologist, Development Assessment.	Prior to commencement of site works
PROOF OF FULFILMENT <i>The Application to Carry Out Works on Protected Vegetation is lodged and approved.</i>	
GUIDELINE <i>This condition is imposed when the proposed development involves site works and the site is protected by the Natural Assets Local Law 2003. Application forms can be obtained from any Council Customer Service Centre. For any enquiries about this condition please contact the Ecologist, Development Assessment.</i>	

Landscape Architecture and Open Space Planning

	Timing
12 Vegetation Buffer Provide additional replacement planting within the landscape buffer along the southern boundary of the subject land between the carpark and adjoining residential subdivision at a ratio of 2 trees for every 1 significant landscape tree removed on site. Significant Landscape Trees shall be provided in the landscape buffer where appropriate and Large trees and spreading ground covers shall be provided in all landscape areas within the site.	As indicated
13 Shade Trees Shade trees are to be provided in the extended carparking areas at a ratio of 1 tree for every 6 carparking spaces proposed.	As indicated

Pollution

	Timing
14 Acoustic Barrier - General Erect a 2.0m high acoustic barrier along the south eastern boundary between the call centre carpark and the subdivision to the south as indicated on Site Works plans SK01 Issue D and SK02 Issue C dated 9/10/2007. The acoustic barrier must:	Prior to the commencement of the use and then to be maintained
PROOF OF FULFILMENT <i>Certification of construction is provided to the Pollution Officer, Development Assessment.</i>	
GUIDELINE <i>This condition is imposed where an acoustic barrier is required to ensure the sensitive receptors are not subject to excessive noise in accordance with the Noise Impacts Assessment Planning Scheme Policy. For further information please contact the Pollution Officer, Development Assessment. Certification must be in accordance with Brisbane City Council Guideline Certification of Noise Compliance.</i>	
14(a) Material Weight Be constructed of a material with a minimum surface area density of 10 kg/m ² ;	Prior to the commencement of the use and then to be maintained
14(b) Material Type Be constructed of an aesthetically pleasing weather-resistant material such as earth mound, fibre cement, painted or treated timber, brick or a combination thereof;	Prior to the commencement of the use and then to be maintained
14(c) Gap Free Be otherwise continuous and gap free.	Prior to the commencement of the use and then to be maintained
15 Dampening Of Grilles And Metal Plates All metal grilles, metal plates or similar subject to vehicular traffic must be acoustically damped to prevent environmental nuisance.	Prior to the commencement of the use and then to be maintained
GUIDELINE <i>This condition is imposed to ensure that noise from vehicle movements do not cause environmental nuisance.</i>	

Engineering

	Timing
16 On-site Erosion (High Risk) Minimise on-site erosion and the release of sediment or sediment-laden stormwater from the site at all times.	As indicated
GUIDELINE <i>This condition applies where the soil erosion and sedimentation risk is considered high. An Erosion and Sediment Control Program is to be submitted for Council endorsement.</i>	
16(a) Submit an Erosion and Sediment Control (ESC) Program - On-site Erosion (High Risk) Submit an Erosion and Sediment Control (ESC) Program for the site, certified by a Registered Professional Engineer of Queensland-Civil or Certified Professional in Erosion & Sediment Control, and which complies with Council's Erosion and Sediment Control Standard (Version 9 or later), and receive endorsement from the Engineering Delegate, Development Assessment.	Prior to site works commencing (ie. any land-disturbing development)
GUIDELINE <i>This condition applies where the soil erosion and sedimentation risk is considered high. An Erosion and Sediment Control Program to minimise erosion and the release of sediment or sediment-laden stormwater from the site is to be submitted for Council endorsement.</i>	

16(b) Implement and Modify the Endorsed ESC Program - On-site Erosion (High Risk)

Implement and modify as necessary the endorsed ESC Program to maintain compliance with the Erosion and Sediment Control Standard (Version 9 or later) at all times during the period from when land-disturbing activities begin to when all exposed soil areas are stabilised against erosion and responsibility for the site no longer lies with the applicant.

While site/operational works/building works is occurring and until all exposed soil areas are permanently stabilised against erosion

GUIDELINE

This condition applies where the soil erosion and sedimentation risk is considered high. An Erosion and Sediment Control Program is implemented and modified to minimise erosion and the release of sediment or sediment-laden stormwater from the site.

17 Filling and Excavation

Submit an earthworks plan, checked and certified by a Registered Professional Engineer of Queensland (RPEQ--Civil), and in accordance with Council's "Filling and Excavation Code" and "Subdivision and Development Guidelines" and in accordance with the approved tree retention plan CS02 Issue E dated 14 November 2007.

Obtain endorsement from the Engineering Delegate, Development Assessment for the Earthworks Plan.

Prior to site works/building works commencing

GUIDELINE

The Earthworks Plan should include the following: - The location of any cut and/or fill; - The quantity of fill to be deposited and finished fill levels; - Maintenance of access roads to and from the site such that they remain free of all fill material and are cleaned as necessary; - The existing and proposed finished levels (extending into the adjacent properties); - Preservation of all drainage structures from the effects of structural loading generated by the earthworks; - Protection of adjoining properties and roads from ponding or nuisance from stormwater; - That all vehicles exiting from the site will be cleaned and treated so as to prevent material being tracked or deposited on public roads. Site Based Stormwater Management Plans may be part of Environmental Management Plans (EMPs) and include Erosion and Sediment Control (ESC) Programs/Management Plans. If the earthworks impact on the road reserve, the Developer must obtain applicable footpath and road permits prior to commencing any works. Such impacts may include footpath occupation, road closures, reprofiling, ground anchors and/or relocation of services. If the excavation has to be stabilised using ground anchors or similar then the submitted plans are to show the location of these in relation to all services. The cost of moving services, utilities and assets is the responsibility of the Developer. The permission of the service/utility/asset owner will be required. For any enquiries about this condition, please contact the Engineering Delegate, Development Assessment.

17(a) Suitable Fill Material

All fill material placed on the site is to comprise only natural earth and rock and is to be free of contaminants (as defined by section 11 of the Environmental Protection Act 1994) and noxious, hazardous, deleterious and organic materials.

While site/operational works/building works is occurring

GUIDELINE

Suitable fill material is that deemed to comply with the requirements of AS 3798, Guidelines on Earthworks for Commercial and Residential Developments.

17(b) Implement Endorsed Plan

Construct and maintain the earthworks works in accordance with the endorsed engineering plans and with Council's "Subdivision and Development Guidelines".

While site/operational works/building works is occurring

GUIDELINE

This condition is imposed to ensure works are completed in accordance with the endorsed plan.

18 Granting Easements

Grant the following easement(s):

i. Easements for underground drainage, open cut, overland flow and access purposes as may be required, including over that part of the site within the Waterway Corridor and/or that part of the site affected by 100 year Average Recurrence Interval (ARI) flooding, in favour of Brisbane City Council.

Prior to commencement of use

ii. Easements for public pedestrian/bicycle access in favour of Brisbane City Council.

PROOF OF FULFILMENT

Registration of the easement on the plan of survey and on the property title with the Department of Natural Resources.

GUIDELINE

This condition is imposed to provide access, maintenance of services and to protect drainage paths if required. Easements in favour of the Brisbane City Council are required to have the necessary easement documentation prepared (free of costs and compensation to Council) by the Brisbane City Council. Easements not in favour of the Brisbane City Council are required to have the necessary documentation prepared by the applicant's private solicitors. Easements are to be shown on a Survey Plan and lodged with the Delegate Plan Sealing, Licensing and Certificates Unit. Enquiries regarding any legal documentation can be directed to Licensing, Sealing and Certificates Unit, Development Assessment (ph: 3403 9050). For any other enquiries about this condition, please contact the Engineering Delegate, Development Assessment.

19 Provide Certified Site Survey Levels

Submit "As Constructed" plans approved by a Registered Surveyor (to a standard specified in Council's "Subdivision and Development Guidelines") showing finished surface level information over the completed development. The survey information is required to show surface levels and site contours at 1 metre intervals. All levels are to be shown as Reduced Levels to the "Australia Height Datum" (AHD).

Prior to commencement of use

PROOF OF FULFILMENT

Provide a certificate from a registered surveyor certifying the site survey levels. Forward a copy of the certification from a registered surveyor together with the request for survey plan endorsement, to the Delegate Plan Sealing, Licensing, Sealing and Certificates Unit, Development Assessment.

GUIDELINE

This information is required to enable Council to update existing survey records and ultimately provide Brisbane with accurate data which can be sourced for the benefit of the Community, the Development Industry and the Council.

20 Access, Grades, Manoeuvring, Carparks, Signs,

Construct and delineate or sign (as required) the following requirements as indicated on the approved plan(s) of layout:

- i. Construct a pavement of minimum Type A standard and surface with an impervious material (including associated drainage) to the area on which motor vehicles will be driven and/or parked.
- ii. Manoeuvring on site for a medium size car and for the loading and unloading of the vehicle(s).
- iii. Parking on the site for 150 cars and for the loading and unloading of vehicles within the site.
- iv. A minimum 2.3 metres height clearance to all undercover car parking areas and a minimum of 2.5 metres above parking spaces for people with disabilities.
- v. A height clearance sign located at the entrance(s) to undercover car parking areas and a directional visitor parking sign at the vehicle entrance to the site adjacent to or clearly visible from the vehicle entrance to the site.
- vi. The internal paved areas are to be signed and delineated in accordance with the approved plans, Manual of Uniform Traffic Control Devices and Austroads.

Prior to the commencement of the use and then to be maintained

PROOF OF FULFILMENT

Construction of these requirements are to be certified by a Registered Professional Engineer of Queensland (RPEQ).

GUIDELINE

The "Brisbane City Plan 2000 - Transport, Access, Parking and Servicing Planning Policy" requires adequate on-site provision of parking, servicing and manoeuvring areas. This condition specifies detailed design requirements as indicated on the approved drawings and documents to which the approval relates. The minimum clear height shall be measured to the lowest appurtenance on the ceiling - ie. fire sprinklers, services, lighting fixtures, signs etc.

21 Waterways Corridor

Prior to the commencement of the use and then to be maintained

No material of any description to be deposited within the area of the waterway corridor.	maintained
GUIDELINE <i>This condition is imposed when a part(s) of the site has been identified to have significant hydraulic and environmental values which are to be protected.</i>	
22 Repair Damage To Kerb, Footpath Or Road Repair any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from footways, roads, kerb and channel and stormwater gullies and drainlines) that may occur during any works carried out in association with the approved development.	Prior to commencement of use
PROOF OF FULFILMENT <i>Acceptance of the completed works by the Engineering Delegate, Development assessment.</i>	
GUIDELINE <i>This condition is imposed for the repair of damage to the existing road infrastructure during works associated with the development.</i>	
23 Lawful Point Of Discharge Submit to the Engineering Delegate, Development Assessment, written consent for a lawful point of discharge from the owners of properties, including the holders of easements, affected by any stormwater discharge from the site. Such consent may require supporting engineering plans and calculations.	Prior to lodging an application for Building Works
PROOF OF FULFILMENT <i>Evidence should be provided in the form of a signed letter from the affected property or easement owner(s) through which the drainage is proposed to traverse agreeing to the point of discharge.</i>	
GUIDELINE <i>This condition is imposed where it is necessary to obtain a lawful point of discharge for a drainage outlet and/or authority to pipe across adjacent properties to the lawful point of discharge. The detailed design application seeking engineering approval in respect of this work should show the drainage outlet and/or the drainage across adjacent properties to the lawful point of discharge. A definition of "Lawful Point of Discharge" can be found in Council's "Subdivision and Development Guidelines" (download for free from www.brisbane.qld.gov.au) or the Department of Natural Resources, Mines and Water's "Queensland Urban Drainage Manual" (QUDM). For any enquiries about this condition, please contact the Engineering Delegate, Development Assessment.</i>	
24 On-Site Drainage Stormwater run-off from roof and developed surface areas of the site, and any run-off onto the site from adjacent areas, are to be collected internally and directed to a lawful point of discharge in accordance with Council's "Subdivision and Development Guidelines".	Prior to the commencement of the use and then to be maintained
GUIDELINE <i>The purpose of this condition is to ensure that stormwater run off from the site and adjacent properties will be handled adequately. Disposal by gravity pipeline is required if practical. Use of pumps for disposal of stormwater may be approved only if the applicant can show evidence to Council of having taken all reasonable steps to obtain written permission from adjacent property owners for construction of a gravity pipeline, and of this being unobtainable. The proposal may include water saving and reuse devices such as rain water tanks provided that the proposal satisfies Council that devices will be satisfactorily maintained by the owners of the property. For any enquiries about this condition, please contact the Engineering Delegate, Development Assessment.</i>	
24(a) Submit Plans Submit drainage plans and engineering calculations (as a part of the development's Site Based Stormwater Quantity Management Plan) in accordance with Council's "Subdivision and Development Guidelines" showing the design of the drainage of the roof and developed surfaces. Obtain endorsement from the Engineering Delegate, Development Assessment.	Prior to site works/building works commencing
GUIDELINE <i>The plans are to show adequate survey information on areas adjoining the site with particular attention to any nuisance or annoyance to adjoining property owners. Please note all constructed stormwater outlets that are proposed to discharge directly</i>	

to a waterway, shall ensure an appropriate waterway setback, reduction in flow outlet velocity and concentration and, include any supplementary planting works that may be required (refer "Stormwater Outlets in Parks and Waterways", BCC July 2000).

24(b) Implement Endorsed Plans

Complete and maintain the works in accordance with the endorsed engineering plans and the "Subdivision and Development Guidelines".

Prior to commencement of use

GUIDELINE

The maintenance period (defects liability) is generally twelve months (or otherwise as specified in Council's "Subdivisional Guidelines") from the date the works are accepted "on-maintenance" by the Engineering Delegate, Development Assessment. The maintenance period ends when the works are accepted "off-maintenance" by the Engineering Delegate, Development Assessment.

24(c) Submit As Constructed Plans

Submit "As Constructed" plans including an asset register, checked by a Registered Professional Engineer Queensland (RPEQ), certifying that the works have been completed in accordance with Council's "Subdivision and Development Guidelines".

Prior to commencement of use

GUIDELINE

This condition is imposed to ensure the Council has a record of the actual details of the works constructed for future reference.

25 Ponding Of Stormwater

Adjoining properties and roads are to be protected from ponding or nuisance from stormwater as a result of the works.

Prior to the commencement of the use and then to be maintained

GUIDELINE

This condition is imposed to ensure that the developer is aware that they are responsible for all remedial works required as a result of any site works and, that they must protect neighbouring properties and roads from ponding and nuisance water from the proposed development. Where this rectification work involved drainage, plans are to be lodged showing the manner in which it is intended to rectify the site drainage. These plans must be approved by the Engineering Delegate. For any enquiries about this condition, please contact the Engineering Delegate, Development Assessment.

26 Advice Agency Conditions

The development is to comply with all referral agency(s) conditions including,

1. All conditions set out in the Powerlink document, REF 195992 (11/825/132), including Annexure A dated 21 November 2007.
2. All conditions set out by the Department of Main Roads (DMR).

At all times

27 Access To Have Pavement Min. Type "A" Standard

Construct a pavement of minimum Type A standard and surface with an impervious material including any associated stormwater drainage, to the area on which motor vehicles will be driven and/or parked.

Prior to commencement of use

PROOF OF FULFILMENT

Forward a copy of the Registered Professional Engineer of Queensland (RPEQ)'s written certification together with the request for survey plan endorsement, to the Delegate, Plan Sealing Unit, Development Assessment.

GUIDELINE

Construction of such pavement/s is to be designed and certified by a Registered Professional Engineer Queensland (RPEQ). This condition requires works to be undertaken within the site. The intention of this condition is to ensure that such works are designed and constructed to a standard suited to the demands created by the approved development. Copies of the "Subdivision and Development Guidelines", "Standard Drawings" and "Water Sensitive Urban Design Guidelines" can be downloaded from Brisbane City Council's website at www.brisbane.qld.gov.au. For any further enquiries about this condition please contact the Engineering Delegate, Development Assessment.

Standard Advice

	Timing
28 Concurrence Agency Conditions	

Brisbane City Council advise that Environmental Protection Agency as concurrence agency has imposed the conditions contained in the letter dated 31 May 2007.	As indicated
29 Concurrence Agency Conditions- Department of Main Roads Brisbane City Council advise that Department of Main Roads as concurrence agency has imposed the conditions contained in the letter dated 13 December 2007.	As indicated
30 Advice Agency Response- Powerlink Queensland Brisbane City Council advise that Powerlink Queensland as advice agency has provided advice contained in the letter dated 21 November 2007.	As indicated

**** End of Package ****

RTI DL RELEASE - EHP



21 November 2007

11/18/415 - 0E370-1810334
X.REF.....0E370/31.....
29 NOV 2007
Our ref: 195992(11/825/132)
ATTACH NO. A.07 180332

Michael Cole
C/- Planning Australia
PO Box 6235
FARFIELD GARDENS QLD 4103

cc. Brisbane City Council
Development Assessment
GPO Box 1434
BRISBANE QLD 4001

Att:- Mr Peter Clarke

Att:- Ms Helena Lulham
Your Ref:- A001810334

PLANS AND DOCUMENTS

Referred to in the

APPROVAL dated 08 APR 2008

Dear Peter

**Swanbank (Bundamba Tee) – Belmont 275kV Transmission Line Corridor
Easement A on RP126441 (Dealing No 601694844) and Easement A on RP126442
(Dealing No 601613671) – Lot 60 on SP179122
MCU at 31 Levington Road Eight Mile Plains**

We refer to your letter dated 13 November 2007 and to subsequent telephone discussions (Bernie Darch & Peter Clarke) concerning the above.

This matter has also been the subject of further telephone discussions between Michael Matthews of this office and Ron Potapher of DEQ Saunders.

Pursuant to the following item or items of Schedule 2 of the Integrated Planning Regulation 1998, Powerlink Queensland is an advice agency for the above development application:

- ☐ Item 20, Table 2 of Schedule 2 of the Integrated Planning Regulation 1998 (reconfiguring a lot in certain circumstances);
- ☒ Item 8, Table 3 of Schedule 2 of the Integrated Planning Regulation 1998 (a material change of use in certain circumstances).

Powerlink Queensland acting as an advice agency under the *Integrated Planning Act 1997* provides its response to the above application as **attached**.

sch4p4(6) Personal information

LAND MANAGEMENT TEAM LEADER

Enquiries: Bernie Darch

Telephone: (07) 3860 2842

33 Harold Street, Virginia
PO Box 1193, Virginia, Queensland 4014, Australia
Telephone: (07) 3860 2111 Facsimile: (07) 3860 2100
Website: www.powerlink.com.au

ADVICE AGENCY RESPONSE
Sections 3.3.16 and 3.3.19
of the *Integrated Planning Act 1997*

RESPONSE TO DEVELOPMENT APPLICATION

Powerlink Queensland, acting as an advice agency under the *Integrated Planning Act*, provides its response to the above application.

The advice agency response is that:

☐

this application be refused; or

☒

this application be approved **subject to the following conditions:**

1. Compliance with the terms and conditions of easement dealing no. 601694844 and 601613671.
2. The proposal includes an increase in capacity of the existing detention basin located within the easement boundaries. This will be achieved by relocating the existing southern bank of the basin in a southerly direction (i.e. away from Structure No. 1440-STR-0925) without any increase in the RL of the top of the bank. Our response is based on this premise – if this is not a correct interpretation of the documentation provided (as further clarified in telephone discussion between Michael Matthews and Ron Potapher of DEQ Saunders) Powerlink Queensland reserves the right to re-assess the proposal.
3. Any variation to the development application as detailed in letter dated 21 November 2007 from Planning Australia (and as documented in the Site Based Stormwater Management Plan dated August 2007 that accompanied the abovementioned letter) shall require resubmission.
4. This advice is valid for a period of 2 years from the date of this response, should the development not commence within that period, the applicant should resubmit the application for re-consideration.
5. Compliance with the Electrical Safety Act 2002 including any Code of Practice under the Act and the Electrical Safety Regulation 2002 including any safety exclusion zones defined in the Regulation.

In respect of this application the exclusion zone for untrained persons and for operating plant operated by untrained persons is **six metres** from the **275,000-volt** wires and exposed electrical parts.

6. Statutory clearances are maintained at all times.

ADDITIONAL ADVICE ABOUT THE APPLICATION (if any)

Powerlink, as the Advice Agency, offers the following advice to the Assessment Manager about the application:

1. Enclosed is a set of generic requirements in respect to proposed works in the vicinity of Powerlink infrastructure, which must be met. Refer "Annexure A" attached hereto.

Enclosures:- Annexure "A"

RTI DL RELEASE - EHP

ANNEXURE A – GENERAL CONDITIONS

THE CONDITIONS CONTAINED IN THIS ANNEXURE HAVE BEEN COMPILED TO ASSIST PERSONS (THE APPLICANT) INTENDING TO UNDERTAKE WORK WITHIN THE VICINITY OF HIGH-VOLTAGE ELECTRICAL INSTALLATIONS AND INFRASTRUCTURE OWNED OR OPERATED BY POWERLINK. THE CONDITIONS ARE SUPPLEMENTARY TO THE PROVISIONS OF THE ELECTRICAL SAFETY ACT 2002, ELECTRICAL SAFETY REGULATIONS 2002 AND THE TERMS AND CONDITIONS OF REGISTERED EASEMENTS AND OTHER FORMS OF OCCUPATIONAL AGREEMENTS HEREINAFTER COLLECTIVELY REFERRED TO AS THE "EASEMENT". WHERE ANY INCONSISTENCY EXISTS BETWEEN THIS ANNEXURE AND THE EASEMENT, THE EASEMENT SHALL TAKE PRECEDENCE.

1. POWERLINK INFRASTRUCTURE

You may not do any act or thing which jeopardises the foundations, ground anchorages, supports, towers or poles, including (without limitation) excavate or remove any soil, sand or gravel within a distance of twenty (20) metres surrounding the base of any tower, pole, foundation, ground anchorage or support.

2. STRUCTURES

No structures should be placed within twenty (20) metres of any part of a tower or structure foundation or within 5m of the conductor shadow area. Any structures on the easement require prior written consent from Powerlink.

3. EXCLUSION ZONES

Exclusion zones for operating plant are defined in Schedule 2 of the Electrical Safety Regulation 2002 for Untrained Persons. All Powerlink infrastructure should be regarded as "electrically live" and therefore potentially dangerous at all times.

In particular your attention is drawn to Schedule 2 of the Electrical Safety Regulation 2002 which defines exclusion zones for untrained persons in charge of operating plant or equipment in the vicinity of electrical facilities. If any doubt exists in meeting the prescribed clearance distances from the conductors, the applicant is obliged under this Act to seek advice from Powerlink.

4. ACCESS AND EGRESS

Powerlink shall at all times retain the right to unobstructed access to and egress from its infrastructure. Typically, access shall be by 4WD vehicle.

5. APPROVALS (ADDITIONAL)

Powerlink's consent to the proposal does not relieve the applicant from obtaining statutory, landowner or shire/local authority approvals.

6. MACHINERY

All mechanical equipment proposed for use within the easement must not infringe the exclusion zones prescribed in Schedule 2 of the Electrical Safety Regulation 2002. All operators of machinery, plant or equipment within the easement must be made aware of the presence of live high-voltage overhead wires. It is recommended that all persons entering the Easement be advised of the presence of the conductors as part of on site workplace safety inductions. The use of warning signs is also recommended.

7. EASEMENTS

All terms and conditions of the easement are to be observed. Note that the easement takes precedence over all subsequent registered easement documents. Copies of the easement together with the plan of the Easement can be purchased from the Department of Natural Resources and Water.

8. EXPENDITURE AND COST RECOVERY

Should Powerlink incur costs as a result of the applicant's proposal, all costs shall be recovered from the applicant.

Where Powerlink expects such costs to be in excess of \$10 000.00, advanced payments may be requested.

9. EXPLOSIVES

Blasting within the vicinity (500 metres) of Powerlink infrastructure must comply with AS 2187. Proposed blasting within 100 metres of Powerlink infrastructure must be referred to Powerlink for a detailed assessment.

10. BURNING OFF OR THE LIGHTING OF FIRES

We strongly recommend that fires not be lit or permitted to burn within the transmission line corridor and in the vicinity of any electrical infrastructure placed on the land. Due to safety risks Powerlink's written approval should be sought.

11. GROUND LEVEL VARIATIONS

Overhead Conductors

Changes in ground level must not reduce statutory ground to conductor clearance distances as prescribed by the Electrical Safety Act 2002 and the Electrical Safety Regulations 2002.

Underground Cables

Any change to the ground level above installed underground cable is not permitted without express written agreement of Powerlink.

12. VEGETATION

Vegetation planted within an easement must not exceed 3.5 metres in height when fully matured. Powerlink reserves the right to remove vegetation to ensure the safe operation of the transmission line and, where necessary, to maintain access to infrastructure.

13. INDEMNITY

Any use of the Easement by the applicant in a way which is not permitted under the easement and which is not strictly in accordance with Powerlink's prior written approval is an unauthorised use. Powerlink is not liable for personal injury or death or for property loss or damage resulting from unauthorized use. If other parties make damage claims against Powerlink as a result of unauthorized use then Powerlink reserves the right to recover those damages from the applicant.

14. INTERFERENCE

The applicant's attention is drawn to s.230 of the Electricity Act 1994 (the "Act"), which provides that a person must not wilfully, and unlawfully interfere with an electricity entity's works. "Works" are defined in s.12 (1) of the Act. The maximum penalty for breach of s.230 of the Act is a fine equal to 40 penalty units or up to 6 months imprisonment.

15. REMEDIAL ACTION

Should remedial action be necessary by Powerlink as a result of the proposal, the applicant will be liable for all costs incurred.

16. OWNERS USE OF LAND

The owner may use the easement land for any lawful purpose consistent with the terms of the registered easement, the conditions contained herein, the Electrical Safety Act 2002 and the Electrical Safety Regulations 2002.

17. ELECTRIC AND MAGNETIC FIELDS

Transmission lines produce electric and magnetic fields (EMF) and there have been concerns raised by some research about possible health effects particularly of magnetic fields. Although these fields are commonly experienced in the everyday environment, health authorities have been unable to conclude anything definite about their ability to adversely affect health. Powerlink has adopted a prudent avoidance policy in relation to EMF. This policy is based upon a detailed assessment by authoritative scientific and medical review panels and is reviewed periodically in light of results of ongoing research in this area.

No standards currently exist to limit the level of magnetic fields to which the general public may be exposed in their everyday lives because no level has been demonstrated as being unsafe. The Australian National Health and Medical Research Council (NHMRC) has published Guidelines (Interim Guidelines of Limits of Exposure to 50/60 Hz Electric and Magnetic Fields – 1989). These are based on known biological effects and publications of the International Commission on Non-Ionising Radiation Protection (under the auspices of the World Health Organisation).

The guideline limit for continuous public exposure in the NHRMC document is 1000 mG. The fields from the powerlines affecting the proposed development will be much less than one tenth of this figure.

The Australian Government Agency ARPANSA (Australian Radiation Protection and Nuclear Safety Agency) continually reviews the EMF issue and reports on the most up to date research being undertaken. We refer you to their website <http://www.arpansa.gov.au/> for the latest information.

We draw your attention to the uncertainty in the health science, the public perception of the EMF issue and the concept of prudent avoidance. Should the proposal include the positioning of sites close to the line for schools, day care centres or kindergartens we would encourage modification of the proposal to locate such facilities further from the powerlines.

13 December 2007

Ms Jude Munro
Chief Executive Officer
Brisbane City Council
GPO Box 1434
Brisbane Qld 4001

Attention: Julie-Anne Dawson
Development Assessment Team - East

Dear Ms Munro

REFERRAL AGENCYS RESPONSE (CONDITIONS APPLY)

Brisbane City: Logan Sub Arterial
Proposed Material Change of Use (Extension to Carpark and New Entry)
Council Application No: A001810334
Lot 60 on SP179122
Situated at 31 Levington Road, Eight Mile Plains

The applicant gave Main Roads a copy of the above application on 9 May 2007 and requested approval for development.

I advise that pursuant to Section 3.3.16 of the *Integrated Planning Act 1997*, the Department of Main Roads as a *Concurrence Agency*, has assessed the impact of the proposed development on the state-controlled road network. Please include the conditions of development for the subject application as set out on the attached Statement of Reasons.

Council is required to limit the relevant period of any development permit containing this response to two years from issue, for a period up to two years from the date of this letter. If this response is not included in a development permit within two years, it is to be treated as a preliminary approval only and conditions may be reviewed, amended and new conditions applied.

Metropolitan District

183 Wharf Street
Spring Hill Queensland 4000
PO Box 70 Spring Hill Queensland 4004
ABN 57 836 727 711

Our ref 510/139 (H228) jmc
Your ref A001810334
Enquiries Emma Lim
Telephone +61 7 3137 8119
Facsimile +61 7 3137 8363
Website www.mainroads.qld.gov.au
Email developmentcontrol@mainroads.qld.gov.au



Queensland
Government

INFORMATION MANAGEMENT

ATTACHED A 07/20420
Department of Main Roads

PLANS AND DOCUMENTS

Referred to in the

APPROVAL dated 08 APR 2008

A copy of Council's decision notice, including conditions for this application would be appreciated.

The applicant has been sent a copy of this letter and list of conditions.

Yours sincerely

sch4p4(6) Personal information

Eddie Peters

✶ **District Director (Metropolitan)**

RTI DL RELEASE - EHP

Metropolitan District

183 Wharf Street
Spring Hill Queensland 4000
PO Box 70 Spring Hill Queensland 4004
ABN 57 836 727 771

Our ref 510/139 (H228)
Your ref A001810334
Enquiries Emma Lim
Telephone +61 7 3137 8119
Facsimile +61 7 3137 8363
Website www.mainroads.qld.gov.au
Email developmentcontrol@mainroads.qld.gov.au

CONDITIONS OF DEVELOPMENT AND STATEMENT OF REASONS

Brisbane City: Logan Sub Arterial
Proposed Material Change of Use (Extension to Carpark and New Entry)
Council Application No: A001810334
Lot 60 on SP179122
Situated at 31 Levington Road, Eight Mile Plains

Issue/Concerns	Conditions of Development for the Subject Application	The (reasons/information/studies/findings) used in the setting of conditions included:
<p>1. Logan Road and Gateway Motorway may be affected by this development if it changes the location, level or flow rate of stormwater run-off to, across, or along these roads.</p>	<p>1. Prior to the Development Compliance Certificate being issued by Council or prior to the Commencement of Use:-</p> <p>(i) Submit a bond to Main Roads to the value of \$20,000 for stormwater drainage issues related to the development including the proposed detention basin works generally in accordance with the stormwater assessment done by DEQ Saunders Design Engineers.</p> <p>(ii) The detailed stormwater drainage design is to be submitted to Main Roads as soon as it becomes available for approval.</p> <p>(iii) Supply a certificate from a suitable qualified engineer that the works identified in (i) & (ii) above have been completed. The bond will be returned upon receipt of the certificate.</p>	<p>1. Main Roads' Manual, Road Drainage Design Manual.</p> <p>DEQ Saunders Design Engineers' Site Based Stormwater Management Plan (Concept) for Carpark Extension, 31 Levington Road, Eight Mile Plains -- Job No. 06.3068 dated August 2007</p>



Notice of concurrence agency response

Sections 3.3.16 and 3.3.18 Integrated Planning Act 1997

This notice is issued by the administering authority pursuant to sections 3.3.16 and 3.3.18 of the *Integrated Planning Act 1997*, to advise you of a decision or action.

Enquiries to: Sandra Avendano
Telephone: (07) 3225 1077
Your reference: A001810334
Our reference: Appl'n: 1996 Part 1 File No.: BNE31555

11/1/98/415-02370
1810334
25 JUN 2007
INFORMATION MANAGEMENT
07/142787

CC: D.Brown
PO Box 6235

FAIRFIELD GARDENS QLD 4103

PLANS AND DOCUMENTS

Referred to in the

APPROVAL dated 08/ APR 2000

Brisbane City Council
GPO Box 1434
BRISBANE QLD 4001

Attention: Julie-Anne Dawson

Re: Application (No.) for development approval for assessable development to be carried out at 31-4 Levington Road, Eight Mile Plains Qld 4113 (Lot 60 on SP179122).

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

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

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

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

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

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

sch4p4(6) Personal information

31.05.07

Date

Delegate of Administering Authority
Environmental Protection Act 1994.

Concurrence agency response

Sections 3.3.16 and 3.3.18 *Integrated Planning Act 1997*

Applicant:	Michael Cole
Council Application Number:	A001810334
EPA Application Number:	1996 Part 1
Date application received by EPA:	10/05/2007
Relevant Laws and Policies:	<i>Environmental Protection Act 1994</i>
Jurisdiction:	Chapter 7, Part 8 <i>Environmental Protection Act 1994</i>

Development Description:

Material Change of Use - Extended carparks

where:

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

at the following place(s):

31-4 Levington Road, Eight Mile Plains Qld 4113
(Lot 60 on SP179122)

Response to Development Application

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

The concurrence agency response is that

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

Conditions of the development approval

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

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

Additional comments or advice about the application

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

Reasons for inclusion of development conditions or refusal

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

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

Additional information for applicants

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

~ End of Concurrence Agency Response ~



Notice of concurrence agency response

Sections 3.3.16 and 3.3.18 *Integrated Planning Act 1997*

This notice is issued by the administering authority pursuant to sections 3.3.16 and 3.3.18 of the *Integrated Planning Act 1997*, to advise you of a decision or action.

Enquiries to: Sandra Avendano
Telephone: (07) 3225 1077
Your reference: A001810334
Our reference: Appl'n: 1996 Part 1 File No.: BNE31555

CC: D.Brown
PO Box 6235
FAIRFIELD GARDENS QLD 4103

Brisbane City Council
GPO Box 1434
BRISBANE QLD 4001

Attention: Julie-Anne Dawson

Re: Application (No.) for development approval for assessable development to be carried out at 31-4 Levington Road, Eight Mile Plains Qld 4113 (Lot 60 on SP179122). BPI RP153895

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

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

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

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

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

Should you require any further information please do not hesitate to contact the above officer on the t

sch4p4(6) Personal information

31.05.07

Date

Delegate of Administering Authority
Environmental Protection Act 1994.

Updated EMR for this NP &
BP Lot 1 on RP153895.

4/6/07

Concurrence agency response

Sections 3.3.16 and 3.3.18 *Integrated Planning Act 1997*

Applicant:	Michael Cole
Council Application Number:	A001810334
EPA Application Number:	1996 Part 1
Date application received by EPA:	10/05/2007
Relevant Laws and Policies:	<i>Environmental Protection Act 1994</i>
Jurisdiction:	Chapter 7, Part 8 <i>Environmental Protection Act 1994</i>

Development Description:

Material Change of Use - Extended carparks

where:

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

at the following place(s):

31-4 Levington Road, Eight Mile Plains Qld 4113
(Lot 60 on SP179122)

Response to Development Application

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

The concurrence agency response is that

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

Conditions of the development approval

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

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

Additional comments or advice about the application

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

Reasons for inclusion of development conditions or refusal

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

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

Additional information for applicants

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

~ End of Concurrence Agency Response ~

IPA APPLICATION ASSESSMENT SHEET – CONTAMINATED LAND UNIT

Assessment Due Date: 22 June 2007

1. PROPOSAL DETAILS

Proposal:

Material Change of Use

Proposal Description:

Extended carparks

2. ADMINISTRATIVE DETAILS

EPA App'n No:

1996 Part 1

File No:

BNE31555

Referral Coordination (RCU) No:	-
ECOTRAK Project No:	
Project Manager Name:	
Other EPA Units Involvement:	

Council:

Brisbane City Council

LA App'n No:

Site Address:

31-4 Levington Road, Eight Mile Plains Qld

4113

Property Description:

Lot 60 on SP179122

Applicant Name:

Mr Michael Cole, / Michael Cole

EMR/CLR/AMA details:

Lot/Plan	EMR/CLR/ AMA No:	Notifiable Activity (NA) or Hazardous Contamination.	On going NA Yes or No?
Lot 60 / SP179122	58409	NA 29. Petroleum product or oil storage	No

Lot(s) No EMR/CLR & proposed use is for child care, educational, recreational or residential purposes, including a caretaker residence on industrial land.

Lot/Plan	Industrial Activity has been identified (Yes or No)

3. APPLICATION ASSESSMENT

3.1 Information from the application, EMR or CLU files:

Any existing ERA's?: No

Any new ERA's?: No

ERA Jurisdiction:

3.2 Information from the application and IDAS forms, EMR or EPA-CLU files:

Past Use: Vacant area with in the RACQ Headquarters

Current Use: Vacant area with in the RACQ Headquarters

3.3 Supporting information: (For incorrect referral skip 3.3.1)

3.3.1 Are there any Environmental Values that are at risk?

No

3.3.2 Other relevant details supporting the conclusion(s)

- The UST has been previously removed and was located in the west side of the property (see attached figure). No validation works have been undertaken so the site is still listed on the EMR.
- The proposal comprises the extension of carpark on vacant land and upgrade of landscape and mounds in the south side of the site.

4. ASSESSMENT OUTCOME

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

The site is suitable for the proposed development

Recommendation:

To issue a CAR approving the development including a condition to stop works and investigate if unexpected contamination occurs and provide advice on disposal of contaminated soil.

Assessor name: Sandra Avendano
Date: 29 May 2007

Assessor signature

sch4p4(6) Personal information

Reviewer is required when EPA Assessment is Involved (Site Investigation/Validation Report was submitted with the application or as a response of an Information Request Notice)

Reviewer Name:

Reviewer signature:

Revision Date:

Reviewer Comment(s)/Recommendation:

----- End of the Assessment -----

Town Planning Report

Director Denis Brown

130 Fairfield Road, Fairfield
PO Box 6235
Fairfield Gardens 4103
Brisbane Queensland Australia

Tel (07) 3846 5955

Fax (07) 3846 5944

Email planaust@planaust.com.au

for

Brisbane City Council

31 Levington Road, Eight Mile Plains

11 April 2007

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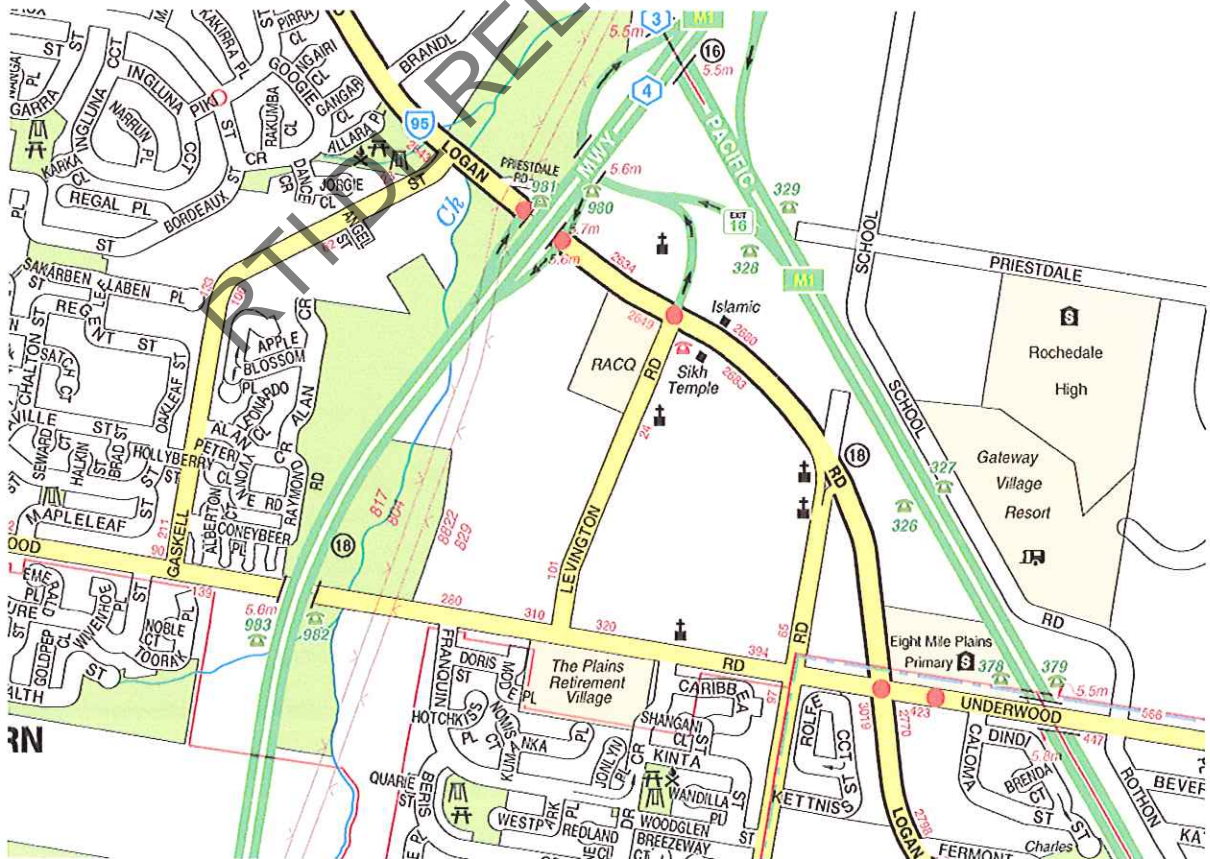
Proposed Office
31 Levington Road
Eight Mile Plains
Brisbane

TOWN PLANNING REPORT

PURPOSE OF REPORT

1. Planning Australia has been commissioned by The Royal Automobile Club of Queensland to prepare a town planning report to accompany a development application to Brisbane City Council for a development permit for a material change of use of premises to enable the construction and use of additional carparking for office purposes.

DETAILS OF THE SITE AND SURROUNDING AREA



2. The Site comprises land described as part of Lot 60 on SP179122 and contains an area of 6540 square metres. The parent parcel has a frontage to Logan Road of approximately 230 metres and to Levington Road of approximately 130 metres (Appendix 1). and is encumbered by 2 easements burdening the land to The Queensland Electricity Transmission Corporation Limited (Appendix 1).
3. The Site is presently extensively developed as the State headquarters for RACQ and contains numerous office buildings, car inspection facilities, staff training and amenity areas, and carparks.
4. The Site enjoys a high level of accessibility to both the Gateway and Pacific Motorways from Logan Road.
5. Logan Road is a sub arterial road administered by the Department of Main Roads (Appendix 2).
6. Part of the site had been used for the underground storage of petroleum products; however the use for this notifiable activity ceased some years ago. The location of the now removed underground fuel storage tank is shown on MBS Architects' Site Plan Drawing dated April 2007. (Appendix 3).

DETAILS OF THE PROPOSAL

7. It is proposed to -
 - (a) Extend three existing carparking areas resulting in a nett increase of 140 onsite car parking spaces;
 - (b) enlarge the existing bio-treatment/detention basin to treat and limit runoff to existing levels; and
 - (c) provide visual and acoustic screening to the approved residential development on the adjoining site to the south.
8. The proposal is shown on the following drawings by DEQ Saunders (Appendix 4) -
Drawing No SK.02sheets 1-3 05/04/2007 Civil Site Works ;Concept Plan:
and the following drawings by Gamble McKinnon Green

Drawing No CS00	05/04/2007	Cover Sheet
Drawing No LP01-D	05/04/2007	Landscape Concept Plan
Drawing No LP02-D	05/04/2007	Landscape Concept Plan
9. With reference to sheet 2 of SK-02, the eastern most car park is reserved for members, the next to the west is reserved for call centre staff use, and the western most is a staff general purpose carpark.

THE BASIS OF THE PROPOSAL

10. The RACQ has found that the constructed carparking provided on site is inadequate to meet existing demand and proposes to extend the members carpark, the call centre carpark, and the general purpose carpark southward. The proposed development will occupy part of the site which is currently used for a landscaped mound and grass area. The existing mound however is located immediately adjacent to the existing carparks with the grassed area between the mound and the property boundary to the south. It is intended to remove the existing mound and construct another mound adjacent to the site boundary thereby providing space for the expansion of the existing carparks.
11. Council has approved a development application for reconfiguration of a Lot (2 lots into 60 lots plus new road and park) over the adjoining site to the south. Council file DRS/USE/H04-898732 refers. As the RACQ call centre operates around the clock with up to 40 people staffing the centre between 10 pm and 5 am and increasing to approximately 80 staff by 7 am, it is proposed to erect an acoustic fence between the call centre car park and the future housing as shown on Sk02 sheet 2.

CONTAMINATED LAND MATTERS

12. An underground fuel storage tank had once been installed on site along with a fuel dispensing bowser. The site had therefore been used for a notifiable activity which has never been withdrawn. This use however has long since ceased and the infrastructure removed as part of earlier site development works. The location of the now removed underground fuel storage tank is shown on MBS Architects' Site Plan Drawing dated April 2007. It can be seen that the proposed works are located some distance away from the site of the notifiable activity and therefore there should be no threat to human health or safety. Never the less the application will be referred to the Environment Protection Agency for assessment.

CITY OF BRISANE PLANNING SCHEME "CITY PLAN"

Defined Use

13. The use of the site is for office purposes with City Plan defining office as follows -
"Office: a use of premises for a business or office purpose, e.g. professional office, real estate office, estate sales office, bank, building society or surgery, where the principal activity provides:
 - business or professional advice
 - services or goods that are not physically on the premises
 - the office based administrative functions of an organisation;but does not include a Home Business, which is defined separately".

14. The proposed carparking is ancillary to the office use.

Area Classification and Level of Assessment

15. The Site is included in the Emerging Community Area and "office" use is impact assessable - generally inappropriate.
16. The Site is also located within the boundaries of the Kuraby Local Plan in the Potential Development Area.
17. Searches of records indicate that the site was previously contained within two zones; these being the Particular Purpose 83 (RACQ Office and Vehicle Inspection Station) Zone and the Non Urban Zone. The proposed carpark is located wholly within land formally included in the Non Urban Zone.
18. As a consequence the proposed development for office is subject to assessment against the matters listed in Chapter 3 relating to generally inappropriate impact assessable development.
19. In addition, the application is subject to other aspects of the whole planning scheme including certain codes.
20. The following Codes are considered relevant in this instance -
Landscaping Code;
Stormwater Management Code; and
Transport, Access, Parking and Servicing Code.

Generally Inappropriate Impact Assessable Development - Chapter 3 of City Plan

21. At Section 2.5.2 of Chapter 3 of the Planning Scheme, matters for consideration of this type of development are outlined. The commencing paragraph states as follows -
"Other impact assessable development under this heading is not specifically envisaged in the Area. The appropriateness of a proposal in any particular circumstance will be dependent on its location, design and impacts."
22. There then follows in Section 2.5.2 a series of criteria against which an application for impact assessable generally inappropriate development will be assessed.
23. Given that the application is to be assessed against the whole planning scheme, these criteria form part of the consideration of the respective parts of the Planning Scheme.

Relevant Provisions of the Strategic Plan in Chapter 2 of City Plan

24. The Strategic Plan in Chapter 2 includes the Desired Environmental Outcomes ("DEO's").
25. Desired Environmental Outcomes under Section 3.4 relating to economic development are relevant to this application. Provisions relating to business and employment opportunities, location, infrastructure and movement systems are relevant considerations and are dealt with in detail later in this report.
26. Section 3.4.2.2 is to -
"Encourage environmentally responsible businesses and industries that provide sustainable growth and employment opportunities through
.....

- (b) *location - locating industries appropriately, according to their economic viability, ecological sustainability and their need for proximity to other activities and the Movement System.*
 - (a) *co-location and co-operation between complementary industries and businesses".*
27. Section 3.5.2.1 is to -
*"Integrate the Movement System with the land use pattern to maximize efficient use and enhance accessibility of the Movement System through -
.....*
- (c) *movement system capacity - matching the location and type of development with the capacity of the Movement System and avoiding increased pedestrian traffic conflicts and vehicle turning movements on major roads".*
28. The Site appears to be located within the "Green Space System" on Structure Plan Map A in Chapter 2 of the Strategic Plan. It is included in the Emerging Community Area on the Area Classification Maps and the Potential Development Area in the Kuraby Local Plan.
29. City Plan states in Chapter 2 part 4.2.2.6
- Emerging Community Areas*
- Development in Emerging Community Areas is to be orderly, well planned, and will provide a diverse range of housing types and supporting uses. New subdivision and development is to achieve good urban design outcomes, connectivity in roads and open space and support local character identified in any relevant Local Plan (Chapter 4). Isolated subdivision is inappropriate and new development will conform with Local Plans and detailed Neighbourhood Structure Plans. Where development in an Emerging Community Area occurs adjacent to an established Industry Area, it will not be allowed to jeopardise the viability of industry that is operating at acceptable environmental standards*

ASSESSMENT OF THE PROPOSAL AGAINST THE STRATEGIC PLAN

30. The proposal is inconsistent with various DEO's relating to centres, and with the intent relating to the Centres element of the City Structure.
31. However these DEO's express intentions for the City as a whole. This proposal is to provide additional formalised carparking spaces for an existing use, it does not create additional floor area, nor will it expand the office use existing on site and therefore does not have any City wide implications. The RACQ headquarters is a major employment centre and is clearly out of centre development
32. Whilst there is conflict with the intent relating to Emerging Community Area the fact is that the RACQ "centre" exists and has for many years. The planning decision to allow the State headquarters of Queensland's primary motorists association to occupy this particular site was first made in 1976. It was then within the particular development zone and the site has subsequently been enlarged by acquisition of an adjoining non

urban parcel. The site, rightly or wrongly, has been located in the Emerging Community Area by City Plan 2000. Numerous development applications have been processed by Council over the years permitting the complex to grow to the size it now is.

ASSESSMENT OF THE PROPOSAL AGAINST THE CRITERIA APPLYING TO GENERALLY INAPPROPRIATE IMPACT ASSESSABLE DEVELOPMENT

33. Under Section 2.5.2 of Chapter 3 of City Plan the appropriateness of this proposal is dependent on its location, design and impacts. A series of criteria is set out in Section 2.5.5 against which to assess the proposal.

Criterion 1

34. This criterion relates to whether the character, location, siting, bulk, scale, shape, size, height, density, design and external appearance of the proposal accords with the reasonable expectations and the DEO's for the Emerging Community Area.
35. The developed was well established at the time of its inclusion in the Emerging Community Area and this proposal does not involve any changes to the overall floor area, or height of any building.

36. The proposal complies with Criterion 1.

Criterion 2

37. This criterion relates to whether the proposal has a positive impact on the landscape, scenic quality and streetscape of the locality.
38. As the proposal does not involve any external changes to buildings, it does impact on the existing landscaped nature of the site as the extensive landscape proposals will enhance the overall landscape nature of the site and therefore the proposal complies with Criterion 2.

Criterion 3

39. This criterion is to the effect that the proposal does not detract from the appearance, environment or amenity of the locality, and refers to examples being hours of operation, display of goods or the release of contaminants.
40. This proposal will comply with Criterion 3 because it predominately involves normal weekday operations; there is no display of goods and no release of contaminants. The call centred is staffed 24 hours a day and the call centre staff carpark is to be acoustically screened to avoid any adverse impact on adjoining land uses. The site currently is located in a relatively sparsely developed area adjacent to the Logan Motorway.

Criterion 4 and Criterion 5

41. These criteria relate to car parking, vehicle movements, access to the Site and the capacity of the road system.
42. The requirement for additional carpark construction does not result from the intensification of the use but from a demonstrated need for additional parking. The existing formal carparking on site does not adequately service the existing need and

RACQ wish to create additional spaces to service the demand in an orderly and controlled fashion.

- 43. The construction of the additional spaces will not impact on site access or the capacity of the road system.
- 44. The proposal complies.

Criterion 6

- 45. This criterion relates to accessibility by all modes of transport. The site has good access to major arterials and is conveniently serviced by Clarks, Logan City's bus service to Garden City (Route 545) refer Appendix 5.
- 46. Criterion 6 is satisfied.

Criterion 7

- 47. This criterion relates to the adequacy of utility services and is not relevant in this instance.

Criterion 8

- 48. This criterion relates to noise generated by the proposal. The noise generated by the car extended car park will not adversely impact on adjoining uses as the adjoining site to the south is both large and vacant, and the Logan Motorway connection is located to the west. Furthermore the gates to the site are locked at night and general access is permitted only between 7 am to 5.45 pm Monday to Friday and 7am to 12.30pm Saturday
- 49. Normal business hours are from 8.30 am to 5 pm Monday to Friday and from 8.30 am to 12 noon on Saturday.
- 50. The proposed staff carpark will be used mainly during peak demand periods (general business hours) as it is the carpark furthest from the buildings.
- 51. The RACQ operate a call centre from the site 24 hours a day and a boom gated car park has been reserved for call centre personnel and this car park will be acoustically screened from future adjoining residential uses.
- 52. The proposal complies with criterion 8.

Criterion 9

- 53. This criterion relates to risk or hazard to adjoining land. The proposal generates no adverse outcomes due to these factors.

Criterion 10

- 54. This criterion relates to sufficient dedication of public open space to mitigate impacts and refers to waterways and wetlands.
- 55. The part of the site covered by a wetland classification contains an existing Bio-treatment/detention basin built to control and treat runoff. No works are proposed for this area however the bio-treatment/detention basin is to be enlarged to ensure additional runoff is retained and treated to maintain current discharge rates and environmental water quality standards.
- 56. The proposal complies with criterion 10.

Criterion 11

57. This criterion relates to disposal of waste and is not relevant to this proposal.

Criterion 12

58. This relates to community impacts.
59. This proposal results in no adverse community impacts.
60. In summary there are no adverse impacts generated by this proposal when assessed against the criteria relating to generally inappropriate impact assessable development.

PLANNING IMPLICATIONS OF PROPOSAL NOT BEING WITHIN A MULTI-PURPOSE CENTRE

61. The intent statement in Section 4.4.2.6 of Chapter 2 which states that "Out-of-Centre development of centre activities is inconsistent with the intent of the Plan unless an overwhelming community need is demonstrated" needs to be read in context with an appreciation as to what forms of development comprise Centre activities.
62. The definition of Centre activities in Chapter 3 includes only purposes which are elsewhere defined in Section 10 of Chapter 3. It comprises a list of 27 different purposes and is a collection of defined uses. It is obvious that many of these purposes are currently located outside the limits of land included in a Multi-Purpose Centre Area. It is also similarly obvious that in a town planning sense it would be undesirable and impractical to attempt to limit the further establishment of such development to be only within the confines of a multi-purpose centre. Obvious examples which illustrate this point are development for purposes of "education purposes", "display dwelling", "emergency services", "multi-unit dwelling", "short term accommodation" and "utility installation". The same considerations apply to "office" development.
63. To cut to the chase, the examples of "health care purposes" and "short term accommodation" illustrate how Section 4.4.2.6 must be read in the context of overall planning objectives. Both these forms of development have occurred and will continue to occur outside a Multi-Purpose Centre Area for the reason that the community needs are met by providing such facilities in convenient locations to provide sufficient services for residents of the City.
64. Properly understood, the definition of Centre activities is intended to serve two purposes. Firstly it is to identify uses which ought to comprise a Multi-Purpose Centre e.g. retail floor space. This is obvious from an examination of the land use of land included in the respective Multi-Purpose Centre Areas.
65. Secondly, the definition serves to encourage the multiple use of buildings and land within a Multi-Purpose Centre Area for a variety of different purposes e.g. it is inconceivable that the Planning Scheme would include land hitherto used only for short term accommodation purposes within a Multi-Purpose Centre Area. However the Planning Scheme (through the definition of Centre Activities) allows for short term accommodation to form part of the overall development to be carried out within a Multi-Purpose Centre Area.

66. However both "child care centre" and "short term accommodation" constitute generally inappropriate impact assessable development in the Low Density Residential Area.
67. For the above reasons the strictures in the Strategic Plan relating to out-of-centre development are necessarily qualified to the extent that some purposes included within the term Centre Activities may nonetheless be located out-of-centre depending on the circumstances.
68. In this instance the Site has been developed for office purposes for many years, and has been expanded during the life of City Plan by approval of code assessable development on that part of the site which was formerly included in the Particular Development Zone.
69. This proposal does not include any intensification of the office use, but is development proposed in an incremental fashion as a response by the RACQ to a demonstrated demand for additional carparking on site.
70. A bio-detention basin exists in the south west corner of the site. The purpose of the facility is two fold
- (i) to detain stormwater runoff from the site and release it onto adjoining property in a controlled and measured fashion, and
 - (ii) to trap pollutants before discharge.
71. This basin will need to be enlarged to cater for the increased runoff from the proposed development to ensure that the water quality and rate of discharge from the site are not increased.
72. The final engineering calculations have not been performed to date as it is considered more appropriate that they be done at the operational works design stage. However the general principles of the design including the use of grassed swales are shown on DEQ Saunders' Drawing SK01 sheet 1, and Gamble McKinnon Greens' Drawing 07014 LP01, LP02, and CS00 at appendix 3.

ASSESSMENT AGAINST RELEVANT CODES

73. The relevant codes for this proposal are -
Landscaping Code;
Services, Works and Infrastructure Code;
Stormwater Management Code; and
Transport, Access, Parking and Servicing Code.
74. An assessment against these Codes is at Appendix 6
75. The Landscaping codes indicates that 17 of 21 trees existing in the area where works will be undertaken are to be retained and protected. Four trees are being removed for either structural defect or degeneration reasons.
76. No issues arise from this assessment which would militate against approval of the application.

77. Whilst specific details neither of the enlarged detention basin nor of the acoustic fence are provided, it is considered reasonable that these details be provided at the time that operational works approval is sought, and to that end Council is requested to appropriately condition any approval to this application

RECOMMENDATION

That this application be approved subject to reasonable and relevant conditions.

Denis Brown
Director

RTI DL RELEASE - EHP

APPENDICES

- | | |
|-------------------|--|
| Appendix 1 | Easement documentation |
| Appendix 2 | Main Roads Plan |
| Appendix 3 | MBS Architects' Site Plan showing position of underground fuel tanks now removed. |
| Appendix 4 | Proposal drawings by DEQ Saunders and Gamble McKinnon Green |
| Appendix 5 | Bus Route 545 information |
| Appendix 6 | Assessment against Codes |

RTI DL RELEASE - EHP

RTI DL RELEASE - EHP

APPENDIX 1

**CURRENT TITLE SEARCH
NATURAL RESOURCES AND WATER, QUEENSLAND**

Request No: 118628386

Search Date: 30/03/2007 14:27

Title Reference: 50567196

Date Created: 08/08/2005

Previous Title: 50345072

REGISTERED OWNER

Dealing No: 708880491 05/08/2005

THE ROYAL AUTOMOBILE CLUB OF QUEENSLAND LIMITED
A.C.N. 009 660 575

STATE AND LAND

Estate in Fee Simple

LOT 60 SURVEY PLAN 179122
County of STANLEY Parish of YEERONGPILLY
Local Government: BRISBANE CITY

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10075141 (POR 40)
Deed of Grant No. 10095074 (POR 39)
2. EASEMENT IN GROSS No 601694844 (D953025) 09/11/1970
BURDENING THE LAND
TO QUEENSLAND ELECTRICITY COMMISSION
OVER EASEMENT A ON RP126441
3. TRANSFER No 703667606 02/11/1999 at 09:12
EASEMENT IN GROSS: 601694844 (D953025)
QUEENSLAND ELECTRICITY TRANSMISSION CORPORATION LIMITED
A.C.N. 078 849 233
4. EASEMENT IN GROSS No 601613671 (D955868) 16/11/1970
BURDENING THE LAND
TO QUEENSLAND ELECTRICITY COMMISSION
OVER EASEMENT A ON RP126442
5. TRANSFER No 703667585 02/11/1999 at 09:06
EASEMENT IN GROSS: 601613671 (D955868)
QUEENSLAND ELECTRICITY TRANSMISSION CORPORATION LIMITED
A.C.N. 078 849 233

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

Page 1/2

**CURRENT TITLE SEARCH
NATURAL RESOURCES AND WATER, QUEENSLAND**

Request No: 118628386

Search Date: 30/03/2007 14:27

Title Reference: 50567196

14-139

RTI Documents

195 of 229

<http://upload.realtor.com.au/cgi-bin/vgmsg/pubaccess/ats/chktitle.p?txnid=41070776&tref=50567196>

30/03/2007

487 m^3

REGISTERED PLAN 389482

RTI DL RELEASE - EHP

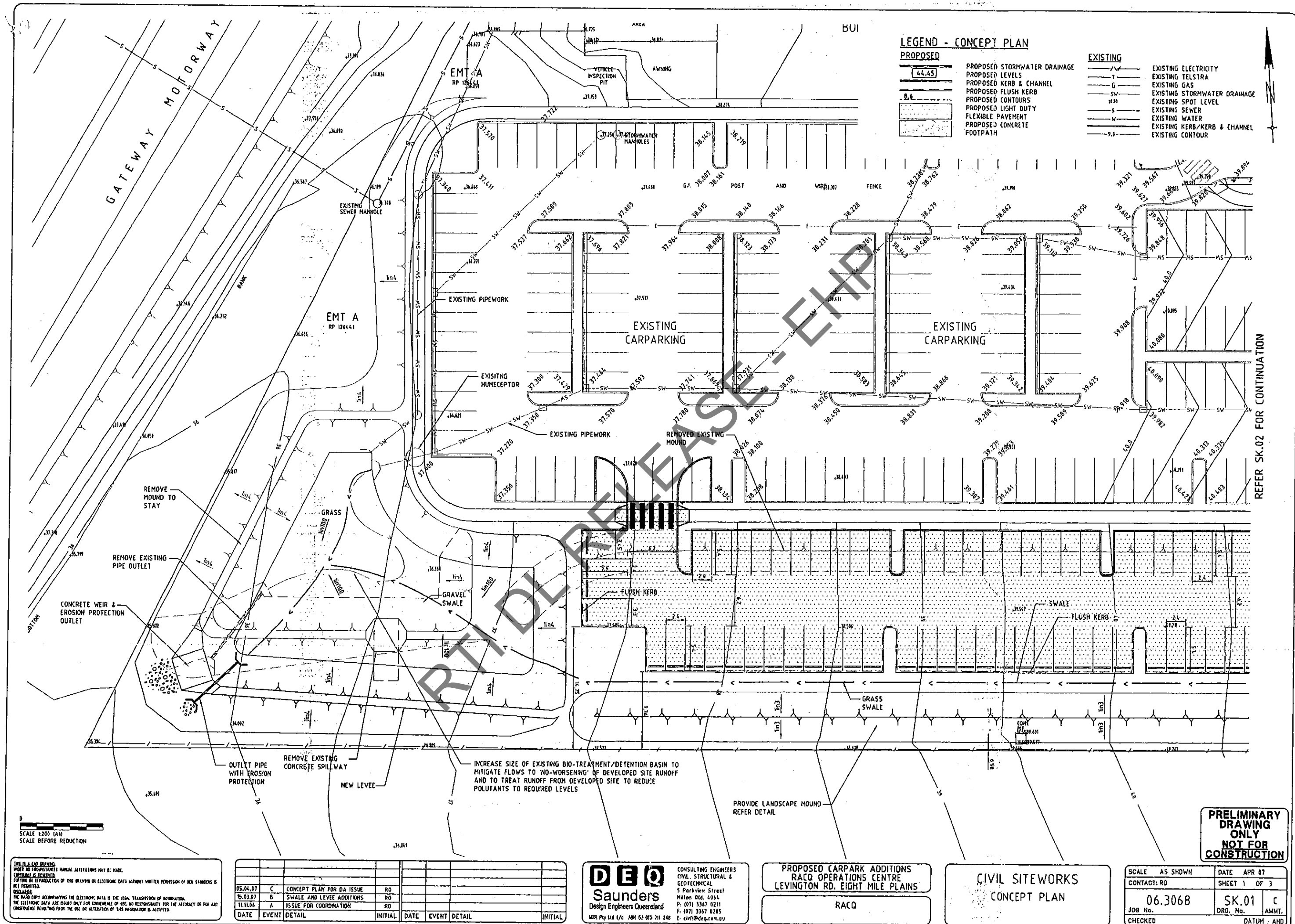
APPENDIX 2

RTI DL RELEASE - EHP

APPENDIX 3

RTI DL RELEASE - EHP

APPENDIX 4



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DATE	EVENT	DETAIL	INITIAL	DATE	EVENT	DETAIL	INITIAL
05.04.07	C	CONCEPT PLAN FOR DA ISSUE	RO				
15.03.07	B	SWALE AND LEVEE ADDITIONS	RO				
11.11.06	A	ISSUE FOR COORDINATION	RO				

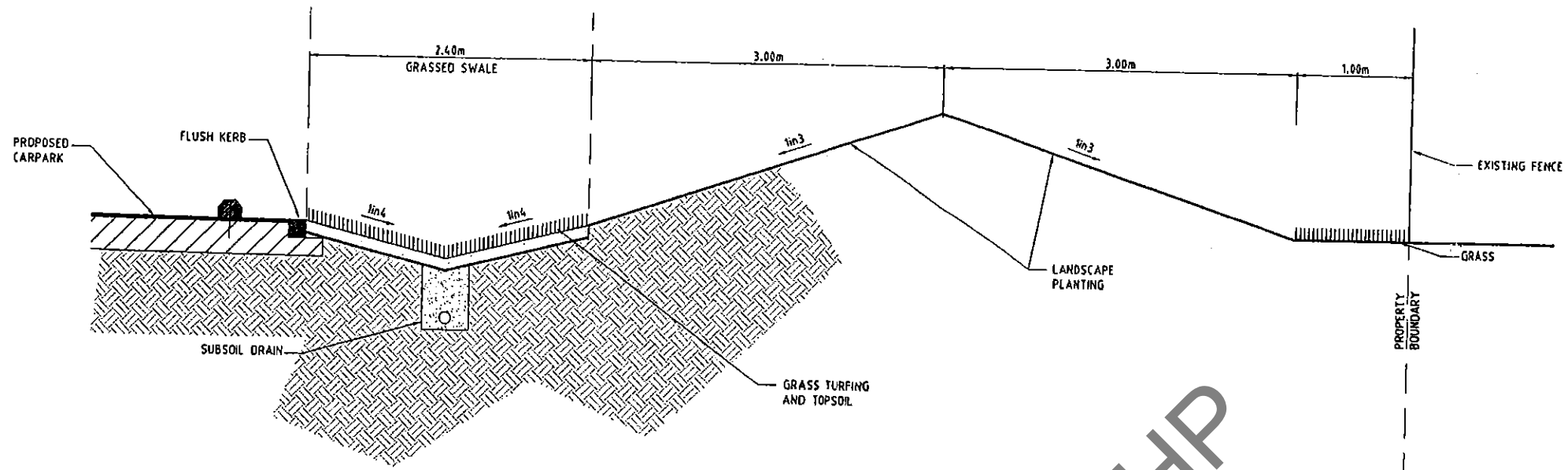
DEQ
Saunders
 Design Engineers Queensland
 100 Mt St George Rd, Mt St George, QLD 4814
 P: (07) 3367 0211
 F: (07) 3367 0205
 E: civil@deq.com.au

PROPOSED CARPARK ADDITIONS
RACQ OPERATIONS CENTRE
LEVINGTON RD, EIGHT MILE PLAINS
RACQ

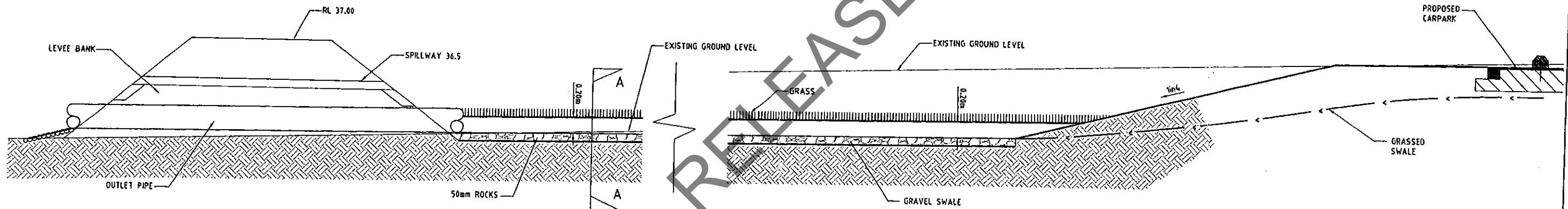
CIVIL SITEWORKS
CONCEPT PLAN

PRELIMINARY DRAWING ONLY NOT FOR CONSTRUCTION

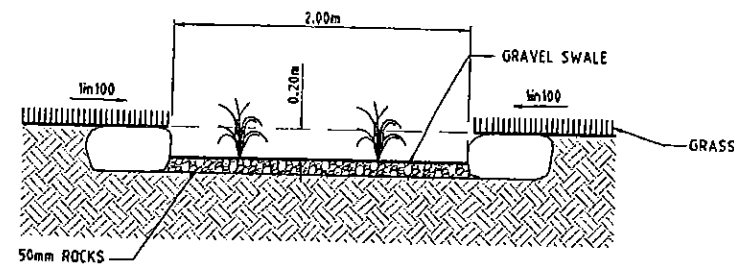
SCALE AS SHOWN	DATE APR 07
CONTACT: RO	SHEET 1 OF 3
06.3068	SK.01
JOB No.	DRG. No.
CHECKED	DATUM: AHD



LANDSCAPE MOUND DETAIL
SCALE: 1:25



SECTION THRU BASIN
SCALE: 1:25



SECTION A-A
SCALE: 1:25

0 0.25 0.5 0.75 1.0 1.25m
SCALE 1:25
SCALE BEFORE REDUCTION

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DATE	EVENT	DETAIL	INITIAL	DATE	EVENT	DETAIL	INITIAL
05.04.07	C	CONCEPT PLAN FOR DA ISSUE	RO				
15.03.07	B	SWALE AND LEVEE ADDITIONS	RO				

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CONSULTING ENGINEERS
CIVIL, STRUCTURAL &
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5 Parkview Street
Mullumbidgee Qld. 4886
P: (07) 3367 0211
F: (07) 3367 0205
E: enq@des.com.au

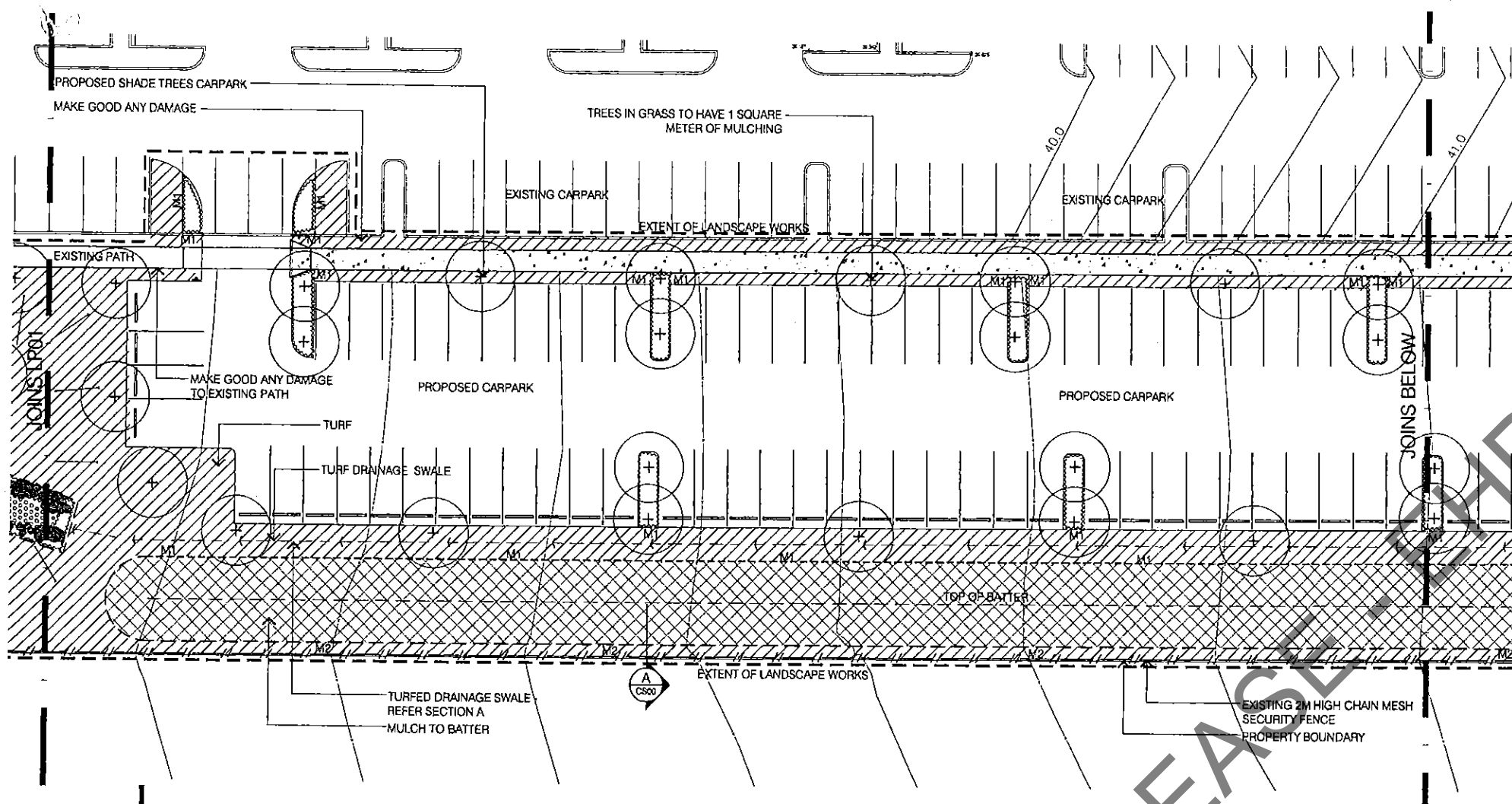
PROPOSED CARPARK ADDITIONS
RACQ OPERATIONS CENTRE
LEVINGTON RD. EIGHT MILE PLAINS

RACQ

CIVIL SITEWORKS
CONCEPT PLAN

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SCALE AS SHOWN	DATE MAR 07
CONTACT: RD	SHEET 3 OF 3
JOB No. 06.3068	SK.02
CHECKED	DRG. No. 20060722



LEGEND

- MOUNDED PLANTING AREA
- PLANTING AREA
- TURF AREA
- EXISTING TREE To be retained
- EXISTING TREE To be removed
- PROPOSED TREE
- EXISTING FENCE 2M HIGH METAL SCREEN REFER NOTES
- PEDESTRIAN PAVEMENT TYPE 1 REFER ENGINEERS DRAWING
- EXISTING 2m HIGH CHAIN MESH SECURITY FENCE TO BE RETAINED
- PROPOSED 2M HIGH TIMBER ACOUSTIC FENCE
- MOWING EDGE CONCRETE
- MOWING EDGE SPADE CUT EDGE
- TURFED DRAINAGE SWALE REFER DETAIL REFER ENGINEERS DRAWING
- 50-150mm WASHED RIVER GRAVEL EMBEDDED IN CONCRETE
- 50-150mm WASHED RIVER GRAVEL

D	FOR APPROVAL	08/04/2007	DH	SG
C	PRELIMINARY	02/04/2007	DH	DW
B	LP02	26/03/2007	DH	FG
A	SA01	18/03/2007	DH	FG
DATE	AVENUE	DATE	DATE	DATE

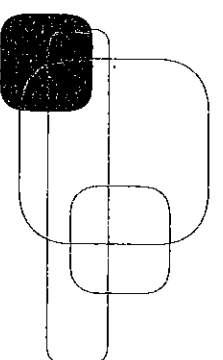
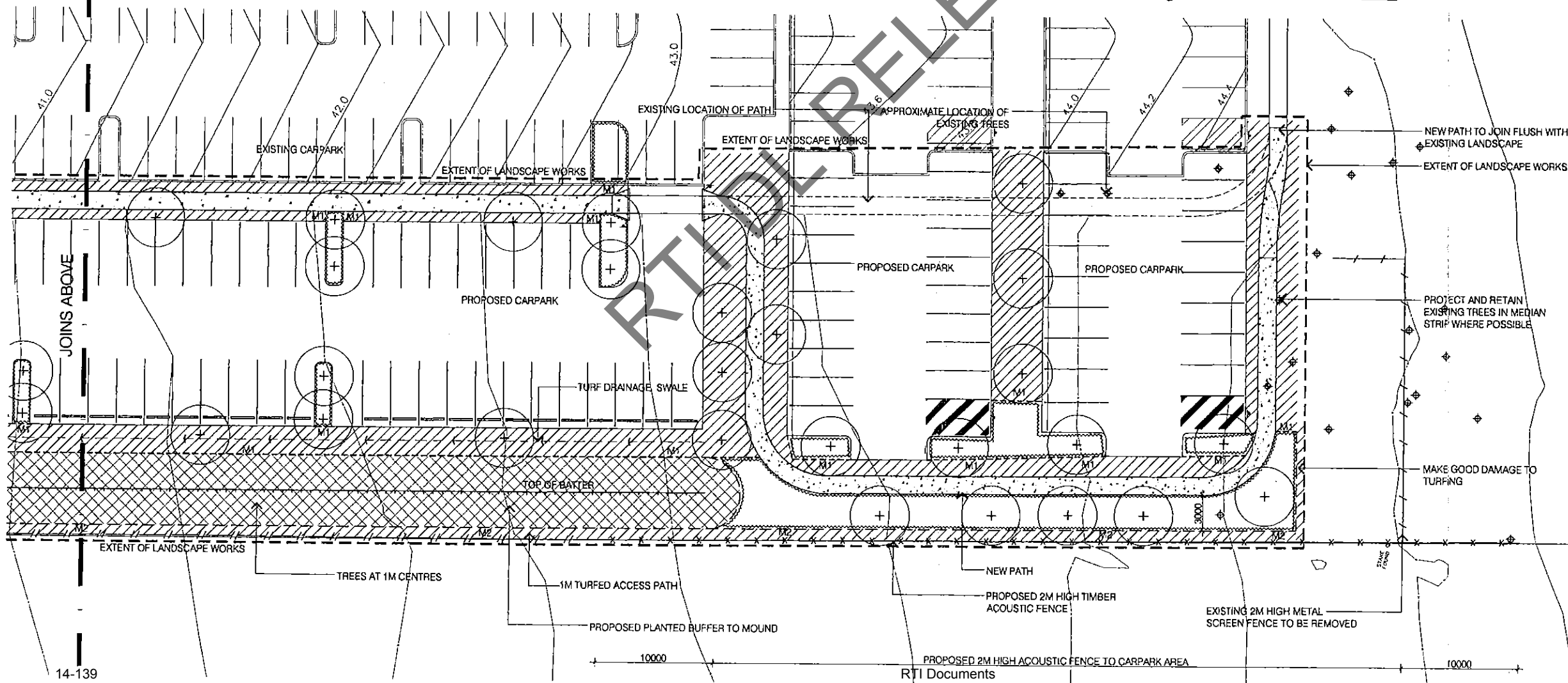
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CAMBLE MCKINNON GREEN

BRISBANE
8 ANGLESEA STREET
P.O. BOX 246
WEST END Q 4101
TEL 7 546 5463
OFFICE@CMG.COM.AU

SUNSHINE COAST
1 GANNAMARA STREET
P.O. BOX 100
WILLOWBUSH QLD 4561
TEL 7 546 5463
OFFICE@CMG.COM.AU



TITLE
LANDSCAPE CONCEPT PLAN

PROJECT
RACQ HQ CARPARK EXTENSION
FOR
RACQ
AT
EIGHT MILE PLAINS

SCALE
1:200 @ A1
DRAWING NO.
LP02
PROJECT NO.
07014



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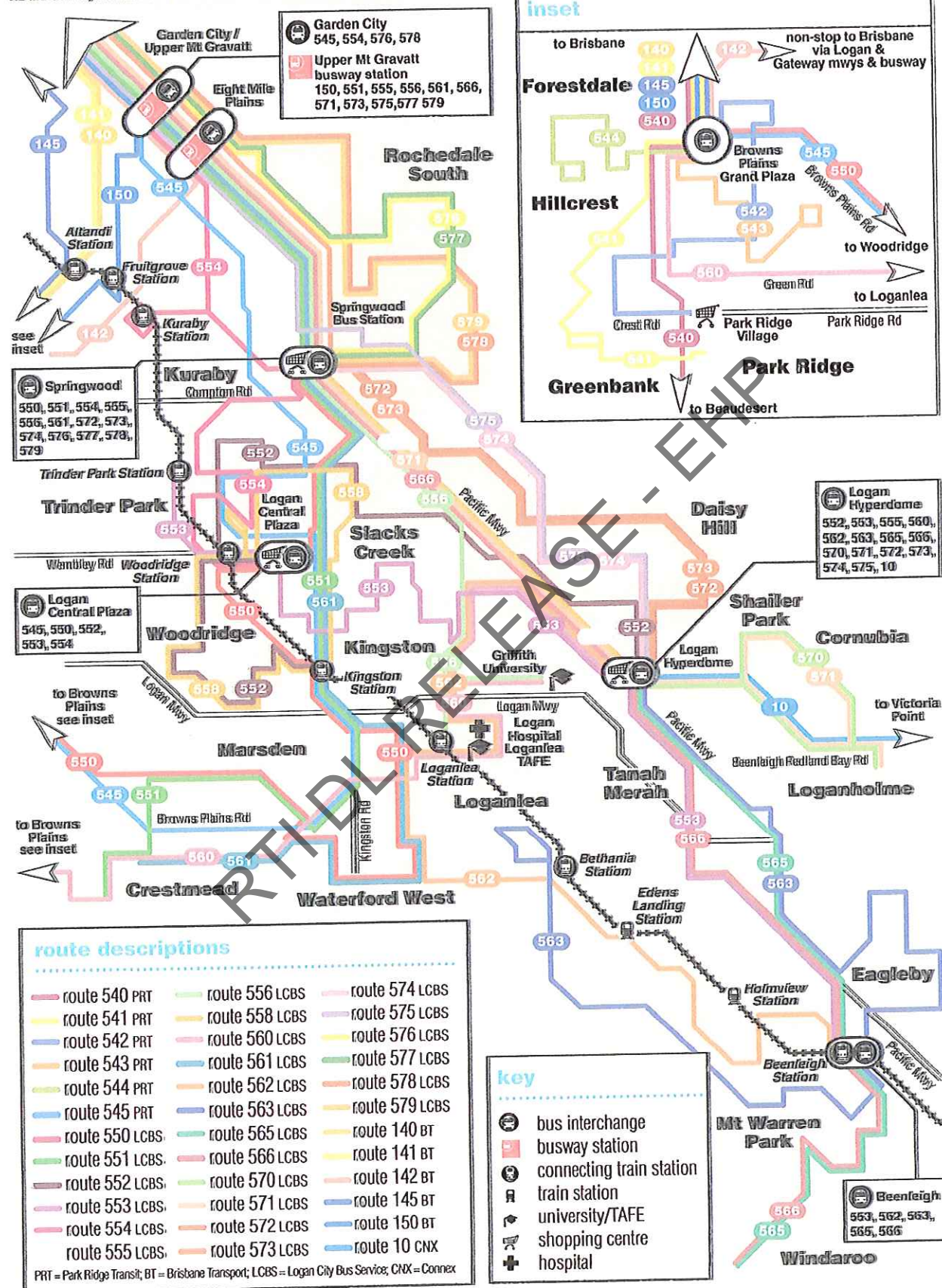
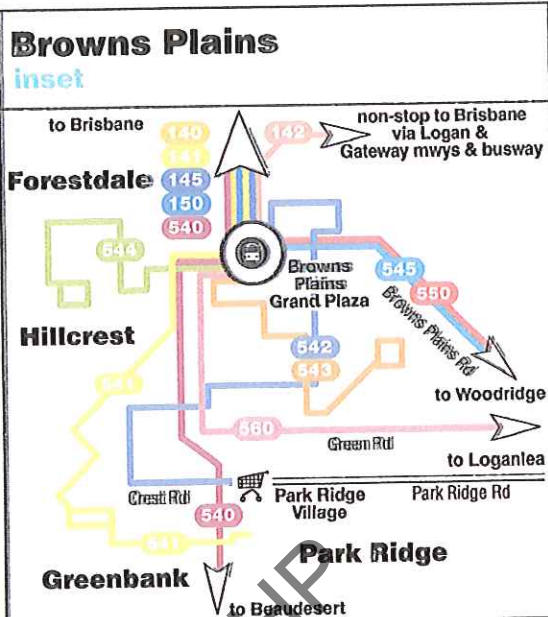
APPENDIX 5



Southern Region network map

LOGAN CITY Park Ridge Transit

Continues to Brisbane city via busway and Captain Cook Bridge, with the exception of routes 555, 140 and 150 which travel to Brisbane city via Water Hill, South Bank and Cultural Centre busway stations.



effective 1 July 2005

www.translink.com.au 1312 30

home > journey planner advanced

enquiry results

based on data generated on Thursday, March 29, 2007.
found 5 options for Weekdays timetable on Friday, March 30, 2007.

Means of Transport: Any, Time Restriction: Leave After 12:20PM.

return journey

12 :20 PM

Today (Fri)

find journey



print

change journey

new journey



option 1 > option 2 > option 3 > option 4 > option 5 >

Legend

f/s - farside
opp - opposite
app - approaching
cnr - corner

Times presented in this website are for Queensland (without daylight saving).

option 1	From 49 Levington Road, Eight Mile Plains to City	TOP
Walk	1824 metres	
Take Bus	Route 555 - City 555 (Clarks Logan City)	daily timetable
Departing	12:47pm Eight Mile Plains Busway	trip timetable
Arriving	1:13pm Edward St App Mary St (Stop 145)	
Integrated Fare	Translink Single Adult Fare: \$3.40, Translink Single Concession Fare: \$1.70 (See note below)	fares for all products
	Zones travelled in: 1-4	
Total Fare	Single Adult Fare: \$3.40, Single Concession Fare: \$1.70	
option 2	From 49 Levington Road, Eight Mile Plains to City	TOP
Walk	384 metres	
Take Bus	Route 545 - Garden City 545 (Park Ridge Transit)	daily timetable
Departing	12:48pm Logan Rd F/S Levington Rd (Near Racq)	trip timetable
Arriving	12:55pm Garden City Interchange 'E'	
Fare*	Single Adult Fare: Included in fare for next trip, Single Concession Fare: Included in fare for next trip (See note below)	
Walk	72 metres	
Take Bus	Route 111 - City 111 (Brisbane Transport)	daily timetable
Departing	1:02pm Upper Mt Gravatt Busway	trip timetable
Arriving	1:20pm Queen St Bus Station	
Integrated Fare	Translink Single Adult Fare: \$3.40, Translink Single Concession Fare: \$1.70 (See note below)	fares for all products
	Zones travelled in: 1-4	
Total Fare	Single Adult Fare: \$3.40, Single Concession Fare: \$1.70	
option 3	From 49 Levington Road, Eight Mile Plains to City	TOP
Walk	294 metres	
Take Bus	Route 554 - Garden City 554 (Clarks Logan City)	daily timetable
Departing	1:04pm Levington Rd App Logan Rd (Hail & Ride)	trip timetable
Arriving	1:09pm Eight Mile Plains Busway	
Fare*	Single Adult Fare: Included in fare for next trip, Single Concession Fare: Included in fare for next trip (See note below)	
Take Bus	Route 111 - City 111 (Brisbane Transport)	daily timetable
Departing	1:15pm Eight Mile Plains Busway	trip timetable
Arriving	1:35pm Queen St Bus Station	
Integrated Fare	Translink Single Adult Fare: \$3.40, Translink Single Concession Fare: \$1.70 (See note below)	fares for all products
	Zones travelled in: 1-4	

Total Fare		Single Adult Fare: \$3.40, Single Concession Fare: \$1.70	
option 4		From 49 Levington Road, Eight Mile Plains to City	
		TOP	
Walk		1824 metres	
Take Bus		Route 111 - City 111 (Brisbane Transport)	daily timetable
Departing	1:30pm	Eight Mile Plains Busway	trip timetable
 Arriving	1:50pm	Queen St Bus Station	
Integrated Fare		Translink Single Adult Fare: \$3.40, Translink Single Concession Fare: \$1.70 (See note below)	fares for all products
		Zones travelled in: 1-4	
Total Fare		Single Adult Fare: \$3.40, Single Concession Fare: \$1.70	
option 5		From 49 Levington Road, Eight Mile Plains to City	
		TOP	
Walk		1824 metres	
Take Bus		Route 555 - City 555 (Clarks Logan City)	daily timetable
Departing	1:32pm	Eight Mile Plains Busway	trip timetable
 Arriving	1:58pm	Edward St App Mary St (Stop 145)	
Integrated Fare		Translink Single Adult Fare: \$3.40, Translink Single Concession Fare: \$1.70 (See note below)	fares for all products
		Zones travelled in: 1-4	
Total Fare		Single Adult Fare: \$3.40, Single Concession Fare: \$1.70	

* Off peak concessions or other ticketing options may be available

For information about additional or altered services for special events, works or other service disruptions or diversions, check out our [service changes](#) or [special events](#) pages.

Check out our [help section](#) for hints and tips on using journey planner.

Last updated 15 February 2007

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APPENDIX 6

RACQ CARPARK EXPANSION
AT EIGHT MILE PLAINS

07014

2007-04-05

RTI DL RELEASE - EHP

STREETSCAPE, CHARACTER AND PLANTING

Performance Criteria	Acceptable Solutions	Solution Response
P1 Landscaping work must create a sense of place or specific character, ensure functionality and provide long term visual interest	A1.1 Selected plants provide visual interest through form, texture and variations in seasonal colour	COMPLIES: The landscape design will include a mix of plant communities that will include native species that offer diversity in texture, form and colour.
	A1.2 Where a street or a locality has a specific character derived from existing vegetation, similar species are planted on site and on the street, except where the existing species are undesirable species listed in the Planting Species Planning Scheme Policy OR Where within or adjacent to Suburban Centres Improvement Project (SCIP) areas and the Queen Street, Chinatown and Brunswick Street Malls landscaping is in accordance with Council's Centres Detail Design Manual 1999	
	A1.3 A minimum of 80% of proposed landscape area is open to the sky	
P2 Landscaping must be consistent with the established landscape character of the area and accommodate the retention of existing vegetation, including street trees	A2.1 Site design integrates the retention of existing trees into development wherever possible	COMPLIES: Locally used plants include a mix of native and indigenous species. The design will incorporate a complementary species mixture. The design has allowed 17 trees out of 21 existing site trees to be protected and retained during the construction of the development. Relevant strategies to maintain the health and minimize any potential damage to these existing trees will be put into practice. Those removed will be due to structural defects or degeneration.
	A2.2 Established significant vegetation removed and/or damaged is replaced with mature vegetation	
	A2.3 Appropriate site planning and procedures are undertaken to ensure the healthy retention of existing trees by: <ul style="list-style-type: none"> • locating new buildings, carparks and driveways in order to enable the retention and long term performance of significant on-site vegetation • erecting a star picket, or durable temporary fence, around the perimeter of the drip line of trees retained • not storing any materials or equipment at the base of the trees retained • carrying out any required pruning or trimming work in accordance with AS4373—Pruning of Amenity Trees by a competent arborist • carrying out tree surgery on vegetation damaged as a result of the development 	

Landscaping along residential site boundaries must maintain privacy between the adjoining residences and enhance the visual appearance of the development

A3.1

Landscaped area along the frontage of the site enhances the local character of the area and consists of:

- shade and/or rounded canopy trees located so as to cast a minimum of 50% shade to the frontage of the site within 5 years of planting
- screening shrubs as required to the front of blank walls or undesirable features
- low shrubs and ground covers to allow for complete coverage of unsealed ground

COMPLIES: The site parameters do not have any street frontage.

A 1m high and 6m wide mound and a 3m wide planted area will buffer the southern boundary from the neighbouring property with dense shrubs and trees planted at 1m centers. A range of species of shrubs and groundcovers will be used.

A Bio-detention basin will have planted edges to a gravel swale and Trees planted within it at spacing of less than 10m.

A3.2

Landscaped area along the rear boundary of the site consists of:

- a minimum of one tree for every 5-7m capable of growing to a height above the building eaves within 5 years of planting
- screening shrubs capable of growing to a height of 3m within 5 years of planting
- low shrubs and ground covers to allow for complete coverage of unsealed ground

A3.3

Landscaped area along the entire length of the side boundaries of the site consists of:

- columnar trees at a minimum of one tree for every 3m length of that portion of the boundary immediately adjacent to the building
- rounded canopy trees or large spreading trees at a maximum spacing of 10m where sufficient room
- screening shrubs, low shrubs and ground cover appropriate for the space available, orientation and functional requirements of the area

P4

Landscaping along non-residential site boundaries must screen incompatible activities and enhance the visual appearance of the development

A4.1

Landscaped areas along the frontage of the site include large trees that achieve a canopy spread over a minimum of 50% of the site frontage length within 10 years of planting

COMPLIES: The site area of works contains no buildings.

A4.2

A minimum of 25% of all trees to grow above the height of the eaves of the building

The Landscaped areas contain canopy shade trees.

A4.3

Spreading trees and shrubs are provided in all landscaped areas

P5	Landscaping within landscape and recreation areas must be useable and well designed	A5.1	One shade tree is provided for each private recreation area	<p>COMPLIES: There are shade trees provided to shade the jogging circuit track within the extent of works for the site.</p> <p>Soft landscaping will cover more than 50% of the space.</p> <p>Plants will be selected and proposed to maximize their growth and habit potential relative to site conditions, and specified accordingly.</p>
		A5.2	Tree species in common landscape and recreation areas are to provide a minimum of 30% shade over that areas within 8 years	
		A5.3	A minimum of half of the landscape and recreation area is covered in soft landscaping (turf and planting)	
		A5.4	Plants in landscape and recreation areas are located to: <ul style="list-style-type: none"> • maximise the exposure to the prevailing north-east to south summer breezes and the north-east winter morning sun • minimise the exposure to the prevailing west to south-west winter winds 	
P6	Adequate shading must be provided for carparking areas, driveways and internal roadways through landscaping	A6.1	Trees are planted at regular intervals throughout the car parking area, driveways and internal roadways	<p>COMPLIES: Shade trees will be planted in carparks at regular intervals at a minimum of 1 tree per 6 car spaces.</p> <p>Shade trees to carparks will be protected by a wheel stop.</p>
		A6.2	A minimum of one shade tree is provided for every 6 carparking spaces	
		A6.3	Trees within carparking areas are protected by raised kerbs, wheel stops or bollards	
		A6.4	Trees planted within carparking areas are provided with: <ul style="list-style-type: none"> • a minimum planting area of 1.2m², with a minimum topsoil depth of 0.8m (if surrounded by hard surfaces) • permeable surface treatments for all spillover carparking areas 	
P7	Plant selection must address the functional issues of the development including: <ul style="list-style-type: none"> • screening and buffering • street presentation • shading 	A7.1	Species are selected in accordance with the Planting Species Planning Scheme Policy	COMPLIES: Species have been selected in accordance with the Planting Species Planning Scheme Policy. The site extent of works does not have a street façade.

SCREENING AND BUFFERING

Performance Criteria	Acceptable Solutions	Solution Response
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P8	Overlooking into private courtyards and neighbouring residential dwellings must be minimised	A8.1	Landscaped areas along the front, side and rear boundaries of the site comply with Acceptable Solutions A3.1 and A3.2	COMPLIES: n/a
P9	Acoustic barriers and long fences along road frontages and within the development must be screened	A9.1	Recessed areas, at least 1.2m deep, are provided at regular intervals along the fence line, over a minimum of 25% of the length of the fence	COMPLIES: Recessed areas are not required as the 2m Acoustic fence is on a side boundary and is for a limited length. 3m of buffer planting is also allowed for to screen this area.
		A9.2	All planting and recessed areas are located within the property boundary	
		A9.3	Trees, shrubs and ground covers are planted within these recesses	
P10	The amenity of a development must be enhanced through the screening of undesirable features	A10.1	Landscaped areas along and/or near retaining walls, long unbroken walls, service areas, carparking areas and recreational uses consist of an appropriate combination of trees, shrubs and ground covers	COMPLIES: All hard landscape elements, services, or unsightly infrastructure will be softened with planting as appropriate.
P11	The ecological values of a site or adjoining land must be enhanced	A11.1	Landscape buffering is provided to the edges of any ecologically valuable remnant vegetation on or adjacent to the site	COMPLIES: The Buffer mound will provide improved amenity to the neighbouring land to reduce noise and visual impact.
		A11.2	Proposed planting within this buffer is compatible with existing ecological values	

MAINTENANCE AND DRAINAGE

Performance Criteria	Acceptable Solutions	Solution Response
P12 Stormwater harvesting must be maximised and any adverse impacts of stormwater minimised	A12.1 Areas of pavement, turf and mulched garden beds are adequately drained. This may be achieved through the provision and / or treatment of swales, spoon drains, field gullies, sub-surface drainage and stormwater connections	COMPLIES: Overland flow is directed to the southern boundary of the site across the carpark and through a Turf Drainage swale that promotes water infiltration. Stormwater discharge is collected on site in a turfed bio-detention basin. Refer Civil Drawings.
	A12.2 Landscape works on site do not restrict the flow of the water along overland flow paths	
	A12.3 The opportunities for water infiltration on site are maximised through: <ul style="list-style-type: none"> • draining a portion of hard surfaced areas towards permeable surfaces • turf and garden beds • minimising the extent of impervious surface finishes on the site 	

P13	Landscaping works must be capable of efficient and effective maintenance	A13.1	All turf areas on site are accessible externally by standard lawn maintenance equipment and receive adequate sunlight	COMPLIES: Landscape areas will be accessible by maintenance equipment.
		A13.2	A reticulated irrigation system is provided to common landscape and recreation areas and podium planters	A low pressure irrigation dripper line system for connection to future potable water/ harvested rainwater.
		A13.3	One hose cock is provided within each private landscape and recreation area	Hose cocks will be provided as required.
		A13.4	Specimen trees are provided in turfed areas greater than 20m ²	Specimen trees are planted in turf areas greater than 20m ² .
		A13.5	Drainage of podium planters is connected to stormwater drain and allows for flush out in future	There are no podium planters.
		A13.6	Where there is limited on-site maintenance, plant species are selected with long life expectancy and minimal litter drop, pruning, watering and fertilising requirements	The species mix will allow a range including drought tolerant & low maintenance plants.

SAFETY

Performance Criteria	Acceptable Solutions	Solution Response	
P14	Tree location and species selection must accommodate vehicle and pedestrian sight lines	COMPLIES: Lighting will be provided to all carparking areas. Tree species selection & specification will put trees with a clear trunk so as not to block sightlines.	
P15	A15.1	Landscaping enables visibility along pathways to restrict opportunities for concealment	COMPLIES: Dense shrubby vegetation will not be used surrounding pathways or to property facades.
	A15.2	The use of extensive lengths of dense shrubby vegetation over 1.5m in height is minimised along street frontages and adjacent to open space areas	Lighting will be provided to all carparking areas; surfaces will be non-slip and comply with relevant codes for all weather use.
	A15.3	Fire resistant species are planted in areas of bushfire hazard and the landscaping designed to minimise bushfire hazard	Appropriate plant species will be selected used to suit local conditions.
	A15.4	Surfaces are stable and useable in all weathers	
	A15.5	Security and foot lighting is provided to site entries, driveways, parking areas, building entries and pedestrian ways	

UTILITIES AND SERVICES

Performance Criteria	Acceptable Solutions	Solution Response
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P16	The location and type of planting must not compromise the function and accessibility of services and facilities	A16.1	Plants are located to enable tradespersons to access and view meters within the site	COMPLIES: Landscaping will be low around service infrastructure and clear enough for trades persons. Plant species will be chosen in consideration of services and will be sited accordingly.
		A16.2	Plant species are selected and sited taking into consideration the location of overhead and underground services	
		A16.3	An irrigation control device is provided and located in common landscape and recreation areas	Requirements of A16.3 will be met.

RTI DL RELEASE - EHP

SAMUEL MCKINNON EHP

LANDSCAPE ARCHITECTURE JESSAN EHP EASTERN PLANNING

Services, Works and Infrastructure Code
Performance Criteria and Acceptable Solutions

Performance Criteria		Acceptable Solutions	
P1	Land used for urban purposes must be serviced adequately with regard to water, waste disposal, drainage, telecommunication and energy	A1	The site is already developed, application is for a carpark extension.
P2	Frontage to the site must provide the following to an appropriate urban standard: <ul style="list-style-type: none"> • an effective, high quality paved roadway • an effective, high quality roadway kerb and channel • safe, high quality crossings over channels and walkways • safe, accessible high quality bikeways • a safe, accessible, high quality public walkway compatible and integrated with the surrounding environment • provision of and alteration to required public utilities • effective drainage • appropriate conduits to facilitate the provision of required street lighting systems and traffic signals 	A2	The site is already developed, application is for a carpark extension.
P3	Building design and layout must provide for additional infrastructure to facilitate future telecommunication services and providers (e.g. fibre optic cable)	A3.1	The site is already developed, application is for a carpark extension.
		A3.2	N/A No new buildings.
P4	Major public projects promote the provision of affordable, high bandwidth telecommunication services throughout Brisbane	A4	N/A

Stormwater Management Code
Performance Criteria and Acceptable Solutions

4.1 General

Performance Criteria	Acceptable Solutions
<p>P1 The planning of the stormwater management system must provide for the integrated management of stormwater in order to:</p> <ul style="list-style-type: none"> • minimise flooding • protect and enhance environmental values of receiving waters • maximise the use of water sensitive urban design principles • maximise the use of natural waterway corridors and natural channel design principles • maximise community benefit • minimise public safety risk 	<p>A1.1 The proposal to comply with Subdivision and Development Guidelines 2000.</p> <p>A1.2 SBSMP is to be prepared for the Operational Works submission.</p> <p>A1.3 The catchment is Bulimba Ck BE/020 and is to comply with Bulimba Ck LSMP/WMP.</p>

4.2 Flooding

Performance Criteria	Acceptable Solutions
<p>P1 The proposed stormwater management system or site works must not adversely impact on flooding or drainage of properties that are upstream, downstream or adjacent to the subject site</p>	<p>A1 The existing detention/bioretention basin is to be increased to cater to the additional carparking.</p>
<p>P2 The drainage network must provide capacity to safely convey stormwater run-off resulting from relevant design storm events taking into account increased run-off from roof drainage</p>	<p>A2.1 Q10 piped drainage & Q50 overland flow to detention/retention basin.</p> <p>A2.2 Drainage along 9.5m wide landscape buffer along boundary to basin.</p>
<p>P3 Development design must reduce property damage and, where applicable, ensure public safety by ensuring that the development levels are set above the relevant design flood level or storm surge level</p>	<p>A3.1 Carpark is above Q50 flood levels.</p> <p>A3.2 Road access is above Q50 flood levels.</p>
<p>P4 Any channel works that are part of the development, major drainage works or flood mitigation works must maintain and/or enhance the environmental values of the waterway corridor or drainage corridor</p>	<p>A4 N/A</p>
<p>P5 Erosion treatment works along waterway banks and associated drainage structures must maintain or enhance the environmental values of waterways</p>	<p>A5 Basin batters to be grass turfed.</p>
<p>P6 Bridges and culverts provided for flood immunity to minimise traffic disruption must improve public safety and allow for fauna movement and recreation corridors where these needs are identified</p>	<p>A6 N/A</p>

Transport, Access, Parking and Servicing Code
Performance Criteria and Acceptable Solutions

Performance Criteria		Acceptable Solutions	
Transport system			
P1	Development with high traffic generating potential must give suitable consideration to transport/land use issues	A1	Additional 140 carparks existing high traffic generating site.
P2	The development must be designed to encourage customers and employees to walk, cycle or use public transport to and from the development instead of using a car	A2	Site has existintg pedestrian and cyclist facilities for access from existing and proposed public transport facilities.
P3	The development must be located on roads identified in the City's Road Hierarchy as appropriate for that type and size of development and/or must be located appropriately in relation to public transport facilities to encourage their use	A3	Site access is to Levington Rd only.
P4	Relevant development must not compromise the functions of particular roads as indicated in the City's Road Hierarchy	A4.1	Site access to Levington Rd only.
		A4.2	Levington Rd is district road with access to Logan Rd and Gateway Motorway.
P5	Development must not impact adversely on the safety or operations of the road system	A5.1	Existing concrete driveway.
		A5.2	Development is additional 140 carparks.
P6	Access, parking and servicing must not reduce the amenity of lands in the vicinity of the site	A6.1	Existing vehicular site access to remain.
		A6.2	Vehicle site access to remain.
Vehicle parking			
P7	The layout of development must achieve adequate provision for on-site vehicle parking that is clearly defined, safe and easily accessible and must be designed to contain potential adverse impacts within the site Vehicle parking: <ul style="list-style-type: none">• must not detract from the aesthetics or amenity of an Area• must discourage on-street parking where parking has adverse traffic management, safety or amenity impacts• must be consistent with convenient pedestrian and cyclist access	A7.1	Parking bays, manoeuvring areas and driveways are designed with the dimensions and to the standards set out in the carparking table and carparking layout design guidelines in the Transport, Access, Parking and Servicing Planning Scheme Policy
		A7.2	N/A
		A7.3	N/A
		A7.4	N/A
P8	Vehicle parking must have no adverse impact on the residents of adjoining sites in terms of noise, odour or run-off	A8	Carparks to be screened by landscaped embankment along the boundary.

Servicing	
<p>P9 The layout of development must achieve adequate provision for servicing on site that is clearly defined, safe and easily accessible and must be designed to contain potential adverse impacts of servicing within the site</p> <p>Servicing must be located to discourage on-street loading and must not detract from the aesthetics or amenity of an Area</p>	<p>A9.1 Existing AV turning areas to remain.</p> <p>A9.2 Existing Loading/unloading facilities and associated vehicle manoeuvring areas to remain.</p>
Where involving a material change of use to shop or office with a gfa over 2500m ²	
<p>P10 The proposal must provide adequately for bicycle access to the site and movement within the site, and for secure and convenient bicycle parking and storage, that:</p> <ul style="list-style-type: none"> • is located close to the building's pedestrian entrance • is obvious, and easily and safely accessible from outside the site • does not impact adversely on visual amenity • does not impede the movement of pedestrians or other vehicles 	<p>A10 N/A</p>
<p>P11 Adequate bicycle parking, shower cubicles and lockers must be provided to meet the needs of users and to encourage bicycle use by the users of an office or shop</p>	<p>A11.1 N/A</p> <p>A11.2 N/A</p> <p>A11.3 N/A</p>



Erosion Hazard Assessment - June 2006

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

What is an Erosion Hazard Assessment?

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

When is the EHA required?

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

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

Assessment Details

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

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

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

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

A 'low' risk score

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

A 'high' risk score

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

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

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

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

- 4** Site Information and Certification

Application number (if known)

Site address

RACQ OPERATIONS CENTRE
31 LEVINGTON RD, EIGHT MILE PLAINS

Postcode

Prepared by *Print name*

REBECCA TRUMPER

Business name

DEQ SAUNDERS

I certify that:

1. I have made all relevant enquiries and am satisfied no matters of significance have been withheld from the assessment manager; and

Where completion of the EHA Assessment Table was required, that:

2. I am a person with suitable qualifications and/or experience in erosion and sediment control; and
3. the Erosion Hazard Assessment was completed in accordance with the Erosion Hazard Assessment Supporting Technical Notes and the BCC Erosion and Sediment Control Standard (version 9 or later); and
4. the Erosion Hazard Assessment Score accurately reflects the site's overall risk of soil erosion and sediment pollution to the environment.

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

Certified by *Print name*

RON POTIPHAR

Certifier's signature

Date

Assessment Table

	Points	Score	Trigger Score	BCC Use Only
[1] AVERAGE SLOPE OF DISTURBANCE AREA <ul style="list-style-type: none"> less than 3% (3% = 33H:1V) 0 more than 3% but less than 5% (5% = 20H:1V) 1 more than 5% but less than 10% (10% = 10H:1V) 2 more than 10% but less than 15% (15% = 6.7H:1V) 4 more than 15% 6 		1	▶ Score equal to or greater than 4? No ☐ Yes ☐	
[2] SOIL CLASSIFICATION GROUP (AS1726) <ul style="list-style-type: none"> GW, GP, GM, GC 0 SW, SP, SM, SC, Pt 1 MH, CH, OH 2 ML, CL, OL, if imported fill will be used, or if soils untested 3 		3		
[3] EMERSON (DISPERSION) CLASS NUMBER <ul style="list-style-type: none"> Class 4, 6, 7, or 8 0 Class 5 2 Class 3 4 Class 1 or 2 6 		4	▶ Score equal to or greater than 4? No ☐ Yes ☒	
[4] DURATION OF SOIL DISTURBANCE (including stabilisation period) <ul style="list-style-type: none"> less than 1 month 0 more than 1 month but less than 4 months 2 more than 4 months but less than 6 months 4 more than 6 months 6 		2	▶ Score equal to or greater than 4? No ☐ Yes ☐	
[5] AREA OF DISTURBANCE <ul style="list-style-type: none"> less than 1000 m² 0 more than 1000 m² but less than 5000 m² 2 more than 5000 m² but less than 1 ha 4 more than 1 ha but less than 4 ha 6 more than 4 ha 6 		4	▶ Score equal to or greater than 4? No ☐ Yes ☒	
[6] WATERWAY DISTURBANCE <ul style="list-style-type: none"> No disturbance to watercourse, open drain or stormwater pipe 0 Disturbance to watercourse, open drain or stormwater pipe 4 		0	▶ Score equal to or greater than 4? No ☐ Yes ☐	
[7] REHABILITATION METHOD Percentage of area (relative to total disturbance) stabilised by seeding without mulching (ie. highest risk stabilisation method) <ul style="list-style-type: none"> less than 1% 0 more than 1% but less than 5% 1 more than 5% but less than 10% 2 more than 10% 4 		1		
[8] RECEIVING WATERS <ul style="list-style-type: none"> Open water body (eg. creek, river, bay) 1 Enclosed water body (eg. lake, boat harbour) 2 		1		
[9] SUBSOIL EXPOSURE <ul style="list-style-type: none"> No subsoil exposure except for service trenches 0 Subsoils are likely to be exposed 2 		2		
[10] EXTERNAL CATCHMENTS <ul style="list-style-type: none"> No external catchment 0 External catchment diverted around the soil disturbance 1 External catchment not diverted around the soil disturbance 4 		1		
[11] ROAD CONSTRUCTION <ul style="list-style-type: none"> No road construction 0 Involves road construction works 2 		2		
[12] pH OF SOILS TO BE REVEGETATED <ul style="list-style-type: none"> less than pH 6 1 more than pH6 but less than pH 8 0 more than pH8, or if pH testing not done at this stage 1 		1		
[13] Total Score =		22	Go to 2 (front page)	



Property Report

Date: 02/04/2007 Time: 11:05:26

City Plan Version: January, 2007

31-4 LEVINGTON RD EIGHT MILE PLNS

Lot: 60

Plan: SP179122

Area: 63080(sqr m)

Areas

Emerging Community Area EC

Summary - The Emerging Community Area consists of mostly unserviced land considered generally suitable for urban and suburban uses. For details see Chapter 3, Section 4.

Local Plans

Kuraby Local Plan

Local Plans provide detailed guidance for development on sites within a Local Plan boundary. For details see Chapter 4.

Provision for Specific Locations

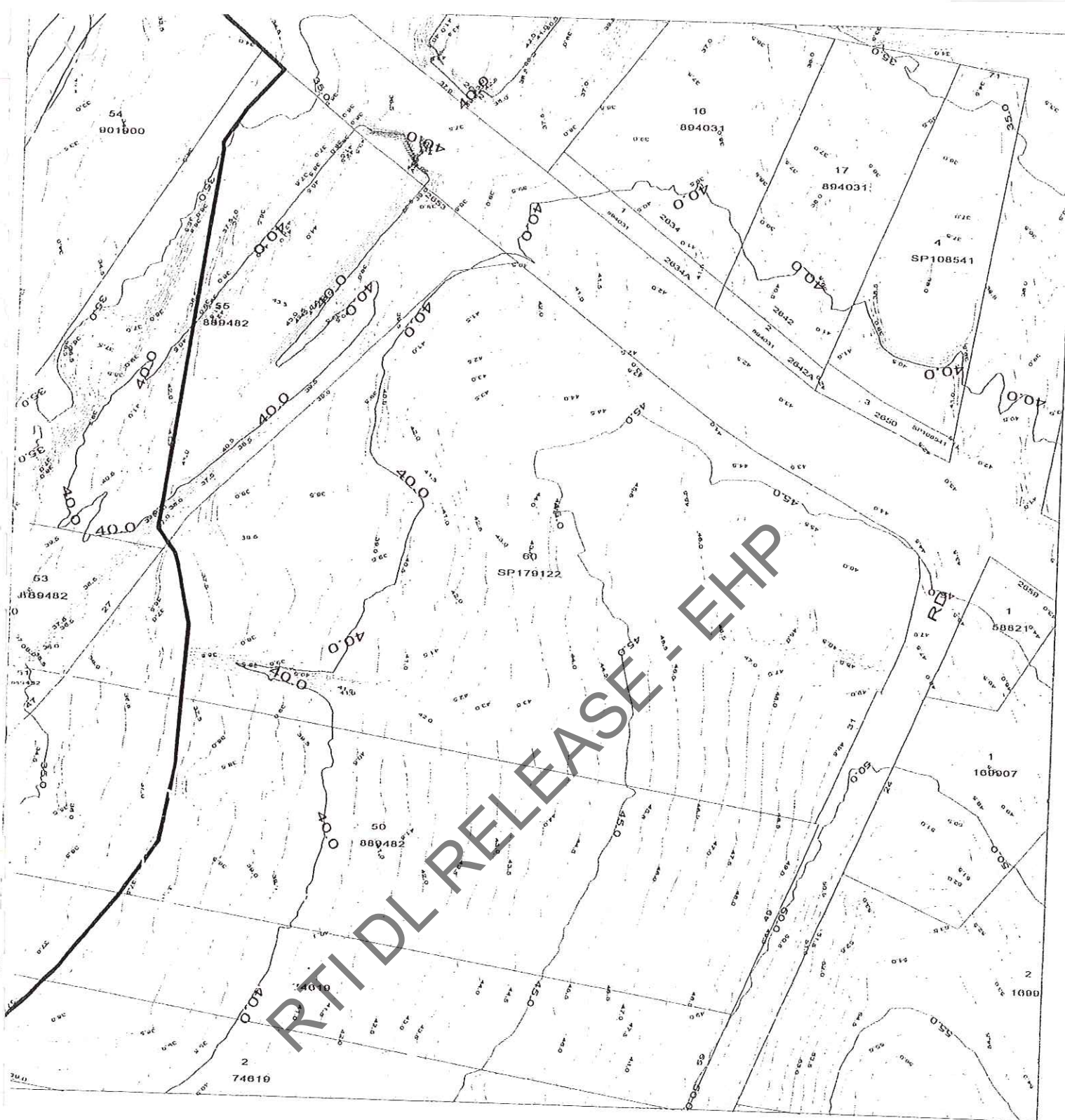
Land Subject To Wetlands

Wetlands are areas of permanent or intermittent inundation. They may be natural or artificial, static or slow flowing and fresh, brackish or saline. Development in wetlands and adjacent lands is subject to the Wetland Code. For details see Chapter 5.

Waterway Corridor

Waterway Corridors contribute to the protection and enhancement of the City's biodiversity. Development in a Waterway Corridor is subject to the Waterway Code. For details see Chapter 5.

RTI DL RELEASE - EHP



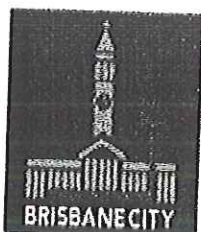
Date: 02/04/2007
 Time: 11:05:45
 Version: January, 2007

Scale: 1:2500

Location: 509969 E, 6948588 N

Themes:

Cadastre
 Contours (0.5m)
 Contours (1m)
 Contours (5m)
 Contours (10m)
 Waterway Corridors
 Brisbane River Precincts
 Brisbane River Corridors
 Waterway Centre Lines
 Land Subject to Wetlands



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COPY

Rayna, Please update
CNR - file
Monthly Review
6/10/99

160 Ann Street • Brisbane, Queensland • PO Box 155 • BRISBANE ALBERT STREET QLD 4002 • AUSTRALIA
Telephone 3227 6422 • Facsimile 3227 7677 • www.env.qld.gov.au

Enquiries Karen Hopper
Telephone (07) 3227 7983 Facsimile (07) 3227 7677
Your reference DRS/USE-673494
Our reference 900770 Appln No: 17322

ENR Updated 7/10/99

L.54 RP889482 - (new parcel)

L.1 RP153895 - (base parcel)

L&A: B.C.C. Rf

6 October 1999

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

Dear Mr Byrne

The Environmental Protection Agency, acting as a concurrence agency under the *Integrated Planning Act 1997* for your application, advises that the correspondence indicated is attached:

- ☐ Information request (C-1)
- ☐ Notification of information request (C-2)
- ☐ Notification of receipt of applicant's response to information request (C-3)
- ☐ Extension of information request/assessment period (C-4)
- ☐ Request for applicant's written agreement to extension of information request/assessment period (C-5)
- ☐ Concurrence agency response cover sheet (C-6)
- ☐ Concurrence agency response about environmentally relevant activities (C-6 ERA)
- ☒ Concurrence agency response about contaminated land (C-6 CLM)
- ☐ Request for applicant's written acceptance of concurrence agency response after assessment period expires (C-7)
- ☐ Amended concurrence agency response about environmentally relevant activities (C-7 ERA)
- ☐ Amended concurrence agency response about contaminated land (C-7 CLM)
- ☐ Notification of decision in relation to a request to change or cancel a condition (C-8)
- ☐ Notification of proposal to change or cancel a condition (C-9)
- ☐ Notification of decision in relation to a proposal to change or cancel a condition (C-10)

Application information:

Concurrence agency office: Contaminated Land Unit

Responsible officer: Karen Hopper

Postal address: PO Box 155, BRISBANE ALBERT STREET QLD 4002

Telephone: 3227 7983 Fax: 3227 7677 E-mail: Karen.Hopper@env.qld.gov.au

EPA no.: 17322

Application no.: DRS/USE-673494

Street address of subject land: 11 Levington Road

Suburb/locality: Eight Mile Plains Lot no.: 1 on Registered Plan: RP107555
Lot nos.: 52 & 54 on Registered Plan: RP889482

Signed

sch4p4(6) Personal information

Mack Dreyer

Chief Scientific Advisor (Contaminated Land Unit)

COPY

Concurrence agency response

Integrated Planning Act 1997 ss3.3.16 and 3.3.18

EPA No.: 17322
Applicant: Royal Automobile Club of Queensland Ltd
Application no.: DRS/USE-673494
Date received by EPA: 23 September 1999
Jurisdiction: *Environmental Protection Act 1994*
Role: Concurrence

Description: Material Change of Use
11 Levington Road, Eight Mile Plains
(Lot 1 on RP107555 and Lots 52 & 54 on RP889482)

1 Type of development

- ☒ Material change of use
- ☐ Reconfiguration of a Lot

where:

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

2 Response to development application

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

The concurrence agency response is that -

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

3 Condition(s)

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

Not applicable

4 Reasons for including condition(s) or refusal

State full reasons for including condition(s) listed above:

Not applicable

5 Additional comments or advice

Lot 54 RP 889482 is on the Environmental Management Register (EMR) for Notifiable Activity number 29 - Petroleum Product or Oil Storage. Information provided to the Contaminated Land Unit (CLU) indicates that the underground fuel tank on site has previously been removed, and the remaining fuel storages are less than the threshold for a Notifiable Activity.

Given this information, the owners of the site may wish to consider conducting a contaminated land investigation and associated validation works. Dependent upon the results of this investigation, works may be sufficient to enable the CLU to issue a Suitability Statement enabling removal of the site from the EMR.

Information is attached which may assist you in your decision.

6 Additional information

This concurrence response under the *Environmental Protection Act 1994* does not remove the need to obtain any further approval for this development which might be required by other State and/or Commonwealth legislation. Applicants are advised to check with all relevant statutory authorities. Applicants also should comply with all relevant legislation.

Other Environmental Protection Agency approvals, licences and/or sanctions (for example, *Harbours Act 1955*, *Beach Protection Act 1968*, *Marine Parks Act 1982*, *Queensland Heritage Act 1992*, *Nature Conservation Act 1992*) that are required by this development or works are listed below. This response does not infer that the other necessary approvals, licences and/or sanctions will be granted.

****End of Response****

IDAS C-6 CLM

LGA: BRISBANE CITY

SITE NAME: 2649 LOGAN RD EIGHT MILE PLAINS

LOCN STREET: 2649 LOGAN RD

LOCN SUBURB: EIGHT MILE PLAINS

LOCN PCODE: 4113

SITE LOT: 1

SITE PLAN: RP153895

VOL:

FOLIO: 0

OWNER ADR1: RACQ

OWNER ADR2:

OWNER ADR3:

OWNER ADR4: GPO BOX 1403

OWNER ADR5: BRISBANE

OWNER PCODE: 4001

CURR USE: 224 3516 .

PAST USE: 0

COMMENTS: PREMISES LICENSED UNDER THE FLAMMABLE &
COMBUSTIBLE LIQUID REGULATIONS 1990. FILE NO: (8)
314/38/86-UE390/2649

Council records {
U/G Fuel Storage 20,000 l motor spirit
U/G Storage Waste Oil 2000 l
A/G " 205 l

IVAS: RACQ.

Ann & Boundary str
Brisbane 4000.