

BCC faxed + posted 21/9/01 erson

Plan update
in 2-3 file

BNE 31059

Enquiries Anne McCartin
Telephone (07) 3227 7983 Facsimile (07) 3247 3278
Your reference
Our reference 900770 App'n No. 16320 Part 1

EMR updated 24/9/01
L106 RP 846555
Brisbane CC

21 September 2001

Illywood Pty Ltd
C/- Mark Baker Town Planning Consultant
PO Box 5268
WEST END QLD 4101

erson

Dear Sir / Madam

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)

160 Ann Street Brisbane
Queensland 4000 Australia
PO Box 155
Brisbane Albert Street
Queensland 4002 Australia
Telephone (07) 3225 1827
Facsimile (07) 3247 3278
Website www.env.qld.gov.au
ABN 87 221 158 786

Application information:

Concurrence agency office: Contaminated Land Unit

Responsible officer: Anne McCartin

Postal address: PO Box 155, BRISBANE ALBERT STREET QLD 4002

Telephone: 3227 7983 Fax: 3247 3278 E-mail: Anne.McCartin@env.qld.gov.au

EPA no.: 16320 Part 1

Application no.: DRS/USE-783331

Street address of subject land: 44 Barry Pde, Valley

Real Property Description: Lot 106 on RP846555

Signed

(6) Personal in

Mack Dreyer
Chief Scientific Advisor (Contaminated Land Unit)

cc Brisbane City Council

IDAS covering letter (concurrence agency)

Enquiries: Anne McCartin
Telephone: (07) 3227 7983 Facsimile: (07) 3247 3278
Your reference: DRS/USE-783331
Our reference: 900770 Appln No. 16320 Part 1

21 September 2001

Mr Ben Pritchard
Development Assessment Team Central
Brisbane City Council
GPO Box 1434
BRISBANE QLD 4001

Dear Mr Pritchard

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)
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- ☐ 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: Anne McCartin

Postal address: PO Box 155, BRISBANE ALBERT STREET QLD 4002

Telephone: 3227 7983 Fax: 3247 3278 E-mail: Anne.McCartin@env.qld.gov.au

EPA no.: 16320 Part 1

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Street address of subject land: 44 Barry Pde, Valley

Real Property Description: Lot 106 on RP846555

Signed

4(6) Personal in

Mack Dreyer

Chief Scientific Advisor (Contaminated Land Unit)

IDAS covering letter (concurrence agency)

Concurrence agency response
Integrated Planning Act 1997 ss3.3.16 and 3.3.18

EPA No.: 16320 Part 1
Applicant: Illywood Pty Ltd
C/-Mark Baker Town Planning Consultant
Application no.: DRS/USE-783331
Date received by EPA: 18/09/2001
Jurisdiction: *Environmental Protection Act 1994*
Role: Concurrence

Description: Material Change of Use
44 Barry Pde, Valley
Lot 106 on RP846555

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 for contaminated land 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:

- a) In the event that noxious or offensive odours are released at the work site, excavation works are to immediately cease and the Environmental Protection Agency (EPA) notified and advised of appropriate remedial action to be undertaken.
- b) In the event that grossly contaminated soil or contaminated groundwater is identified during the construction process, work in the area is to cease and the contamination is to be delineated by a member of a prescribed organisation according to s381 of the *Environmental Protection Act 1994* (EP Act) and managed to a standard satisfactory to the Environmental Protection Agency.

4 Reasons for including condition(s) or refusal

State full reasons for including condition(s) listed above:

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

5 Additional comments or advice

- a) The removal of any contaminated soil from this site requires prior approval from the EPA (Contaminated Land Unit) under the EP Act.
- b) The EPA (Contaminated Land Unit) considers that disused underground tanks should be removed and sufficient contaminated land works be conducted to determine that any residual contamination does not pose a risk to site users or the environment. In particular, investigations should be undertaken where buildings are to be constructed over these areas of the site.

Additional information

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. Applicants should comply with all relevant legislation.

The Environmental Protection Agency has not provided a notification to native title parties for this application. The State's Native Title Work Procedures indicate that the responsibility for assessment of native title issues for an IDAS application rests with the Assessment Manager. It is recommended that the Assessment Manager use their own guidelines to determine whether a native title notification is required for this application.

****End of Response****

IPA APPLICATION - 44 Barry Parade, Fortitude Valley (Lot 106 on RP846555)

Applicant: Illywood Pty Ltd, c/-Mark Baker Town Planning Consultant
App'n No: 16320
File No: 900770

On EMR for: Lot 106 is a parcel resulting from the amalgamation of nine parcels that are listed on the EMR for 'Service Station'

Any ERA's?: yes - devolved to Council

Referral Coordination?: no

Proposal: Service Station and Business Premises.

The proposal is to redevelop the site that currently contains a service station and office. The proposed development involves the demolition of most existing buildings on the site.

The proposal will involve the removal of older fuel tanks and their replacement with two 42,000L vessels for flammable & combustible liquid.

A new sales building is to be erected. The southernmost section of the existing building is to be retained and refurbished to accommodate two service bays and associated staff amenities. A two-storey extension to this building is proposed for the purpose of accommodating office space to be used in conjunction with the operation of taxis.

Current Use: service station and office

Recommendation:

Site will continue to be used for a Notifiable Activity, and as such will remain on the Environmental Management Register. As the site is within an area that may be affected by contaminated fill, I recommend that the following condition be placed on any approval:

Condition:

- ← contain soil from old tanks which are to be removed.*
- Add odours also* → *Excavator works are to immediately cease + the EPA notified + advised of appropriate remedial action in the event that noxious or offensive odours are released at the work site and/or evidence of gross contamination is identified.*
- a) In the event that grossly contaminated soil or contaminated groundwater is identified during the construction process, work in the area is to cease and the contamination is to be delineated by a member of a prescribed organisation according to s381 of the *Environmental Protection Act 1994* and managed to a standard satisfactory to the Environmental Protection Agency.

Advice:

- b) The removal of any contaminated soil from this site requires prior approval from the Environmental Protection Agency (EPA) (Contaminated Land Unit) under the *Environmental Protection Act 1994* (EP Act).

4p4(6) Personal information

19.09.01

Agree 20/9/01

b) Personal



Mark Baker

Dip Arch (QIT) MSPD (UQ)
Grad Dip U&EP (QIT) FRAP LGTR (Q)



Mark Baker

Town Planning Consultant Pty Ltd
ABN 99 055 712 868

9/112 Brookes St. Fortitude Valley
PO Box 5268 West End QLD 4101
Tel. 07 3257 1880 Mob. 0419 653 807
Fax. 07 3257 2882
Email bakertpc@powerup.com.au

01308

14 September 2001

Environmental Protection Agency
Waste & Technical Services
PO Box 155
BRISBANE ALBERT ST QLD 4001

Attention: Darryl Byers

Dear Sir,

IDAS Applicant Notice Form
Transmittal Letter to Concurrence Agency

APPLICATION NUMBER: 16320
FILE NUMBER: 909770
REFERRAL DATE: 17 SEP 2001
DATE INFO REQUEST DUE: 13977
RCU No: [Redacted]
OFFICER: [Redacted]

Pursuant to s.3.3.3 of the *Integrated Planning Act* you are provided with the following in connection with the application described below:

1. A copy of the application including the application form and drawings.
2. A copy of the Acknowledgement Notice issued by the Brisbane City Council on 14 September 2001.

Applicant	Illywood Pty Ltd
Address	C/- Mark Baker Town Planning Consultant Pty Ltd PO Box 5268 WEST END QLD 4101
Contact	Tel. 07 3257 1880 Fax 07 32572882
Application No.	DRS/USE 783331
Approval No.	n.a.
Site Address	44 Barry Parade, Fortitude Valley, Brisbane

Yours faithfully

sch4p4(6) Personal information

Mark Baker Town Planning Consultant Pty Ltd
Encl.



Application No: DRS/USE-783331
Project No: DRS/PRO-85875
Contact: Ben Pritchard
Telephone: (07)3403-6165

14 September 2001

Illywood Pty Ltd
C/- Mark Baker Town Planning Consultant
Po Box 5268
WEST END
QLD 4101

Dear Sir,

**Acknowledgment notice under section 3.2.3 of the *Integrated Planning Act 1997*:
Development Application for Service Station and Business Premises on land at 44 Barry
Pde, Valley Qld 4006 and described as Lot 106 on RP846555, Parish of Nth Brisbane.**

I refer to the above application that the Council accepted as properly made on 16 August 2001 and advise that I have been appointed as the Council's Assessment Manager for this application. Please find attached the acknowledgment notice details in accordance with the requirements of section 3.2.3 of the *Integrated Planning Act 1997*. I would appreciate it if you would check the attached details and contact me if any of these are incorrect or incomplete.

The Council will not be making a formal information request, but the application does require referral to other agencies, as identified on the attached acknowledgment notice, and those agencies may require the submission of further information.

The fact that Council will not issue a formal information request should not be taken to indicate that the application is acceptable in its present form. Issues may be identified as the application is assessed. You will be notified if any further information or clarification is required.

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

If there is any matter that you would like to discuss please telephone me on (07)3403-6165.

Yours faithfully,

sch4p4(6) Personal information

Ben Pritchard
Assessment Manager
Development Assessment Team Central
Development and Regulatory Services
Customer and Community Services

Brisbane City Council
ABN 72 002 765 795

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

Facsimile 07 3403 9125



03:08PM B03 008 Wd90:03

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

APPLICANT DETAILS:

Illywood Pty Ltd
C/- Mark Baker Town Planning Consultant
Po Box 5268
WEST END
QLD 4101



SITE:

Address of Site:
44 Barry Pde, Valley Qld 4006
Real Property Description:
Lot 106 on RP846555, Parish of Nth Brisbane
Area Classification:
Multi Purpose Centre 2 - Major Centre
Name of Owner:
The Tony Di Lucchio Family Trust
Name of Ward:
Central

APPLICATION:

Aspects of development and development approvals sought:
Carrying out Building Work - Preliminary Approval
Material Change of Use - Development Permit
Material Change of Use (Environmentally Relevant Activity) - Development Permit

Description of Proposal:

Service Station and Business Premises
Council File Reference:
DRS/USE-783331
Lodgement Date:
7 August 2001

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:

- Centre Amenity and Performance Code (primary code)
- Centre Design Code (primary code)
- Landscaping Code
- Non-discriminatory Access Code
- Local Plan Code (primary code)
- Service Station Code (primary code)
- Services, Works and Infrastructure Code

Transport, Access, Parking and Servicing Code

PUBLIC NOTIFICATION REQUIRED:

This application does not require any public notification.

REFERRAL AGENCIES:

The following were Advice Agencies for this application:

Brisbane City Council
Urban Management - City Planning
GPO BOX 1434
BRISBANE QLD 4001
Telephone 3403 6657

CONTAMINATED
LAND SECTION

18 SEP 2001

The following were Concurrence Agencies for this application:

Environmental Protection Agency
Waste and Technical Services
PO BOX 155
BRISBANE
Albert Street QLD 4002
Attention: Darryl Byers
Telephone 3225 1827

Pollution Officer
Brisbane City Council
GPO BOX 1434
BRISBANE QLD 4001

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

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

INFORMATION REQUEST:

The Council will not make an 'information request' under section 3.3.6 of the *Integrated Planning Act 1997*.

PART

A

Common details
for all applications

The completion of all questions on Part A is mandatory for all applications. For further information refer to the guide for completing the application form available from the assessment manager or on the IPA website at www.ipa.qld.gov.au

1. Description of land

The description must identify all land subject of the application including land/easements over which access is to be obtained.

The lot & plan details (eg. SP / RP) are shown on title documents or a rates notice.

If the plan is not registered by title, provide previous lot and plan details.

Street address (include no., street, suburb / locality & postcode)

44 Barry Parade

Fortitude Valley

CONTAMINATED
LAND REGION

18 SEP 2001

Postcode 4006

Lot & plan details (Attach list if necessary)

Lot 106 RP 846555

Shop / tenancy no. (If applicable)

Storey / level (If applicable)

Total area of land (m² / ha)1698m²

In which local government area is the land situated?

Brisbane City Council

2. Proposal

Provide details of the proposal (eg. new house / apartment building etc, demolition / removal of a house, extension to existing shop, new carport etc).

Details of the existing use of the land (Attach proposal report if necessary)

Service Station & Office

Details of the proposal (Attach proposal report if necessary)

Service Station & Office

3. Other parts of the form completed

Complete all other parts of the form applicable to your application.

What other parts of the form are attached (E.g. Part B — if the application involves assessment against the Building Act, Part D — if the application involves assessment against the planning scheme for material change of use, Part F — if the application involves reconfiguring a lot)

Part D

4. Applicant details

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

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

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

Name

Illywood Pty Ltd

Signature

sch4p4(6) Personal information

Date

6/8/2001

Contact person

Mark Baker

Phone no.

3257 1880

Mobile no.

Fax no.

Email address

sch4p4(6) Personal information

3257 2882

bakertpc@powerup.com.au

Postal address

Illywood Pty Ltd C/- Mark Baker Town Planning

Consultant, PO Box 5268, WEST END, QLD

Postcode 4101

All correspondence will be mailed to this address.

5. Consent of land owner/s

Completion of this question is only required if the applicant is not the owner or the person authorised to sign as the owner.

Completion of this section provides the owner's consent to the lodgement of this application. If there are multiple owners, the consent of each owner is required. If the owner is a company refer to Guide 1.

Name (in full) (Attach list if necessary) THE TONY DI LUCCIO FAMILY TRUST. C/-

Illywood Pty Ltd

Signature/s (Or if a company, the ACN plus signature/s or company seal & signatures)

sch4p4(6) Personal information

Date

6/8/2001

Contact details (Optional)

OFFICE USE ONLY (applicable to assessment manager, alternative assessment manager and private certifier)

FEE (\$)

DATE
RECEIVEDRECEIVING
OFFICER'S NAME/SREFERENCE
NUMBER/S

Notification of Engagement of Private Certifier (Optional format for private certifiers)

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

Date of engagement: _____ Accreditation Number: _____

Note: _____

Signature: _____

PART

D

Complete if this application involves **assessment against the****Planning Scheme**

For material change of use of premises

Completion of all questions on Part D of this form is **mandatory** for all applications for a material change of use of premises including conceptual design for any associated works that require approval under the planning scheme.

Nature of the application

A development permit authorises development to occur, while a preliminary approval is a step in the approval process and does not authorise development to occur.

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

- ☐ Preliminary approval for a material change of use of premises including conceptual design for any associated works that require approval under the planning scheme *(ie consideration of the proposal concept)*

AND / OR

- ☒ Development permit for a material change of use of premises including conceptual design for any associated works that require approval under the planning scheme.

Referral triggers

This application may trigger referral to an IDAS referral agency. These questions help identify whether referral is required.

Referral coordination occurs - when an application involves 3 or more concurrence agencies; or under transitional arrangements. Referral coordination is further explained in the Referrals Checklist.

2. Does the application trigger referral to an IDAS referral agency? *(Tick applicable box) (Use the Referrals Checklist to determine any possible referrals for this application).*☐ NO☒ YES *If yes, attach Referrals Checklist*3. Does the application trigger referral coordination? *(Tick applicable box) (Use the Referrals Checklist to determine if this application triggers referral coordination).*☒ NO☐ YES *If yes, attach Referrals Checklist***Details of the land**

For the definition of "gross floor area" refer to the planning scheme against which the application will be assessed.

4. How is the subject land identified in the planning scheme? *(Name the zone, precinct etc.)*

Multi-Purpose Centre 2 / Gotha Street Precinct 1

5. Existing gross floor area *(If applicable)* 516m²6. Are there any existing easements on the land? *(Tick applicable box)*☐ NO☒ YES *Attach plans of the location & purpose***Proposal details**

For the definition of "site cover" refer to the planning scheme against which the application will be assessed.

7. If the application is for preliminary approval for the use of the land, provide conceptual plans and other details / reports in support of the proposal.

8. If the application is for development permit for a material change of use of premises, including conceptual design for any associated works that require approval under the planning scheme, provide the following particulars on this application form, or alternatively clearly indicate on plans or in documents accompanying this application.

Site cover 19%

Proposed gross floor area 400m²

Number of on-site car parking spaces 12

Number of storeys / maximum height above natural ground

2

Number of employees 6

Hours and days the use will operate

24hr fuel and office, workshop 7am-6pm M-F

Plans and documents9. Is the application accompanied by: *(Tick applicable box/es)*☒ Plans☒ Proposal Report☒ Other *(Specify)* Acoustic Assessment

This application cannot be accepted by the assessment manager unless accompanied by Part A of the Development Application

OFFICE USE ONLY *(application to assessment manager)*

DATE RECEIVED

REFERENCE NUMBER/S

Form 1 Development Application

idas INTEGRATED DEVELOPMENT
ASSESSMENT SYSTEMPART
GComplete if this application involves **assessment for an**
Environmentally Relevant
Activity (ERA)The completion of all questions on
Part G of this form is mandatory
for all development applications for
a material change of use of premises
for and theCONTAMINATED
LAND SECTION

18 SEP 2001

Nature of the ERATo assist in completing this section,
refer to the Environmental Protection
Agency's (EPAs) Guideline No 1
IPNEPA available on the EPAs
website at <http://www.epa.qld.gov.au>
under Business and Industry /
Environmental Guidelines / Integrated
Planning Act, or contact the local
government.To identify who the administering
authority is for each ERA, refer to
Schedule 1 of the *Environmental
Protection Regulation 1998* or contact
the EPA or local government.If the proposed ERA is a Level 1
activity, an application for an
environmental authority under the
Environmental Protection Act 1994 is
also required before the use starts. A
fee saving is available if the
applications are lodged together.

1. Identify each existing (if any) & proposed ERA(s) (eg. ERA 15) & its description (Attach list if necessary)

(1) ERA 11 Petroleum Product Storage

Existing Level (If applicable)☒ Level 1 ☐ Level 2**Existing Threshold** (If applicable)**Proposed Level** (Tick applicable box)☒ Level 1 ☐ Level 2**Proposed Threshold**

134,000 proposed

(2) ERA

Existing Level (If applicable)☐ Level 1 ☐ Level 2**Existing Threshold** (If applicable)**Proposed Level** (Tick applicable box)☐ Level 1 ☐ Level 2**Proposed Threshold****Referral triggers**If this application is for a material
change of use for an ERA and clearing
vegetation on freehold land only, it
may trigger referral to an IDAS referral
agency.2. Does the application trigger referral to an IDAS referral agency? (Tick applicable box) (Use the Referrals
Checklist to determine any possible referrals for this application)☐ NO☒ YES If yes, attach Referrals Checklist**Details of the land**For further details regarding preparing
a Proposal Report refer to Guide 7.3. Plans and written information are required to accompany applications for ERAs. These plans &
information are required to address the following matters regarding the land (Tick if accompanying this
application) —☒ A description of the existing environment (ie. maps of the land and surrounding area, zoning of the
land and surrounding areas)☐ Details of the distance to any watercourse, dam, bore etc on or adjoining the land.☒ Details of any of the following types of materials currently stored on the land (i.e. flammable &
combustible materials, chemicals, other hazardous substances)☐ Details of the location of any acid sulphate soils within or adjoining the land**Details of the activity**An application for an environmental
relevant activity must be supported by
enough information to enable the
administering authority to decide the
application, including, for example,
relevant information about the likely
risks to the environment, details of
waste to be generated and any waste
minimisation strategy.4. Plans and written information are required to accompany applications for ERAs. These plans &
information are required to address the following matters regarding the proposal (Tick if accompanying
this application) —☒ A description of the activity (i.e. proposed operation and activities, discharge points, process details)☒ Details of stormwater generation & disposal (i.e. stormwater management plans)☐ Details of waste produced, including solid and liquid waste (i.e. waste management, waste
minimisation plan, trade waste permit)☐ Details of contaminant releases and their impacts on the receiving environment (i.e. discharge to
waters, air, land; generation of noise, discharge of other contaminants)☒ Details of any of the following types of materials proposed to be stored on the land (i.e.
flammable & combustible materials, chemicals, other hazardous substances)☒ Details of proposed hours of operation☐ Details of business trading name.**Fee payable**5. Provide details of the fee payable for each scheduled ERA(s) listed in Question 1 (Attach additional
details if necessary)**Plans and documents**

6. Is the application accompanied by: (Tick applicable box/es)

☒ Plans☒ Proposal report☒ Other (Specify)**This application cannot be accepted by the assessment manager unless accompanied by Part A of the Development Application**

OFFICE USE ONLY (applicable to assessment manager and alternative assessment manager)

DATE RECEIVED

REFERENCE NUMBER/S



BRISBANE CITY COUNCIL

Development Fee Assessment

Lodge with IDAS Lodgement form Part A

**CONTAMINATED
LAND SECTION**

18 SEP 2001

ABN 72 002 765 795

Site details

Street Address

44 BARRY PARADE FORTITUDE VALLEY postcode 4006

Real Property Description

Purpose/Intended Use

LOT 106 RP 846555 CENTRE ACTIVITIES

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

No ☐ Yes ☒ Minutes of each meeting must be attached to your application.

How many Pre-lodgement Meetings are you claiming 50% credit for?

Office On-site

(When all the relevant advice has been included in your application, you will be credited 50% of the Pre-lodgement fee off your Application Assessment fee)

Is the Erosion Hazard Assessment form attached? N/A ☐ No ☐ Yes ☒ Correctly completed? Yes ☒ No ☐**Development Assessment Applications Tick type****NOTE:** For a combined application with part Code, part Impact Assessable, the Impact Assessable fees apply. Similarly, if part Acceptable, part Performance Solution, the Performance Solution fees apply. Refer to schedule of fees.**Assessment Type**☒ Code☐ Notifiable Code☐ Impact**City Plan Compliance Type**☐ Acceptable Solution☒ Performance Solution**Development Type**☐ Minor☐ Domestic☒ Other☐ Major

Development Assessment fee

\$ 2250

Less Pre-lodgement fee credit

\$

Fee Payable

\$ 2250

Operational Works Applications / Detailed Design Assessments

Plan Type	Fee Payable Circle amount	
	Acceptable Solution	Performance Solution
Minor Plans		
Private Landscape Management & Site Works Plan for sites <2000m ²	300	480
Erosion & Sediment Control Plan for sites <2000m ²	300	480
Street Naming & Numbering Plan	300	480
Traffic Functional Layout Plan for Type A, B or C roads	300	480
Signs & Line Marking Plan for Type A, B or C roads	300	480
Standard Plans		
Public Landscape Management & Site Works Plan for sites >2000m ²	500	800
Private Landscape Management & Site Works Plan for sites >2000m ²	500	800
Erosion & Sediment Control Plan for sites >2000m ²	500	800
Vegetation Management and/or Rehabilitation Plan	500	800
Roadworks & Drainage Plan	500	800
Water Reticulation Plan	500	800
Sewage Reticulation Plan	500	800
Site Based Stormwater Management Plan	500	800
Image Approval	500	800
Traffic Functional Layout Plan for Type D roads or Signalised Intersections	500	800
Signs & Line Marking Plan for Type D roads or Signalised Intersections	500	800
Other Plans		
Environment Management Plan	1 000	1 600
Pump Station or other Major Infrastructure	1 000	1 600

Total Operational Works/Detailed Design Fees Payable

\$

Declaration

I declare the information provided to be true and I understand that an additional fee may be required to complete assessment of my application as outlined in the 2001/2002 Fees and Charges.

Applicant's name

Applicant's signature and date

ILYWOOD PTY LTD

sch4p4(6) Personal informati

6181200

Office Use Only

Date Lodged

/ /

Amount \$

Application no.

Officer Code

RT13-142

Collection 2

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Erosion Hazard Assessment

To be lodged with any development or operational works/detail design application requiring assessment against any code/s requiring water quality management with respect to minimising soil erosion and the control of sediment.

What is an Erosion Hazard Assessment?

Generally, the most significant soil erosion and sediment pollution 'risk' applies during the construction stage of a development. In some cases however, the development may present a long term risk after completion.

The Erosion Hazard Assessment determines whether that risk is 'low' or 'high'. The assessment uses a point scoring system based on Council's requirements for stormwater management and Erosion and Sediment Control (ESC).

Explaining the Erosion Hazard Assessment form

Complete the table on the back of this form before you complete the certification below.

- **Site condition** – lists varying erosion-related factors to be assessed.
- **Points** – a range of values representing the significance of the erosion-related factors for each site condition. Note that the higher the points value, the more significant its potential erosion and/or pollution hazard.
- **Score** – your assessment. Allocate the appropriate point score for each site condition which best matches your development proposal. (Example: for the first site condition, you would write score 2 points if the average slope of disturbance area was 6%.)
- **Trigger score** – some site conditions have been allocated a trigger score. If your score for any of these site conditions is equal to or greater than the trigger score, the development proposal will usually be considered 'high risk'.
- **Certification** – only a person with suitable qualifications and experience in erosion and sediment control can certify that this form has been completed accurately and to Council's requirements. Refer to Council's *Applicants Guide to Managing Erosion and Sediment Control in the Development Application/Assessment Process* for the definition of a 'suitably qualified and experienced professional in erosion and sediment control'.
- **Additional information** – refer to the Erosion Hazard Assessment Technical Notes for more information about completing this assessment. Where you see a number in brackets like this [-] in the assessment table the number is referenced in the technical notes.

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'.

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'. Applicants must lodge sufficient supporting information to demonstrate that the performance criteria of the relevant Code/s in the *City Plan 2000* can be achieved.

Certification – complete Assessment Table on back of this form first

Is Total Score equal to or greater than 17?

No ☒ Yes ☐ Refer to Council's *Applicants Guide to Managing Erosion and Sediment Control in the Development Application/Assessment Process*

Did you answer 'yes' to any Trigger Score question?

No ☒ Yes ☐ Refer to Council's *Applicants Guide to Managing Erosion and Sediment Control in the Development Application/Assessment Process*

Application number

Site address

44 BARRY PDE
FORTITUDE VALLEY

Prepared by Print name

MARK BAKER

Certified by Print name

MARK BAKER

Business name

MARK BAKER TOWN PLANNING
CONSULTANT PTY LTD

Certifier's signature and date

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31/7/01

Brisbane Assessor's name

City

Council

Use Only Officer code

Date

1/1/

Assessment Table

Site Condition	Points	Score	Trigger Score	BCC Use Only
[1] AVERAGE SLOPE OF DISTURBANCE AREA ☒ less than 3% (3% = 33H:1V) 0 ☐ more than 3% but less than 5% (5% = 20H:1V) 1 ☐ more than 5% but less than 10% (10% = 10H:1V) 2 ☐ more than 10% but less than 15% (15% = 6.7H:1V) 4 ☐ more than 15% 6		0	Score equal to or greater than 4? No ☒ Yes ☐	
[2] SOIL CLASSIFICATION GROUP (AS1726) ☒ GW, GP, GM, GC <u>SILTY GRAVELLY CLAY</u> 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		0		
[3] EMERSON (DISPERSION) CLASS NUMBER ☒ Class 4, 6, 7, or 8 0 ☐ Class 5 2 ☐ Class 3 4 ☐ Class 1 or 2 6		0	Score equal to or greater than 4? No ☒ Yes ☐	
[4] DURATION OF SOIL DISTURBANCE ☐ 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 ☐ less than 1000 m ² 0 ☒ more than 1000 m ² but less than 5000 m ² 1 ☐ more than 5000 m ² but less than 1 ha 2 ☐ more than 1 ha but less than 4 ha 4 ☐ more than 4 ha 6		1	Score equal to or greater than 4? No ☒ Yes ☐	
[6] WATERWAY DISTURBANCE ☒ No disturbance to watercourse, open drain or channel 0 ☐ Involves disturbance of watercourse, open drain or channel 2		0	Score equal to or greater than 2? No ☒ Yes ☐	
[7] REHABILITATION METHOD Percentage of area (relative to total disturbance) revegetated by seeding without mulching (ie. worst case revegetation method) ☒ 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 ☒ Open water body (eg. creek, river, bay) 0 ☐ Enclosed water body (eg. lake, boat harbour) 2		0		
[9] SUBSOIL EXPOSURE ☐ No subsoil exposure except for service trenches 0 ☒ Subsoils are likely to be exposed 2		2		
[10] EXTERNAL CATCHMENTS ☒ No external catchment 0 ☐ External catchment diverted around the soil disturbance 1 ☐ External catchment not diverted around the soil disturbance 2		0		
[11] ROAD CONSTRUCTION ☒ No road construction 0 ☐ Involves road construction works 2		0		
[12] pH OF SOILS TO BE REVEGETATED ☐ less than pH 5 1 ☐ more than pH 5 but less than pH 9 0 ☒ more than pH 9, or if pH testing not done at this stage 1		1		



CONTAMINATED
LAND REGION
18 SEP 2001

From SD

elea

Residential Amenity is an issue - both existing and potential 'noise-sensitive' uses.

- Application requires noise impact assessment report, particularly given 24 hour operating hours.
- Hazardous Risk Assessment Policy.
- Stormwater for Sewer Station Policy.
- Loss of 3 natural spaces will attract a cost penalty.
- Code Assessable application required.

CONTAMINATED
LAND SECTION
18 SEP 2001

Signed

sch4p4(6) Personal information

Date

23 / 4 / 2007

Disclaimer

The RTI 103-142 lodgement meeting is to provide initial advice on issues relevant to a development proposal to assist in the timely processing of applications. It can not replace the in-depth interviews normally associated with the formal assessment and consideration of any public