



Environmental
Protection
Agency

ENVIRONMENTAL CONTROLS
CONTAMINATED SITES MANAGEMENT
CSI BRISBANE
200 HOLT STREET, PINKENBA
L1178-1179 SP153111 (PREVIOUSLY L1154 SL10385) PETROLEUM PRODUCT OR
OIL STORAGE
CONSOLIDATED RUTILE LTD



QUEENSLAND
PARKS AND
WILDLIFE
SERVICE

BNE20825 Vol 3

CSI 200 HOLT STREET

F423183



QUEENSLAND
PARKS AND
WILDLIFE
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CONSOLIDATED RUTILE LTD

BNE20825 Vol 3

CSI 200 HOLT STREET

App # 12-058 Case Mngr: *Rose*

MACHL Environmental P/L

Return Documents to:

Officer: *Tan Witcox*

Region: *CLU*

Level 7, 400 George St

Date received: *21/8/12*

File C: BNE20825 Vol 3_12-058



Queensland
Government

Enquiries to: Paul Ritchie
Telephone: (07) 3330 5688
Our reference: BNE20825 vol 3 Ecotrack: 329481 Permit No. CLEB00862610

Department of
**Environment and Resource
Management**

Permit to Remove and Dispose of Contaminated Soil

Pursuant to Section 424 of the *Environment Protection Act* 1994 (EP Act) permission is given to the applicant,

Russell Sheehan

General Manager

Industrial Galvanizers Corporation Pty Ltd

PO Box 1311

EAGLE FARM QLD 4009

to remove soil contaminated with Heavy Metals from Corner Holt and Curtin Avenue (East) Pinkenba (Lot 1176 on SP153111), and described in the following correspondence:

Application for Contaminated Soil Disposal Permit dated 20 August 2010 and received 20 August 2010. The permit holder is responsible for ensuring that all personnel involved in the excavation, removal and disposal comply with the specific and standard conditions in Schedules 1 and 2 of this permit.

Signed 

s.73

Kim Barry
Team Leader, Contaminated Land Unit

14/10/10

CC: DERM (Ipswich Office), Attn: Scott Blanchard (scott.blanchard@derm.qld.gov.au))

CC: Veolia Environmental Services, Attn: Daniela Lacerda (daniela.lacerda@veolia.com.au)

Notice to Applicant

The conditions on this permit have been decided after consideration of the standard criteria (EP Act) and for the purpose of preventing environmental harm. The applicant may apply for a review or appeal against the decision within 10 business days of receipt of this notice (s521 and s531).

400 George Street
QLD 4000 Australia
GPO Box 2454, Brisbane Qld 4001
Telephone (07) 3330 5695
Website www.env.qld.gov.au
ABN 46 640 294 485 Page 2 of 266

Schedule 1 of 2 – Specific Conditions

The volume or mass of the contaminated soil shall not exceed 50 cubic metres.

50 cubic metres of contaminated soil is to be disposed to **unlined** landfill in accordance with the disposal facility approval letter dated 6 August 2010 to the Veolia Wattle Glen Landfill, Hallets Road /Patrick Street and Greenwood Village Road REDBANK PLAINS (Lot 288 on S31235 and Lot 1 on RP885033).

This permit is valid from 7/09/2010 until 7/03/2011.

Schedule 2 of 2 – Standard Conditions

1. Volume / mass of contaminated soil

This permit applies to the specified volume or mass only. Any increases to the specified quantity will require a new disposal permit.

2. Disposal time period

Disposal must occur within the dates specified or a new disposal permit must be sought.

3. Excavation and loading

The holder of this disposal permit must take all reasonable precautions necessary to prevent the spillage of contaminated soil during loading and prevent contaminated soil being transported from the site of origin on vehicle tyres and plant and equipment.

4. Transportation

(a) Transporter to be advised of permit conditions

Prior to the removal of contaminated soil, the permit holder must provide a copy of the permit and conditions to the transporter.

(b) Load to be secured

The contaminated soil must be covered in the transportation vehicle to ensure that the contaminated soil or offensive or noxious gases are not released during transport.

(c) Cleaning of vehicles and plant equipment

An effective system must be employed for cleaning of vehicles and plant and equipment which are used to transport or handle contaminated soil which prevents release of contaminants onto any roadway or to any waters or stormwater drainage system.

(d) Spillage

Any spillage of contaminants must be cleaned up as quickly as practicable. Spillages must not be cleaned up by hosing, sweeping or otherwise releasing such contaminants or material to any stormwater drainage system, roadside gutter or waters.

5. Receival and disposal

(a) Licence conditions

The acceptance and disposal of the contaminated soil must comply with the licence conditions and the specific requirements of the disposal facility.

(b) Disposal receipts

Copies of disposal acceptance receipts are to be submitted to the Administering Authority within 10 business days of the date of disposal. The holder of, or person acting under a disposal permit, must comply with the conditions of the permit (s425 of the *Environmental Protection Act 1994*).
Maximum penalty - 100 penalty units.

6. Interim storage

Contaminated soil which is temporarily stored at the site of origin or approved for storage at a separate property must be stockpiled and securely covered and/or managed to ensure that:

- (a) rainwater is drained away from the stockpiles;
- (b) contaminated soil is not transported from the stockpile by wind or rainwater;
- (c) offensive odours or noxious gases are not release; and
- (d) soil underlying the stockpiles is not affected by contamination.

A report is to be provided to the Administering Authority within 28 days of final disposal that verifies that the storage area is fully cleared of contamination.

7. Treatment of soil

(a) Licensed facility

When treatment is to be undertaken at a licensed general waste disposal facility or regulated waste treatment and disposal facility, acceptance receipts must be provided to the Administering Authority within 10 days of contaminated soil delivery. The contamination level in the soil must be reduced to a level agreed by the Administering Authority. When contaminated soil is stored at such facility pending treatment, storage is to be undertaken according to condition 6.

(b) Other treatment sites

(i) Soil remediation and validation report.

The permit holder must provide a report of the soil remediation including chemical test results that validate that the contamination has been lowered to levels agreed with the Administering Authority. The report must provide evidence that the land underlying the treatment activity is not affected by contamination.

(ii) Environmental harm.

Treatment activities must be carried out to ensure that environmental harm is not caused and that contaminants including treatment agents are not released from the site by wind, stormwater or as offensive or noxious gases. The requirements of condition 6 also apply.

(c) Final disposal

When soil contamination has been reduced to levels acceptable to the Administering Authority, the soil may be disposed of as general fill unless otherwise specified in Schedule 1. The location of the final disposal site of the soil is to be identified after treatment by written advice to the Administering Authority.

****End of Document****

☐ Regional Information & Filing☒ Regional Action Required

Admin. Office: Contaminated Land Unit, Southern Region

Project No: 329481

Client No: 650019

EMR/CLR ID No. 40135

Permit No. CLEB00862610

(50m3)

App: 439640

Ecoaccess Customer Service Unit

CROW No. 37566

Application for Disposal Permit (Contaminated Land) Checklist

3

☒ Part A and Part B application forms supplied and complete.
☒ Forms signed and dated
☒ All parts of the forms completed
☒ Letter of acceptance from Landfill etc
☒ TPR approval received (if one is appointed for the site (Contaminated Land Unit to action).

CONTAMINATED
LAND SECTION
27 AUG 2010

Applicant Name: Industrial Galvanizers Corp Ltd.

Contact Name: Russell Sheehan

Location: 1176/SP153111 Pinkerba

Third Party Reviewer: N/A
(If applicable)

Co-ordinator: Ria George

Date Received:

20/08/10

Due Date

(10 business days after application deemed valid):

31/9/10

Date Application Deemed Valid:

20/08/10

Due Date (TPR)

(5 business days after application deemed valid)

/ /

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

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

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

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

FOR INTERNAL USE ONLY**DEPARTMENT OF ENVIRONMENT AND RESOURCE
MANAGEMENT****SEARCH RESPONSE****ENVIRONMENTAL MANAGEMENT REGISTER (EMR)
CONTAMINATED LAND REGISTER (CLR)**

Transaction ID: 1251624
2010

EMR Site Id: 40135

25 August

This response relates to a search request received for the site:
Lot: 1176 Plan: SP153111

SEARCH RESULT

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

Lot	Plan	
905	SL6244	EMR
1154	SL10385	EMR

ADDITIONAL ADVICE

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

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

Lindi Bowen
Registrar, Contaminated Land Unit

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

RECEIVED

20 AUG 2010

PaLM

INDUSTRIAL GALVANIZERS (BRISBANE)

A division of Industrial Galvanizers Corporation Pty. Ltd. A.C.N.: 000 545 415 A.B.N.: 40 000 545 415 010

Cnr Holt Street and Curtin Avenue, Pinkenba
P.O. Box 1311 Eagle Farm Qld 4009
Tele: (07) 3632 7700 Fax: (07) 3632 7799
Web: <http://www.indgalv.com.au>

You're better off with...**FACSIMILE MESSAGE****To:** ECO ACCESS**Attn:****Fax:** ~~07 33159600~~ 38963342**Date:** Friday, 20 August 2010**Pages:** 21 including cover sheet**Time:** 10:36:32 AM**Subject:** Soil permit request**From:** Edward Foord

Confidentiality Note: This faxed information is intended solely for the named addressee and may contain information that is confidential and privileged. If you are NOT the intended recipient, you are hereby notified that any disclosure, or taking of any action based on the contents of this information, is strictly prohibited. If you have received this communication in error, please notify us immediately by phone and destroy the original message. Thank you.

Dear Sir / Madam,

Please find fax attached. Will come through in 2 batches (double sided).

Regards,

Edward Foord
HSE Systems Coordinator

eco access

Environmental Protection Agency

Application Form

Part A

General details for all applications

OFFICIAL USE ONLY

DATE RECEIVED

FILE REF

PROJECT REF

COMPLETE FORM



ENTERED BY (SIGNATURE)

DATE

RECEIPTING DETAILS ONLY

DATE RECEIPTED

RECEIPT NUMBER

AMOUNT RECEIVED

\$

PROCESSED BY (INITIALS AND NAME)

GUIDE

1. The applicant is the person intending to carry out the activity and in whose name the relevant permits or licences are to be issued.

The registered address is legally required for the serving of notices. It is the address of a person and cannot be a post office box.

If more than one applicant as part of a partnership, complete the "Joint applicant details" form and attach to this PART A form.

Important information for applicants

This form asks for general applicant details and a description of the proposed project and any associated activities. The completed form must be submitted together with relevant activity specific [Part B] forms and any other associated forms included in your application kit.

Specific details must accompany this form to enable your application to be processed. The guide provided will help you complete your application correctly. If you have any difficulties completing the form, contact the Ecoaccess Customer Service Unit desk on 1300 368 326. Please number all attachments alphabetically (e.g. 'Attachment A').

(Commercial and confidential information must be marked clearly. If subsequent activities are added to the project, you will be required to resubmit this application with details of the additional activity).

Tick relevant boxes below if the applicant(s) are:

- ☒ an individual or sole trader
☐ individuals in a partnership
☐ individual(s) acting on behalf of an unincorporated organisation
→ Go to Section 1
☒ an incorporated company
☐ an incorporated association
☐ a statutory authority
☐ a body politic
→ Go to Section 2

1. Individual applicant(s) details⁽¹⁾

APPLICANT'S FULL NAME		TITLE	DATE OF BIRTH
REGISTERED ADDRESS			POST CODE
TELEPHONE	FACSIMILE	E-MAIL	
POSTAL ADDRESS (WRITE 'AS ABOVE' IF THE SAME AS REGISTERED ADDRESS)			POST CODE



Application form – Part A

General details for all applications

Guardian details (if applicable)

A parent or legal guardian must complete the following details if an applicant is under 18 years of age.

GUARDIAN'S FULL NAME	DATE OF BIRTH
GUARDIAN'S REGISTERED ADDRESS	POST CODE
GUARDIAN'S SIGNATURE	DATE

→ Go to Section 3

2. Applicant details

2. The applicant is the registered legal entity (not a business trading name) intending to carry out the activity, and in whose name the relevant permits or licences are to be issued.

The registered address is legally required for the serving of notices. It is the registered business address of the company making the application and cannot be a post office box.

Enter the Australian Business Number (ABN), or the Australian Company Number (ACN) of the incorporated company, or the Association Number (AN) of the incorporated association, or the title and section of the legislation that gives the statutory corporation its legal status.

REGISTERED LEGAL ENTITY NAME INDUSTRIAL GALVANIZERS CORPORATION PTY LTD		
TRADING NAME (IF APPLICABLE) INDUSTRIAL GALVANIZERS (BRISBANE)		
REGISTERED ADDRESS Level 1, Building 10i, Technology Office Park 107 Miles Plating Road, EIGHT MILE PLAINS QLD		POST CODE 4113
TELEPHONE 07 3632 7700	FASCIMILE 07 3632 7799	E-MAIL/WEBSITE
POSTAL ADDRESS (WRITE "AS ABOVE" IF THE SAME AS REGISTERED ADDRESS) Industrial Galvanizers Brisbane PO Box 1311, EAGLE FARM QLD		POST CODE 4009
ABN/ACN/AN OR TITLE AND SECTION OF LEGISLATION ABN 40 000 545 415		

Application form – Part A
General details for all applications**Principal contact or person in charge details**

PRINCIPAL CONTACT/PERSON IN CHARGE FULL NAME RUSSELL SHEEHAN		TITLE MR
POSITION IN CORPORATION GENERAL MANAGER (QUEENSLAND)		
TELEPHONE 07 3632 7700	FACSIMILE 07 3632 7799	E-MAIL/WEBSITE
POSTAL ADDRESS (WRITE 'AS ABOVE' IF THE SAME AS REGISTERED ADDRESS) PO BOX 1311 EAGLE FARM QLD		POST CODE 4009

Authorised signatory

The authorised signatory is the person authorised to sign an application on behalf of a corporation and in doing so declares that the corporation will be bound by the conditions associated with the granting of the licence or permit.

AUTHORIZED SIGNATORY FULL NAME RUSSELL SHEEHAN	TITLE MR
POSITION IN CORPORATION GENERAL MANAGER (QUEENSLAND)	

3. Project details**Pre-lodgement**

Have you previously attended a pre-lodgement meeting or submitted a pre-lodgement form for this project?

☒ NO ☐ YES

PROJECT NUMBER (IF APPLICABLE)

Project description

Briefly describe the proposed activities, works, development or management. Attach a separate sheet if there is insufficient space below.

DESCRIPTION

**CONCRETING OF BAY AREAS IN CENTRE OF SITE HAS
REQUIRED THE NEED TO REMOVE HARDFILL AND SOIL.**

Application form – Part A

General details for all applications

Approvals required

Please list all Part B application forms you are attaching to this form.

APPLICATION FORMS

CONTAMINATED SOIL DISPOSAL PERMIT PART B

Project site

Where will the activities be conducted? Provide the street address, real property description(s) of the land(s) in which the project is located and local government area. If you require more space, attach a separate sheet.

STREET ADDRESS

Cnr Holt St & Curtin Ave (East) PINKENBA QLD 4008

LOT

1176

PLAN

SP153111

LOCAL GOVERNMENT AREA

COUNTY OF STANLEY, PARISH OF WOOGAROO

If possible, provide a specific location within a protected area, a property name or an attached map with the project area clearly delineated. Also include the map name/details.

SPECIFIC LOCATION/PROPERTY NAME

PROTECTED AREA

GEOGRAPHICAL CO-ORDINATES

Attachments

List all attached documents, including maps containing information supporting this application in the space below. If there are no attachments mark "N/A."

ATTACHMENTS (LABEL ALL ATTACHMENTS ALPHABETICALLY – E.G. "ATTACHMENT A")

NONE

This information should at least provide enough details to allow an EPA or DPWS officer to locate the site of the proposal.

Give as much information as possible to accurately locate your activity, for example maps with contextual or boundary lines on plan or GPS boundary co-ordinates.

Geographical co-ordinates can include northings/eastings longitude/latitude.

Label all attachments alphabetically (e.g. "Attachment A")

Application form – Part A
General details for all applications

4. Applicant's certification

Note: If you have not told the truth in this application you may be liable for prosecution under the relevant Acts or Regulations.

- I do solemnly and sincerely declare that the information provided is true and correct to the best of my knowledge and I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the *Oaths Act 1867*.
- I understand that information supplied on or with this application form may be disclosed publicly in accordance with the *Freedom of Information Act 1992* and the *Evidence Act 1977*.

APPLICANT(1) SIGN

s.73

Joint applicant signatures (if applicable)

APPLICANT(2) SIGNATURE

APPLICANT(3) SIGNATURE

APPLICANT(4) SIGNATURE

APPLICANT(5) SIGNATURE

DATE

20/08/2010

Complete the following checklist.

- ☐ Application form(s) signed and completed
- ☐ Permit fees paid or enclosed (if applicable)
- ☐ Supporting information attached (e.g. maps)

Please return your completed application kit to:

Ecoaccess Customer Service Unit
Environmental Protection Agency

PO Box 15155
City East
Queensland 4002

Enquiries: 1300 368 326
Facsimile: (07) 3115 9600
Email: eco.access@epa.qld.gov.au

eco access

Application form — Part B

Section 424 — Environmental Protection Act 1994

Contaminated soil disposal permit

This form asks for specific details in relation an application under s424 of the Environmental Protection Act 1994 for a permit to undertake off-site disposal of contaminated soil which is required before you can proceed lawfully with your project and any associated activities.

1. Specific information requirements

Please provide details of site(s) from which soil is to be removed

If you require additional space, attach the information requested and make reference to that sheet here.

FULL STREET ADDRESS OF SITE(S) Cnr Holt St & Curtin Ave (East) PINKENBA QLD 4008	
LOT(S) 1176	PLAN(S) SP153111
LOCAL GOVERNMENT AUTHORITY Brisbane City Council	

Has a site investigation report been submitted to the Environmental Protection Agency (EPA)?

☒ NO☐ YES

EPA PROJECT REFERENCE OR FILE NUMBER? (IF KNOWN)

Please tick the relevant box in reference to a copy of current Certificate of Title

☐ ENCLOSED WITH THIS APPLICATION☒ SUBMITTED PREVIOUSLY TO EPA WITHIN A SITE INVESTIGATION / VALIDATION REPORT

Has the site been used for a notifiable activity as per Schedule 2 of the Environmental Protection Act 1994?

☐ NO☒ YES (PLEASE SPECIFY) NOTIFIABLE ACTIVITY # 23 - METAL TREATMENT OR COATING

Is the site presently being used for a notifiable activity?

☐ NO☒ YES (PLEASE SPECIFY) PLEASE SEE ABOVE

Application form – Part B
Contaminated soil disposal permit

Is the site currently on the Environmental Management Register or Contaminated Land Register?

☒ YES ☐ NO (IF NO, YOU MUST SUBMIT A NOTIFICATION FORM TO THE EPA)

Has contaminated soil been removed from this site in the past?

☐ NO (GO TO QUESTION 19) ☒ YES

Was approval for off-site disposal obtained?

☐ NO ☒ YES

What is the approximate volume (in cubic metres) of soil to be removed (allowing for excavation bulking)?

50m³

How did you calculate the volume of soil to be removed?

Volume was calculated on basis of area and depth to be excavated including allowance for overcut and excavation bulking.

What are the dates between which soil will be moved to the disposal location?

(As per Section 424(7) of the EP Act, permits will only be valid between dates stipulated in the disposal permit)

FROM DATE:
05/08/2010

TO DATE:
05/09/2010

Justification of request?

State reason(s) why on-site treatment or management is not proposed

Lack of available land space for storage of this quantity of soil.
Concerns relating to stormwater management due to soil quantities of this volume.

Will validation sampling be undertaken to confirm that all soil has been removed?

☒ NO ☐ YES

Application form – Part B
Contaminated soil disposal permit

Provide a description of contamination present in soil to be removed?

Soil is to be stockpiled at Veolia facility before characterisation can be completed.

Please tick relevant boxes to indicate that you have attached the following information with this application?

- ☐ Scaled diagram showing soil sampling locations and contamination source(s)
- ☒ Tabulation of soil analysis results
- ☐ Toxicity Characteristic Leaching Procedure (TCLP) results from relevant soil samples
- ☐ Laboratory reports and sample receipt advices for all soil analysis
- ☐ Explanation of location and depths of samples, how samples were collected, and how sample integrity was maintained

Written acceptance from owner of site receiving contaminated soil?

- (a) ☐ Soil being removed to a local government-administered landfill

NAME AND ADDRESS OF LOCAL GOVERNMENT-ADMINISTERED LANDFILL

- ☐ Written acceptance from local government authority is enclosed

- (b) ☒ Soil being removed not going to a local government-administered landfill

- ☐ Copy of Certificate of Title for the disposal location site

LOT(S) 288 & 1	PLAN(S) S31235&RP885033
FULL STREET ADDRESS OF SITE(S) WATTLE GLEN LANDFILL, HALLETS RD, PATRICK ST & GREENWOOD VILLAGE RD, RED BANK PLAINS QLD.	

- ☒ Written acceptance from registered owner of site is enclosed with this application

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environmental licences and permits

Application form – Part B
Contaminated soil disposal permit**Declaration**

Please read the certification below before signing. The proposed permit holder or their appointed signatory must sign this form.

Note: If you have not told the truth in this application you may be liable for prosecution under the relevant Acts or Regulations.

- I do solemnly and sincerely declare that the information provided is true and correct to the best of my knowledge. I understand that it is an offence under s480 of the EP Act to give to the administering authority or an authorised person a document containing information that I know is false, misleading or incomplete in a material particular.
- I understand that all information supplied on or with this application form may be disclosed publicly in accordance with the *Freedom of Information Act 1992* and the *Evidence Act 1977*.

APPLICANT'S NAME RUSSEN SHEEHAN	PRINT NAME OF APPOINTED SIGNATORY (IF APPLICABLE)
APPLICANT'S SIGNATURE / APPOINTED SIGNATORY s.73	DATE 4/8/10

Applicant checklist

- ☒ Application form(s) completed and signed
- Supporting information attached (if applicable)

Please return your completed application kit to:

Ecoaccess Customer Service Unit
Environmental Protection Agency

PO Box 15155
City East
Queensland 4002

Enquiries: 1300 368 326
Facsimile: (07) 3115 9600
eco.access@epa.qld.gov.au

You may apply for an exemption from disclosing information contained in a document submitted, or proposed to be submitted with this application (see Section 564 of the *Environment Protection Act 1994*).



environmental licences and permits

CAC Detail Report

Project Ref	Project Office
241873	Air Sciences - Central Office

Application Date	CAC Review Date	Application Type
30-NOV-2009	11-DEC-2009	Application

Primary Applicant/s

Client ref	Client name
400720	Stradbroke Rutile Pty Ltd

Location/s

Location name	Location description	Location type
200 Holt Street, Pinkenba	BIN & CONVEYOR	Lands Lease

Permit/s

Permit type/s	Development Approval for a MCU involving an ERA
	Development Approval for a MCU involving contaminated land

Activity/ies

Activity/ies	All or part of the land forming part of the premises is on the environmental management register or contaminated land register
	All or part of the land forming part of the premises is/was last used for a notifiable activity, or an industrial activity (other than a mining or petroleum activity) and the proposed use for a child care, educational, recreational or residential purposes including a caretaker residence on industrial land.
	ERA 50 Bulk material handling Threshold 1(a) - loading or unloading 100t or more of minerals in a day or stockpiling 50000t or more of minerals within 5km of the highest astronomical tide or 1km of a watercourse

Interest/s

Type	Rating	Comment
-------------	---------------	----------------

Recommendations

Recommending officer	Shamaul Alam
Project Director	Shari Murphy
Project Manager	
Decision Level	Level 2
EIS Required	N
Comments	Location: 200 Holt Street, Pinkenba Lot 1 on SP168014 s.73 Existing use of the land: Mineral Sand processing plant



9/12/09

ecoaccess

environmental licences and permits

Bring Up Details Report

241873 - Consolidated Rutile Pinkenba - 42(b) mineral processing 17
 Fuel burning - 30-NOV-2009

Ref: 56392
 Status: Submitted
 Assigned To: SEITZ, Katrina
 Email Address: katrina.seitz@derm.qld.gov.au
 Project Director: MURPHY, Shari
 Project Manager:
 CC:
 CC:
 Subject: Development Approval multi Jurisdiction

Created Date: 08-DEC-09
 Closed Date:
 Due Date: 10-DEC-09
 Reminder Date:

Comments: Project Ref: 241873
 Permit Ref: IPDE01701509
 IPDL01701409
 Client: Stradbroke Rutile Pty Ltd
 Application Date: 30/11/09
 Due Date: 10/12/09
 Location: 200 Holt Street, Pinkenba
 Lot 1 on SP168014

s.73

PD: Shari Murphy ESO: Trina Seitz

Dear Shari

An application has been received for a Development Application. The Manager, ECSU has appointed you as the Project Director for this project. Please ensure that the application is assessed and decided within the service standard time frames. Please appoint a project manager if one has not been appointed. It is the project manager's responsibility to be the single point of contact for the client from this point and ensure that all applications associated with this project are decided within the statutory timeframes.

The application will go to CAC on 11.12.2009. Please find a copy of the CAC Report below:

Location: 200 Holt Street, Pinkenba
 Lot 1 on SP168014

Existing use of the land: Mineral Sand processing plant

Proposed use: Application for ERA 50 Bulk material Handling and Storage. Loading and unloading of mineral sands from barge.

☐ Release For Regional Information & Filing

☒ Regional Action Required

Admin Office/s: Project No: 241873
Client No/s: Permit No/s: IPDE01701509
IPDL01701409

Ecoaccess Customer Service Unit Validation Checklist

Crow # 18210

Development Approval (Multiple Jurisdictions) Application

AGENCY ☐ Assessment Manager (No Referral Agency)
ROLE

☐ Assessment Manager (With Referral Agency) Agencies:

☐ Alternate Assessment Manager (No Referral Agency)

☐ Concurrence Agency

CONCURRENCE ROLES:

☐ COASTAL

- ☐ Area in Coastal Management Control District
- ☐ Area in Erosion Prone Area
- ☐ Owner's Consent/Resource Entitlement Provided
- ☐ Part M Form completed

☒ ENVIRONMENTAL OPS

- Era No/s 50.1a
- ☐ Letter from Council attached
 - ☒ Part G Form completed

☐ CULTURAL HERITAGE

- Heritage Register No. 60
- ☐ Part C Form completed

☐ CONSERVATION SERVICES

- ☐ Koala conservation area
- ☐ Koala sustainability area

☐ WILD RIVERS

☒ CONTAMINATED LAND

- ☒ All or Part of the Land is on the EMR or CLR
- ☐ Natural Mineralisation or Industrial Activity
- ☒ Notifiable Activity or Industrial Activity
- ☐ Preliminary Approval under S1.3.6 of IPA
- ☐ Unexploded Ordnance

APPLICATION TYPE

☒ Material change of use	☐ Prescribed Tidal Works	☐ Allocation of Quarry Material
☐ Tidal works	☐ Building work	☐ Reconfiguration of a Lot
☐ Constructing artificial waterway	☐ Works in watercourse	☐ Constructing a canal
☐ Interfering with quarry material	☐ Reclaiming land	☐ Disposing of dredge spoil
☐ Dev. in Heritage Reg. Place	☐ Draining across coastal land	☐ Interfering coastal dune
	☐ Ponded pastures	☒ ERA No/s <u>50.1(a)</u>

ADVICE AGENCY TRIGGERS

- | | |
|--|--|
| ☐ Wetlands – within 100m of a wetland | ☐ MCU assessable under the planning scheme |
| ☐ Conservation Estate – within 100m | ☐ Reconfig a lot – ≥ 10 lots or any lot < 5 ha |
| ☐ Heritage – shares a common boundary | ☐ MCU for urban purposes |
| | ☐ Reconfig a lot – ≥ 10 lots or any lot < 5 ha |
| | ☐ MCU assessable under the planning scheme |
| | ☐ Reconfig a lot |



nsolidated Rutile Limited

onsolidated Rutile Limited
58 Metroplex Avenue
URARRIE QLD 4172
CN: 009 719 902

Vendor Address

DEPT ENVIRONMENTAL & RESOURCE MG
(ABN 46640294485)
PO Box 1164
BEENLEIGH QLD 4207

Payment Advice

Information

Document Number 2000016063
Document Date 11.11.2009
Our accounting clerk
Telephone
Fax
Vendor No. 7373

Dear Sir/Madam,

We have settled the items listed below with bank transfer number 2000016063, subject to the goods and services supplied and the invoice therefore being in order.

Document	Your Reference	Date	Deductions	Total Amount
5100055602	DERM	10.11.2009	0.00	15,100.00
Total Amount			0.00	\$ 15,100.00

Payment document
2000016063

Date
11.11.2009

Currency
AUD

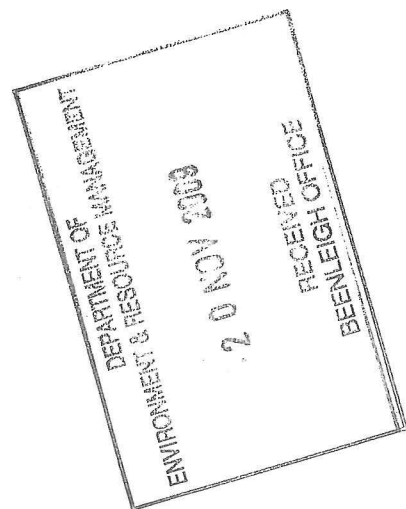
Payment Amount
*******15,100.00***

ECSU 325077.



Consolidated Rutile Limited

Mr Michael Kelly
 Department of Environment and Resource Management
 PO Box 1164
 BEENLEIGH QLD 4207



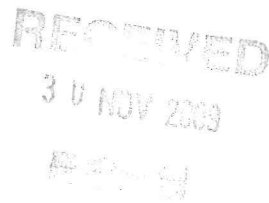
Dear Mr Kelly

RE: STRADBROKE RUTILE PTY LTD DEVELOPMENT APPLICATION

Stradbroke Rutile Pty Ltd (SRPL) (the applicant) encloses an application for development approval (material change of use of premises for environmentally relevant activities and contaminated land management) in respect of its operations at 200 Holt Street, Pinkenba.

The following documents are **enclosed**:

- (a) a folder containing:
 - (i) IDAS Form 1 Part A (including landowner consent and evidence of resource entitlement);
 - (ii) IDAS Form 1 Part G;
 - (iii) IDAS Form 1 Part N;
 - (iv) IDAS Assessment Checklist; and
 - (v) supporting documents;
- (b) payment advice in the amount of \$15,100, showing payment to the Department of Environment and Resource Management (DERM) of its fee for administering the application; and
- (c) a letter from the Brisbane City Council, confirming that an additional development permit is not required from the Brisbane City Council.



In accordance with the application documents, you will note that there are no Referral Agencies for this application.

If you have any queries regarding the above, please feel free to contact Nigel Ryan on (07) 3409 6956 or ^{s.73}

Yours faithfully _____

Stradbroke Rutile Pty Ltd

1/58 Metroplex Ave, Murarrie
 Queensland 4172 Australia
 P. 07 3909 4500 F. 07 3909 4501
 ABN 28 009 719 902
 File C_BNE20825 Vol 3_12-058



Dedicated to a better Brisbane

10 September 2009

Brisbane City Council

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

Telephone 07 3403 8888

Consolidated Rutile Limited
Attention : Mr Nigel Ryan
P O Box 47
DUNWICH QLD 4183

Permit Type: Request for Written Information (Prelodgement DA)

Description of Proposal: ERA 50 (Bulk Material Handling) and ERA 42(b) / ERA 31
(Mineral Processing)

Address of Site:

Real Property Description: Lot(s)
Plan 168014

s.73

& Lot(s) 1 on Survey

Application Reference: A002389309

Dear Mr Ryan

RE: Request for Written Information – does the application for ERA 50 (Bulk Material Loading, Unloading and Stockpiling) trigger assessable development against the City Plan 2000.

We refer to your request for Written Information outlined above, which was received on 26th August 2009 and provide the following response.

From the information provided, we understand that your request has arisen as a direct result of the new EP Regulations 2008, which subsequently changed the ERA required on site from ERA 74 (Stockpiling, Loading Bulk Goods) to ERA 50 (Bulk Material Loading, Unloading and Stockpiling). We also understand that there will no changes to the existing operations on site, specifically with respect to operational works, building work, new uses or an intensification of any existing uses.

Following a review of the site's history and the information provided as part of your Request for Written Information, Council is satisfied that Consolidated Rutile Limited (CRL) has been operating at the site since 1966. Council has also determined that at the time the site was developed by CRL the site was within the 'declared harbour' lands for the Port of Brisbane and was not subject to the provisions of the 1987 Town Plan. As such, and based on there being no changes to the existing operating uses, the change of ERA from ERA 50 (Bulk Material Loading, Unloading and Stockpiling) to ERA 74 (Stockpiling, Loading Bulk Goods) will not require an additional development permit to be obtained from Brisbane City Council.

Further to the above however, the operations on site relating to ERA 50 (Bulk Material Loading, Unloading and Stockpiling) have been assessed by Council's Pollution Officer and the following advice has been provided for consideration by the Department of Environment Resource Management (DERM) as the assessment manager.

1 of 2

1. Air Quality Management should be addressed to ensure potential sand/product does not escape the confines of the site, generate dust nuisance, or contaminate the storm water system, or adjacent waterways. Guidance can be obtained from the State *Environmental Protection (Air) Policy 2008*.
2. A Site-Based Storm-water Quality Management Plan should be developed in accordance with the appropriate State *Environmental Protection Act 1994*, *Environmental Protection (Water) Policy 2008* which demonstrates that storm-water run-off from the site will not contain pollutant levels in excess of such legislation. The plan should include pollutant export modeling using a suitable modeling program such as MUSIC and detail specific details of the location, size, maintenance and operation of all proposed storm-water quality improvement devices. This will require the incorporation of one or more storm-water quality treatment measures; eg. grass swales, infiltration areas, vegetation filters or proprietary devices within the storm water system. Furthermore, site plans should be presented that demonstrate all run-off will be directed to these proposed devices before discharge off-site.
3. Given that the site is located in a high-risk region for acid sulfate soils, an assessment against *State Planning Policy 2/02 – Planning and Managing Development Involving Acid Sulfate Soils* should be prepared and assessed. Note - an Acid Sulfate Soils Investigation Report is required if greater than 500-1000m³ of soil is disturbed. Any investigation report and subsequent Acid Sulfate Soils Management Plan must be developed in accordance with this policy and other associated technical guidelines.
4. All dangerous goods to be stored on site are to be fully described. The following information relating to the storage of dangerous goods should be identified as a minimum:
 - Maximum quantities of each material stored;
 - Dangerous goods Class, Packaging group and UN Number for each material;
 - Total quantities stored for each Class and Packaging group;
 - Location of each material stored identified on site plans;
 - Manner in which material is stored (i.e. above-ground tank, drums); and
 - Handling and safety measures (i.e. fire protection measures, bunding)

Note: If maximum quantities of Class 3/C1 or C2 dangerous goods stored exceed the levels identified in Australian Standard AS 1940:2004 a Flammable and Combustible Liquids License issued by Brisbane City Council is required or an Environmental License (ERA 8) from the Qld Environmental Protection Agency.

We trust that the above is sufficient for your purposes, however should you have any queries, please contact me on the following number during normal business hours.

Yours sincerely

s.73

Peita McCulloch
Urban Planner, Development Assessment
Development Assessment North BSQ
3403 5698
Development Assessment Branch

List of Attachments

1. Development Application
2. Site Description, Processes and Activities
3. Site Plan
4. Site Survey Plans and Title Searches
5. Aerial Photography
6. Topographic Map
7. Zoning Map
8. EMR Search Results
9. Site Based Management Plan
 - a. Waste Management Plan
 - b. Stormwater Management Plan
 - c. Air Quality Management Plan
 - d. Noise Management Plan

Form 1 Development Application

idas

Part A

Common details

RECEIVED
30 NOV 2009
EPH

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) Stradbroke Rutile Pty Ltd (ABN 94 009 693 074)

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	Paul	Last name	Smith
Postal address	PO Box 47 Dunwich Qld 4183				
Contact telephone number	07 3409 6800		Mobile phone number		
Facsimile number	07 3409 6801		e-mail address	paul.smith@consrutile.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 box/es 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		200	Holt Street, Pinkenba	4108	1	SP 168014	Brisbane
2							
3							
4							

s.73

AND / OR

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

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

C Hackett

sion 3.1, 3 March 2008

A duly authorised delegate of the Chief Executive under the current Land Act delegation.

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	Brisbane River

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	Port of Brisbane

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 Brisbane City Council	Port of Brisbane

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	
4.96	☐ 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	Mineral sand processing plant
---	-------------------------------

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)

Application for ERA 50 Bulk Material Handling and Storage. Loading and unloading of mineral sands from barge.

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.

Table G	Nature of State-owned resource		2. Land subject to a lease (including a freeholding lease), or a reserve or deed of grant in trust, under the La			
	Nature of evidence required		Evidence the dept administering the Land Act 1994 is satisfied the development is consistent with an allocation / entitlement			
	Allocation/entitlement reference number	Name of authorising officer	Position of authorising officer	State Government Department	Date of issue	Date of expiry
1	2009/009713	Carolyn Hackett	Senior Land Officer	DERM	23/10/09	22/4/10

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	Stradbroke Rutile Pty Ltd 58 Metroplex Ave, Murarrie Qld 4172	Lot 1 on SP 168014; and Lot 1200 on SP 158454		5/10/09

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	Brisbane River

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	Port of Brisbane

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 Brisbane City Council	Port of Brisbane

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	
4.96	☐ 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	Mineral sand processing plant
---	-------------------------------

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)

Application for ERA 50 Bulk Material Handling and Storage. Loading and unloading of mineral sands from barge.

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

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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.

Table G	Nature of State-owned resource		3. Strategic port land under the Transport Infrastructure Act 1994, other than freehold land			
	Nature of evidence required		Evidence the dept administering the Land Act 1994 is satisfied the development is consistent with an allocation / entitlement			
	Allocation/entitlement reference number	Name of authorising officer	Position of authorising officer	State Government Department	Date of issue	Date of expiry
1	2009/009973	Cerolyn Hackett	Senior Land Officer	DERM	23/10/09	22/4/10

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.

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1	Stradbroke Rutile Pty Ltd 58 Metroplex Ave, Murarrie Qld 4172	Lot 1 on SP 168014; and Lot 1200 on SP 158454		

Power exercised to conduct the public business of the State

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	Brisbane River

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 s.73	Port of Brisbane

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 Brisbane City Council	Port of Brisbane

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	
4.96	☐ 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	Mineral sand processing plant
---	-------------------------------

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

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

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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

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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.

Table G	Nature of State-owned resource		4. Land subject to a permit to occupy or licence under the Land Act 1994, other than to the extent that item 1			
	Nature of evidence required		Evidence the dept administering the Land Act 1994 is satisfied the development is consistent with an allocation / entitlement			
	Allocation/entitlement reference number	Name of authorising officer	Position of authorising officer	State Government Department	Date of issue	Date of expiry
1	2009/00997B	C Hackett	Senior Land Officer DERM		23/10/09	22/04/10

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	Stradbroke Rutile Pty Ltd 58 Metroplex Ave, Muramba Qld 4172	Lot 1 on SP 168014; and Lot 1200 on SP 158454		

Power exercised to conduct the public business of the State

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	Brisbane River

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 s.73	Port of Brisbane

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 Brisbane City Council	Port of Brisbane

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	
4.96	☐ 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	Mineral sand processing plant
---	-------------------------------

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)

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☒ 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.

Table G	Nature of State-owned resource		8. Land that is a road (other than a State-controlled road) or stock route, other than to the extent that item 17				
	Nature of evidence required		Evidence the dept administering the Land Act 1994 is satisfied—(a) the development is consistent with an allocation / entitlement; or (b) the development application may proceed in the absence of an allocation / entitlement				
	Allocation/entitlement reference number	Name of authorising officer	Position of authorising officer	State Government Department	Date of issue	Date of expiry	
	1	2009/009913	Carolyn Hackett	Senior Land Officer	DERM	23/10/09	22/4/10

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
	Stradbroke Rutile Pty Ltd	Lot 1 on SP 168014; and		

Power exercised to conduct the public business of the State

2				
---	--	--	--	--

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

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

Table I	Description of attachment or information (e.g. Part C of Form 1, owner's consent, evidence of resource allocation/entitlement, plans, drawings, reports)	Title (if applicable) (e.g. General Authority, James Street Traffic Report)	Date	Method of delivery to assessment manager
1	Part G of Form 1, ERA	ERA 50 Bulk Material Handling	19/11/09	mail.
2	Part N of Form 1, CLR/EMR	Contaminated Land	19/11/09	mail.
3	Assessment Checklist		19/11/09	mail.
4	Landowner's Consent	Stradbroke Rutile Pty Ltd (Lot 1 SP 168014; Lot 1200 SP 158454)	5/10/09	mail.
5	Evidence of Resource Entitlement		23/10/09	mail.
6	Site Plan	Pinkenba Mineral Processing Plant	6/7/09	mail.
7	Topographic Map	Pinkenba	22/9/09	mail.
8	Site-based Management Plan	Stormwater Management Plan; Air Quality Management Plan, Waste Management Plan; Noise Management Plan.	19/11/09	mail.
9	EMR Search Results	Environmental Management Register Search Results	8/9/09	mail.
10	SEQ Interim Questionnaire	Interim Questionnaire for the SEQ Regional Plan State Planning Regulatory Provisions	19/11/09	mail.
11	Koala Plan	SEQ Koala SPRP	19/11/09	mail.
12	Site Description	Description of site, processes and activities	19/11/09	mail.

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**

I, Campbell Jones, Director, AND

I, Derek Korte, Director/Secretary,

of Stradbroke Rutile Pty Ltd, owner of premises identified as Lot 1 on SP 168014 and Lot 1200 on SP 158454, consent to the making of a development application under the *Integrated Planning Act 1997* by Stradbroke Rutile Pty Ltd on the premises described above and on Lot 1169 on SP 119924 and Lot 1 on CP AP7290 for the purpose of obtaining a Material Change of Use for Environmentally Relevant Activities including (but not limited to) the following:

- ERA 50: Bulk material handling
- ERA 31: Mineral processing

s.73

Signature of director

Campbell Jones

Name

Signature of director/secretary

Derek Korte.

Name

Form 1 Development Application

idas

Part G**Environmentally Relevant Activity (ERA)***(Other than a petroleum activity or a mining activity)***Nature of the proposed ERA and type of approval sought**

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

Table A

(i) ERA category	Transport and maritime services	
(ii) ERA number and name	50. Bulk material handling	
(iii) ERA threshold	ERA 50 Bulk material handling Threshold 1(a) - loading or unloading 100t or more of minerals in a day or stockpiling 50000t or more of minerals within 5km of the	
(iv) Applicable fees (\$) (Refer to Guide 4 for specific fee information)	\$14,600	
(v) Proposed scale/capacity	Loading or unloading 100t or more of minerals in a day or stockpiling 50000t or more of minerals	
(vi) Type of approval sought	☒ Development Permit	☐ Preliminary Approval
(vii) Is the proposed ERA mobile and temporary?	☒ No	☐ Yes

Nature of any existing ERA

2. Are there any existing ERAs on or associated with the premises?

☐ No☒ Yes - Complete a new Table B for each existing ERA**Table B**

(i) ERA category	Metal production and mineral processing activities	
(ii) ERA number and name	31. Mineral processing	
(iii) ERA threshold	ERA 31 Mineral processing Threshold 2(b) -	
(iv) Existing scale/capacity	Processing more than 100000t of mineral products in a year	
(v) Is the ERA proposed to continue on site?	☒ Yes	☐ No

Mandatory Information

3. Confirm the following mandatory information accompanies this application.

	Confirmation of lodgement	Method of lodgement
About the subject land		
(i) A description of the existing environment (i.e. maps of the land and surrounding area)	☒ Confirmed	
(ii) Details of the distance to any watercourse, dam, bore etc, on or adjoining the premises	☒ Confirmed ☐ Not applicable	
(iii) Details of any flammable and combustible materials, chemicals or other hazardous substances currently stored on the premises	☒ Confirmed ☐ Not applicable	
(iv) Details of any acid sulfate soils within or adjoining the premises	☐ Confirmed ☒ Not applicable	
About the proposed ERA/s		
(v) A description of the activity (i.e. proposed operation and activities, discharge points, process details)	☒ Confirmed	
(vi) Details of stormwater runoff management and disposal (i.e. stormwater management plans)	☒ Confirmed	
(vii) Details of waste produced, including solid and liquid waste (i.e. waste management / waste minimisation plan, trade waste permit)	☒ Confirmed	
(viii) 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)	☒ Confirmed	
(ix) Details of any flammable and combustible materials, chemicals or other hazardous substances proposed to be stored on the premises	☒ Confirmed ☐ Not applicable	
(x) Details of proposed hours of operation	☒ Confirmed	
(xi) Details of business trading name	☒ Confirmed	

OFFICE USE ONLY

Date Received	Reference Numbers	Cost code (Applicable to EPA only)	433060
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Advice for completing Part G**General advice**

- Part A must also be completed for all IDAS development applications.
- The applicant is responsible for answering all questions fully and correctly, unless following a response there is a statement to go directly to another question.
- When paying fees to the Environmental Protection Agency by electronic funds transfer (EFT) use the process from the information sheet *Electronically paying fees to the Environmental Protection Agency (EPA)* and attach the form *Electronic Funds Transfer (EFT) payment notification* to the application.
- For further information about completing this form go to: [IDAS Guide 4](#) (Environmentally relevant activities (ERAs)), [IDAS Guide 7](#) (Preparing a proposal report) or the [EPA ecoaccess website](#)

- Q1
- Schedule 2 of the *Environmental Protection Regulation 2008* states the aggregate environmental scores and thresholds that apply to ERAs. Chapter 8 and Schedule 10 of the regulation contain all information about the applicable fees and how they are calculated. Refer to *Environmental Protection Regulation*
 - Guide 4 contains a summary of the fees payable to the EPA and DPI&F for each ERA administered by them. For ERAs administered by local government, refer to the relevant local government for the fees that apply. A summary of ERAs that are administered by local government is provided in Guide 4.
 - A development permit authorises development to occur. A preliminary approval is a step in the approval process and does not authorise development to occur. Note all details will need to be provided in a preliminary approval application as for a development permit application.

Form 1 Development Application

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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	mail
(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	mail
	☒ 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.ilda.qld.gov.au. For more advice about building applications refer to Part B of the IDAS Application Form.

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

For all IDAS development applications (except those for building work requiring assessment against the <i>Building Act 1975</i> only) - complete Section 1 of this checklist		
Does the application seek approval to 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 <i>Fisheries Act 1994</i> ? <i>If yes - complete Section 5 of this checklist</i>	☐ Yes	☒ No
Have you received a referral agency response under section 3.3.2. of the IPA, in relation to this development application? <i>If yes - complete Section 6 of this checklist</i>	☐ Yes	☒ No
Does the application seek approval to carry out building work requiring assessment against a local government planning scheme? <i>If yes - complete 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 <i>Building Act 1975</i> ? <i>If yes - go to Appendix 1 of this checklist for advice on building referrals. Complete Part B of IDAS Application Form 1. Assessment is by a building certifier</i>	☐ Yes	☒ No
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 <i>Airport Assets (Restructuring and Disposal) Act 2008</i> ? <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

If yes, is any part of any ERA intended to be located in a wild river area declared under the *Wild Rivers Act 2005*?

☐ Yes ☒ No

If no, is there a code of environmental compliance under the *Environmental Protection Regulation 1998* for every aspect of each proposed ERA?

☒ No - (Complete Form 1, Part G) (This application requires assessment by the Administering Authority. If Administering Authority is not the Assessment Manager for the application, the agency has jurisdiction as Concurrence Agency.

☐ Yes - Go to Q1.4

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 43A; 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

If yes, is that part of the premises below high water mark?

☐ No

☒ Yes - If answers to questions in other sections of this checklist indicate that the proposed development is assessable under IPA, schedule 8 - Answer (a) to (c) below. This application requires assessment by the Port Authority for the land. If you answer no to (a), (b) and (c) below, the Port Authority for the Port has jurisdiction as Advice Agency.

(a) Is any part of the proposal within 200m of a shipping channel or an entry and exit shipping corridor for the port?

☒ No ☐ Yes - The Port Authority for the Port has jurisdiction as Concurrence Agency.

(b) Is any part of the proposal within 1,000m of a swing basin, a commercial fishing wharf, a mooring, anchorage or spoil grounds?

☒ No ☐ Yes - The Port Authority for the Port has jurisdiction as Concurrence Agency.

(c) Is any part of the proposal within 1,000m of a planned port facility identified in a land use plan?

☒ No ☐ Yes - The Port Authority for the Port has jurisdiction as Concurrence Agency.

If you answer no to (a), (b) and (c) above - the Port Authority for the Port has jurisdiction as Advice Agency.

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 yes, is the proposed use assessable under the planning scheme?

☒ No - Answer Q2.1.1 - 2.1.13 ☐ 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 no, is the proposed use listed in schedule 5 of the *Integrated Planning Regulation 1998* and does it exceed the specified threshold?

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

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 listed²¹ in State Planning Policy 2/02: *Planning and Managing Development Involving Acid Sulfate Soils*?

☐ No - Go to Q2.1.3 ☒ Yes

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

If yes, is the natural ground level of any part of the premises less than 20m AHD?

☐ No - Go to Q2.1.3 ☒ Yes

If yes, will the proposed use involve the following?

- (i) Excavating more than 1,000m³ of soil or sediment at or below 5m AHD ☒ No ☐ Yes
- (ii) Filling the premises with 1,000m³ or more of material with an average depth of 0.5m on land, soil or sediment at or below 5m AHD ☒ No ☐ Yes

If yes to either or both (i) or (ii) above - This application must be referred to the Department of Natural Resources and Water (NRW) as Advice Agency.

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

If yes, will the proposed use involve the following?

- (i) Carrying out operational work, completely or partly in the coastal management district ☒ No ☐ Yes
- (ii) Carrying out building work, completely or partly in the coastal management district, that is the construction of new premises with a gross floor area (GFA) of at least 1,000m² ☒ No ☐ Yes
- (iii) Carrying out building work, completely or partly in the coastal management district, that is the enlargement of the GFA of existing premises by more than 1,000m² ☒ No ☐ Yes

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

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 8 (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 64

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

If yes, is the proposed use inconsistent with the approved land use plan?

☒ No ☐ Yes - (Complete Form 1, Part I) This application must be referred to Queensland Transport (QT) as Concurrence Agency.

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 L) This application requires assessment by the Department of Emergency Services (DES). If DES is not the Assessment Manager for the application, the agency has jurisdiction as Concurrence Agency.

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 ☒ No ☐ Yes
 - minor site excavation, including for example, post holes for open-sided non-habitable structures
- (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; ☒ No ☐ Yes
 - 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 ☒ No ☐ Yes
 - 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

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 22

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

If yes, is the proposed use for child care, educational, recreational or residential purposes (including a caretaker residence on industrial land)?

☒ No ☐ Yes - (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, it has jurisdiction as Concurrence Agency.

IPA, schedule 8, part 1, table 2, item 6; IP Regulation, schedule 2, table 2, item 22

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

If yes, is the proposed use for child care, educational, recreational or residential purposes (including a caretaker residence on industrial land)?

☒ No ☐ Yes - (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.

Release

AQUACULTURE: WILD RIVER AREA2.9 Is the proposed use for aquaculture as defined under the *Fisheries Act 1994*?☒ No - Go to Q2.10 ☐ YesIPA, 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 76DA (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 ☐ YesIPA, 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**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

If yes, is the use proposed on a lot situated in, or within 100m of, any of the following?

- (i) A protected area, forest reserve, critical habitat or area of major interest under the *Nature Conservation Act 1992* ☒ No ☐ Yes
- (ii) A State forest or timber reserve under the *Forestry Act 1959* ☒ No ☐ Yes
- (iii) A marine park under the *Marine Parks Act 2004* ☒ No ☐ Yes
- (iv) A recreation area under the *Recreation Area Management Act 1988* ☒ No ☐ Yes
- (v) A world heritage area listed under the World Heritage Convention ☒ No ☐ Yes
- (vi) Brisbane forest park under the *Brisbane Forest Park Act 1977* ☒ No ☐ Yes

If yes to any one of (i) - (vi) above - This application must be referred to the chief executive under the relevant Act mentioned as Advice Agency.

*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 ☐ YesIPA, section 3.2.2A; 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 s113A (self-assessable codes)*; IP Regulation, schedule 2, table 2, item 29; IP Regulation, schedule 1, part 3, table 4, 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.

For an application for a material change of use

KOALA CONSERVATION	
2.1.8	<p>Is any part of the premises in an interim koala habitat protection area identified under the <u>SEQ Koala SPRP</u>?</p> <p>☐ 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</p> <p>☐ No</p> <p>If no, does the following apply?</p> <p>(i) The development is only for a private residence on an existing lot ☐ No ☐ Yes</p> <p>(ii) The development is on premises that will result in— ☐ No ☐ Yes</p> <ul style="list-style-type: none"> • 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. <p>If yes to either or both – End of question</p> <p>If no to both – This application must be referred to the Department of Infrastructure and Planning (DIP) as concurrence agency.</p>
	<p>If no, is any part of the premises in a koala conservation area or koala sustainability area, identified under the <u>Koala Plan</u>¹, located outside the current SEQ urban footprint area²?</p> <p>If yes, is the use for a domestic activity, as defined by the <i>Environmental Protection Act 1994</i>?</p> <p>☐ Yes – End of question ☐ No</p> <p>If no, will the use result in the following?</p> <p>(i) Clearing of native vegetation over an area greater than 2,500m² ☐ No ☐ Yes</p> <p>(ii) A new building and any reasonably associated structure with a total footprint greater than 1,000m² ☐ No ☐ Yes</p> <p>(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</p> <p>(iv) Extracting gravel, rock or sand from an area greater than 5,000m² ☐ No ☐ Yes</p> <p>(v) Excavating or filling an area greater than 5,000m² ☐ No ☐ Yes</p> <p>(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</p> <p>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.</p> <p>☒ No</p> <p>If no, is any part of the premises in a koala conservation area or koala sustainability area, identified under the <u>Koala Plan</u>, which is a 'DERM urban footprint koala area'³?</p> <p>☒ No – End of question ☐ Yes</p>

IP Regulation, schedule 2, table 3, items 18 and 19A; South East Queensland Koala State Planning Regulatory Provisions

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

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	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.	

For an application for reconfiguring a lot

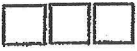
KOALA CONSERVATION	
3.12	<p>Is any part of the premises in an interim koala habitat protection area, identified under the <u>SEQ Koala SPRP</u>?</p> <p>☐ Yes</p> <p>If yes, do any of the exceptions stated in section 1.3 of the SEQ Koala SPRP apply?</p> <p>☐ Yes – End of question</p> <p>☐ No</p> <p>If no, will the reconfiguration result in the creation of an additional lot?</p> <p>☐ No – End of question ☐ Yes – This application must be referred to the Department of Infrastructure and Planning (DIP) as concurrence agency.</p> <p>☐ No</p> <p>Is any part of the premises in a koala conservation area or koala sustainability area, identified under the <u>Koala Plan</u>⁴, outside the current SEQ urban footprint area⁵?</p> <p>☐ Yes</p> <p>If yes, will the proposed reconfiguration result in the following?</p> <p>(i) An increased number of lots ☐ No ☐ Yes</p> <p>(ii) Clearing of native vegetation over an area greater than 2,500m² ☐ No ☐ Yes</p> <p>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.</p> <p>☐ No – End of question ☐ Yes</p> <p>If yes, will the proposed reconfiguration result in the following?</p> <p>(i) An increased number of lots ☐ No ☐ Yes</p> <p>(ii) Clearing of native vegetation over an area greater than 2,500m² ☐ No ☐ Yes</p> <p>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.</p>

IP Regulation, schedule 2, table 3, items 18 and 19A; South East Queensland Koala State Planning Regulatory Provisions

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_street/

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/fdas-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 <u>SEQ Koala SPRP</u>?</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 style="text-align: right;">☐ 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> <p><small>IP Regulation, schedule 2, table 2, item 34A; South East Queensland Koala State Planning Regulatory Provisions</small></p>



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*.



For an application for a material change of use

SOUTH EAST QUEENSLAND REGION	
2.11A	<p>Is any part of the premises within the South East Queensland (SEQ) designated region? ☐ No – End of question ☒ Yes</p> <p>If yes, do the following apply?¹</p> <p>(i) The application is only for development proposed in a rural precinct and the development is consistent with the rural precinct ☒ No ☐ Yes</p> <p>(ii) The application is only for development identified as exempt development under the Integrated Planning Act 1997, schedule 9 ☒ No ☐ Yes</p> <p>(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 ☒ No ☐ Yes</p> <p>(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— commenced; or • assessed against division 2 of the SEQ 2009-2031 regulatory provisions ☒ No ☐ Yes</p> <p>(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) ☒ No ☐ Yes</p> <p>(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</p> <p>(vii) The premises are completely within a State development area under the State Development and Public Works Organisation Act 1971 ☒ No ☐ Yes</p> <p>If yes to any one of (i) – (vii) – End of question</p> <p>If no to all of (i) – (vii) above – Answer (a) to (c) below</p> <p>(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</p> <p>If yes, do the following apply?</p> <p>(A) The proposed use is impact assessable under the planning scheme ☐ No ☐ Yes</p> <p>(B) The gross floor area on the premises is no more than 10,000m² ☐ No ☐ Yes</p> <p>(C) The land area of the premises is more than 10,000m² ☐ No ☐ Yes</p> <p>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.</p>

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)

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 2A)
 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 - This application must be referred to the Department of Infrastructure and Planning (DIP) as concurrence agency.</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 - This application must be referred to the Department of Infrastructure and Planning (DIP) as concurrence agency.</p>
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SOUTH EAST QUEENSLAND REGIONAL PLAN 2009-2031 State Planning Regulatory Provisions, divisions 2 and 4; Integrated Planning Act 1997, schedule 2, table 2, item 1d.

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 Integrated Planning Act 1997, 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 South East Queensland Regional Plan 2009-2031 regulatory provisions (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
	<ul style="list-style-type: none"> 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 <i>State Development and Public Works Organisation Act 1971</i> , section 28(1)(a)	☐ No	☐ Yes
(viii)	The premises are completely within a State development area under the <i>State Development and Public Works Organisation Act 1971</i>	☐ 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

--	--	--

(iii) Results in no additional lots, for example, amalgamation or boundary realignment	☐ No	☐ Yes
(iv) Is within an area designated by the regional planning Minister in a gazette notice as having a rural residential purpose, and is subject to a development application that is properly made on or before 6 December 2010	☐ No	☐ Yes
(v) Creates one additional lot to accommodate an emergency services facility	☐ No	☐ Yes
(vi) Creates one additional lot to accommodate a water cycle management infrastructure	☐ No	☐ Yes
(vii) Creates one additional lot to accommodate a waste management facility	☐ No	☐ Yes
(viii) Creates one additional lot to accommodate a telecommunication infrastructure	☐ No	☐ Yes
(ix) Creates one additional lot to accommodate electricity infrastructure	☐ No	☐ Yes
(x) Creates one additional lot to accommodate a cemetery or a crematorium	☐ No	☐ Yes
(xi) Creates one additional lot to accommodate a correctional facility	☐ No	☐ Yes
(xii) Divides one lot into two, where 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 boundary of division	☐ No	☐ Yes
(xiii) Is consistent with a development approval for a material change of use of premises that has not lapsed, where the development application was made before 31 October 2006	☐ No	☐ Yes
(xiv) 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 - The subdivision may not occur and an application involving that component cannot be made.		

South East Queensland Regional Plan 2009-2031 State Planning Regulatory Provisions, division 3; IP Regulation, schedule 2, table 2, item 35

Site Description, Processes and Activities

Description of ERA's

Description of Site

The Pinkenba mineral processing plant is located at 200 Holt Street, Pinkenba in Brisbane. It is situated on the western side of Brisbane River, just north of the Gateway. The Brisbane River borders the site to the southeast, and a tidal creek to the north of the site. To the northeast is Australian Maritime Services (AMS), southwest is Moreton Bay ferry, and to the west is NQX Transport.

Registered survey plans for the site and a site layout plan has been included in the attachments.

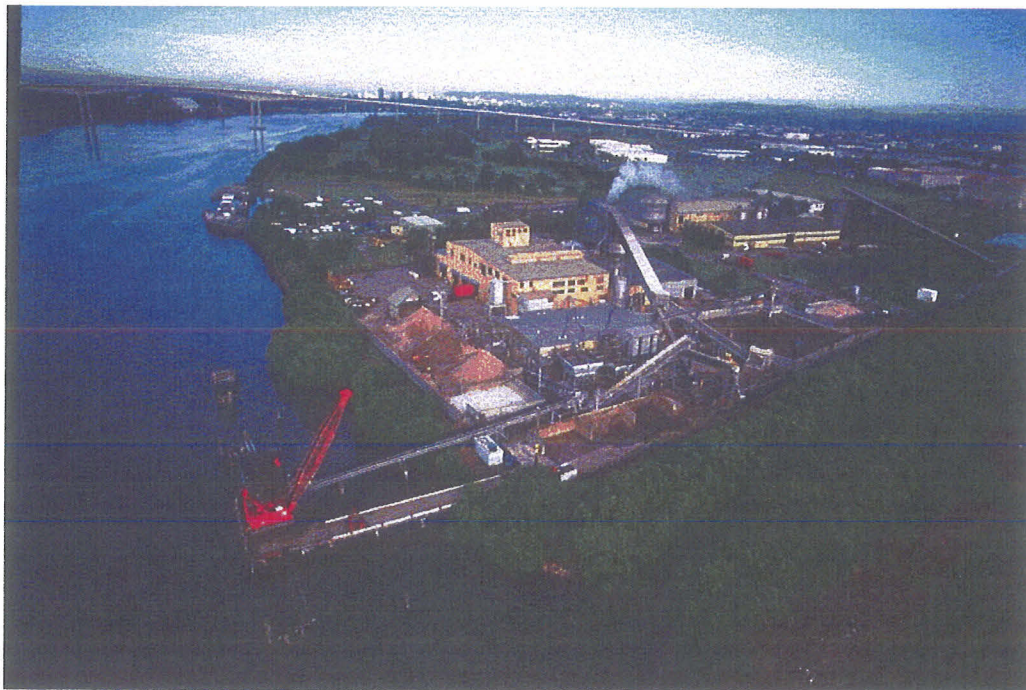
The site is described as:

Land Lots: Lot 1 on SP168014

s.73

River Lot

The total land area of the site is: 4.76ha



CRL Pinkenba Mineral Processing Plant

1.1 Description of Processes

CRL uses a floating dredge and mineral concentrating plant to mine the mineral sand deposits on North Stradbroke Island. The concentrated mineral product is transported by truck to a loading facility at Dunwich, NSI. From there it is transported by barge to CRL's processing plant at Pinkenba in Brisbane. The final stages of mineral separation are completed at Pinkenba prior to export or delivery to domestic customers.

Each year approximately 140,000 tonnes of Rutile-Zircon and 150,000 tonnes of Ilmenite are transported to the Pinkenba mineral processing plant for separation, removal of waste and sand, and finally, drying.

The final stage of separation on NSI before shipping by barge to Pinkenba involves the Wet Intensity Magnetic Separators that extract the magnetic Ilmenite from the non-magnetic Rutile and Zircon. The barge is loaded with the two separate mineral concentrates, ilmenite as one and, rutile and zircon as the other.

A crane and bucket is used to transfer the mineral from the barge to feed the dry mill via a hopper and conveyor belt system. Mineral concentrates from NSI are passed over spirals and "wet tables" to remove residue sand. The wet tables provide another means of using gravity to discard quartz and light heavy minerals (middlings). The fine particles are removed in the wet concentration steps and pumped to a water process dam. Once the fine particles have settled, the water is then re-used for further mineral processing.

s.73

Packaging

After final separation, mineral is either packaged or sold as bulk shipments. Mineral is packaged in 25kg, 42kg, 1 tonne, 2 tonne bags, and loaded directly into 21 tonne containers. The full containers are trucked to container terminals at Fisherman's Island for shipment overseas. A bulk shipment varies from 3,000 to 39,000 tonnes and is loaded at a rate of 1,400 tonnes per hour. It takes about a month to ship mineral from Brisbane to the United States and two weeks from Brisbane to Japan.



Dedicated to a better Brisbane

1 October 2009

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

Dear Sir/Madam

Address of Site: 681 Curtin Ave E Pinkenba Qld 4008

Our Reference: A002349187

Your Reference: 338800 BNE20825

RE: Copy of Decision Notice

As a Concurrence Agency on the application, please find enclosed for your records, a copy of Council's Negotiated Decision Notice in relation to an application on the above-mentioned site.

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

Yours sincerely

s78B(2) - Personal Information

for **Natasha Soler**
Team Support Officer
Development Assessment North
(07) 3403 6427
Development Assessment Branch

Brisbane City Council

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

Telephone 07 3403 8888





Dedicated to a better Brisbane

30 September 2009

COUNCIL DELEGATE
DECISION MADE ON

30 SEP 2009

Brisbane City Council

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

Telephone 07 3403 8888

Harvey Property Consultants Pty Ltd
GPO Box 336
BRISBANE QLD 4001

Permit Type: DA - Reconfigure a Lot
Description of Proposal: Reconfiguration of Land (1 into 2 Lots)
Address of Site: 681 Curtin Ave E Pinkenba Qld 4008
Real Property Description: Lot 2 on Survey Plan 168014
Application Reference: A002349187

Dear Sir/Madam

RE: Representations about conditions under section 3.5.17.(1) of the *Integrated Planning Act 1997*

I refer to your representations about the conditions that the Council received on 7 September 2009 for the above Application.

I regret to advise that the Council's delegate *does not agree* with the representations and has therefore *refused* to change condition 6. The following outlines the grounds on which this decision was made:

1. The methodology and process of the calculations carried out as part of the application were identical to the calculations carried out as part of the pre-lodgement advice dated 16 June 2009. The pre-lodgement advice dated 16 June 2009 was calculated at the 2008/2009 financial year rates and submitted application calculated at the 2009/2010 financial year rates.
2. As the development application was lodged after 31 June 2009, the charges were calculated based on the 2009/2010 Infill Planning Scheme Policy. The water and sewer charge rates for the corresponding catchments have increased for the 2009/2010 financial year, hence the increase in the overall amount as detailed below:

Year	Application Number	Type of Application	Site Area (Ha)	Charge Rate ICUs/Sqm	Conversion Rate ICUs/Sqm	Planned Density ETs/Ha	Contributions ICUs
Water Supply							
2008/2009	A002334819	Prelodgement	3.188	5,173	0.0024	18	296,847.43
2009/2010	A002349187	DA	3.188	6,310	0.0024	18	362,093.04
							Increase of 65,245.61
Sewer							

2008/ 2009	A002334819	Prelodgement	3.188	2,377	0.0024	18	136,401.77
2009/ 2010	A002349187	DA	3.188	5,948	0.0024	18	341,320.03
							Increase of 204,918.26
							Total Increase water/sewer of 270,163.87

The infrastructure charges have been calculated correctly, and therefore Condition 6 has not been amended.

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

Yours sincerely

s78B(2) - Personal Information

Nick Holt
Urban Planner, Development Assessment
Development Assessment North BSQ
(07) 3403 5273
Development Assessment Branch



Dedicated to a better Brisbane

28 August 2009

RECEIVED
01 SEP 2009
ECSU

Brisbane City Council

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

Telephone 07 3403 8888

Environmental Protection Agency
Contaminated Land Unit
Ecoaccess Customer Service Unit
PO Box 15155
City East QLD 4002

Dear Sir/Madam

Address of Site: 681 Curtin Avenue East, Pinkenba
Our Reference: A002349187
Your Reference: 338800, **File Reference:** BNE20825



RE: Copy of Decision Notice

As a Concurrence Agency on the application, please find enclosed for your records, a copy of Council's Decision Notice in relation to an application on the above-mentioned site.

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

Yours sincerely

s78B(2) - Personal Information

for **Natasha Soler**
Team Support Officer
Development Assessment North
(07) 3403 6427
Development Assessment Branch



Dedicated to a better Brisbane

**COUNCIL DELEGATE
DECISION MADE ON**

27 AUG 2009

Brisbane City Council

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

Telephone 07 3403 8888

27 August 2009

Harvey Property Consultants Pty Ltd
Attention : Ahmed Osman
GPO Box 336
BRISBANE QLD 4001

RECEIVED
01 SEP 2009
ECSU



Permit Type: DA - Reconfigure a Lot
Description of Proposal: Reconfiguration of Land (1 into 2 Lots)
Address of Site: 681 Curtin Ave E Pinkenba Qld 4008
Real Property Description: Lot(s) 2 on Survey Plan 168014
Application Reference: A002349187

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 drawings numbered BRJD5349-00-002 (A) 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:

- Reconfigure a Lot - Development Permit - Subdivision of Land

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

Yours sincerely,

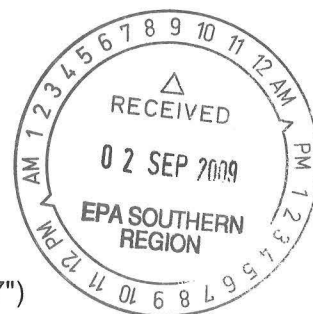
s78B(2) - Personal Information

Nick Holt
Urban Planner, Development Assessment
Development Assessment North BSQ
(07) 3403 6270
Development Assessment Branch

Ref: A002349187

1 of 3

RECEIVED
01 SEP 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 Principal Planner as the delegate appointed by the Council to determine the application.

APPLICANT DETAILS:

Harvey Property Consultants Pty Ltd
Attention : Ahmed Osman
GPO Box 336
BRISBANE QLD 4001

SITE:

Address of Site:

681 Curtin Ave E Pinkenba Qld 4008

Real Property Description:

Lot(s) 2 on Survey Plan 168014

City Plan Area Classification:

CP-GI

Name of Owner:

Trust Company Limited

Name of Ward:

Hamilton

APPLICATION:

Aspects of development and development approvals sought:

- Reconfigure a Lot - Development Permit - Subdivision of Land

Description of Proposal:

Reconfiguration of Land (1 into 2 Lots)

Council file reference:

A002349187

Lodgement date:

03 July 2009

TYPE OF APPROVAL:

- Reconfigure a Lot - Development Permit - Subdivision of Land

FURTHER DEVELOPMENT PERMITS:

- Operational Works Permit

REFERRAL AGENCIES:

There were no Advice Agencies for this application.

The following were Concurrence Agencies for this application:

Epa (Contaminated Land) - Ecoaccess Customer Service Unit
P O 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:	681 CURTIN AVE E PINKENBA QLD 4008
Real Property Description of Site:	L2 SP.168014
Aspects of development and type of approval:	DA - Reconfigure a Lot Development Permit - Subdivision of Land
Council File Reference:	A002349187 Permit Reference Number/s: DARL216231409.
Package Status:	APPROVED - Version 1 (27th of August, 2009 3:55:55 PM)
Package Generated:	28/08/2009

PROJECT TEAM

The assessment of this application has been undertaken by:

Nick HOLT Urban Planner, Development Assessment Development Assessment North BSQ nick.holt@brisbane.qld.gov.au (07) 3403 6270	Matthew MORRIS Principal Urban Planner, Development Assessment Development Assessment North matthew.morris@brisbane.qld.gov.au (07) 3407 0772	Ray TAN Development Officer, Engineering Development Assessment North BSQ ray.tan@brisbane.qld.gov.au (07) 3403 9516
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Release

DRAWINGS AND DOCUMENTS

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

Drawing or Document	Number	Plan Date
Subdivision Plan	BRJD5349-00-002 (A)	25-JUN-2009

Advice

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

APPROVAL CONDITIONS

Permit to Which These Conditions Relate:	DA - Reconfigure a Lot
Activity(ies):	Subdivision of Land
Stage:	

General/Planning Requirements

	Timing
1) Expiration of 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 within the period ending midnight 28 August 2013. 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 that the particular 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>	As indicated
2) Copy of Plans on Site A 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. 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.</i>	As indicated
3) Carry Out Approved Development - Reconfiguration Carry out the approved development generally in accordance with the approved drawing(s) and/or document(s). GUIDELINE <i>This condition refers to the approved plans, drawings and documents to which the approval relates and is the primary means of defining the extent of the approval. Approved plans, drawings and documents are stamped PLANS and DOCUMENTS referred to in the APPROVAL and are dated to reflect the date of approval of the application by Council's Delegate. This condition should be read in conjunction with the following conditions which may require operational work or building work to be completed before the Council will endorse any survey plan. The extent to which plans, drawing(s) and/or documents can be modified is constrained by sections 3.5.24 and 3.5.33 of the "Integrated Planning Act 1997". For any enquiries about this condition, please contact the Assessment Manager.</i>	While development is occurring on the site
4) Complete All Operational Works	Prior to survey plan endorsement

Complete all operational work associated with this development approval, including work required by any of the following conditions. Such operational work is to be carried out generally in accordance with the approved plans, drawing(s), and/or documents or, if requiring a further approval from the Council, in accordance with the relevant approval(s).

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 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) Demolish or Relocate All Structures

Demolish or relocate any buildings/structures on site to ensure that no structures encumber the proposed boundaries.

GUIDELINE

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

Prior to survey plan endorsement

Monetary Contributions and Securities

				Timing																																						
6) Infrastructure Contributions Planning Scheme Policies (ROL - Infill - Lodged between 1 July, 2007 & 30 June, 2010)				Prior to survey endorsement																																						
<p>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:-</p> <table border="1"> <thead> <tr> <th rowspan="2">Infrastructure Type</th><th rowspan="2">Contribution Area / Precinct</th><th colspan="3">Value in Infrastructure Contribution Units (ICUs)</th></tr> <tr> <th>Contribution</th><th>Credits</th><th>Net Contribution</th></tr> </thead> <tbody> <tr> <td>Transport</td><td>4</td><td>752,403 ICUs</td><td>97,331 ICUs</td><td>655,072 ICUs</td></tr> <tr> <td>Community Purposes</td><td>27</td><td>54,786 ICUs</td><td>7,087 ICUs</td><td>47,699 ICUs</td></tr> <tr> <td>Water Supply</td><td>Australia Trade Coast</td><td>362,093 ICUs</td><td>31,202 ICUs</td><td>330,891 ICUs</td></tr> <tr> <td>Sewerage</td><td>ATC</td><td>341,320 ICUs</td><td>30,024 ICUs</td><td>311,296 ICUs</td></tr> <tr> <td>Waterways</td><td>ATCN</td><td>6,008 ICUs</td><td>6,008 ICUs</td><td>0 ICUs</td></tr> <tr> <td colspan="2">Totals</td><td>1,516,610 ICUs</td><td>171,652 ICUs</td><td>1,344,958 ICUs</td></tr> </tbody> </table> <p>Credits where applicable have been included in the ICU calculations.</p> <p>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.</p> <p>The amount payable is currently assessed at \$2,474,722.72 (09/10).</p>				Infrastructure Type	Contribution Area / Precinct	Value in Infrastructure Contribution Units (ICUs)			Contribution	Credits	Net Contribution	Transport	4	752,403 ICUs	97,331 ICUs	655,072 ICUs	Community Purposes	27	54,786 ICUs	7,087 ICUs	47,699 ICUs	Water Supply	Australia Trade Coast	362,093 ICUs	31,202 ICUs	330,891 ICUs	Sewerage	ATC	341,320 ICUs	30,024 ICUs	311,296 ICUs	Waterways	ATCN	6,008 ICUs	6,008 ICUs	0 ICUs	Totals		1,516,610 ICUs	171,652 ICUs	1,344,958 ICUs	
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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.

6(a) Subsidy Advice - Infrastructure Contributions Planning Scheme Policies (ROL - infill - Lodged between 1 July, 2007 & 30 June, 2010)

Prior to
survey
endorse

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

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
7) On-site Erosion (Low Risk) Minimise on-site erosion and the release of sediment or sediment-laden stormwater from the site at all times.	As indicated

<p>GUIDELINE <i>This condition applies where the soil erosion and sedimentation risk is considered low. Note that the Erosion and Sediment Control Management plan is not required to be submitted for Council endorsement.</i></p> <p>7(a) Prepare an Erosion and Sediment Control (ESC) Management Plan - On-site Erosion (Low Risk) Prepare an Erosion and Sediment Control (ESC) Management Plan for the site in accordance with the Healthy Waterways document "Controlling Stormwater Pollution on Your Building Site" 2006 (or later version) and Council's "Erosion and Sediment Control Standard" (Version 9 or later)</p> <p>GUIDELINE <i>This condition applies where the soil erosion and sedimentation risk is considered low. The Erosion and Sediment Control Management plan is not required to be submitted for Council endorsement.</i></p> <p>7(b) Implement and Maintain the ESC Management Plan - On-site Erosion (Low Risk) Implement and maintain the ESC Management Plan on-site for the duration of the operational or building works, and until all exposed soil areas are permanently stabilised (e.g. turfed, hydromulched, concreted, landscaped). The prepared ESC Management Plan must be available on-site for inspection by Council Officers during these works</p> <p>GUIDELINE <i>This condition applies where the soil erosion and sedimentation risk is considered low. The Erosion and Sediment Control Management Plan is not required to be submitted for Council endorsement.</i></p>		<p>Prior to commencement of site works</p> <p>While site/operational works/building works is occurring</p>
<p>8) Granting Easements</p> <p>Grant the following easement(s):</p> <p>i. Easements along the south-eastern boundary of proposed Lot 1 for underground drainage, overland flow, open cut, and access purposes, in favour of Brisbane City Council.</p> <p>GUIDELINE <i>This condition is imposed to provide access, maintenance of services or to protect drainage paths. Easements in favour of the Brisbane City Council are required to have the necessary easement documentation prepared (free of costs and compensation to Council) by the Brisbane City council. Easements not in favour of the Brisbane City Council are required to have the necessary documentation prepared by the applicant's private solicitors. Easements are to be shown on a Survey Plan and lodged with the Delegate Plan Sealing, Licensing Sealing and Certificates Unit. Enquiries regarding any legal documentation can be directed to Licensing, Sealing and Certificates Unit, Development Assessment (ph: 3403 8888). For any other enquiries about this condition, please contact the Engineering Delegate, Development Assessment.</i></p> <p>PROOF OF FULFILMENT <i>Registration of the easement on the plan of survey and on the property title with the Department of Natural Resources.</i></p>		<p>Prior to survey plan endorsement</p>
<p>9) Waterway Corridor</p>		<p>Prior to survey plan</p>

Release

<p>No material of any description is to be deposited within the waterway corridor.</p> <p>GUIDELINE 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.</p>	<p>endorsement</p>
<p>10) Construct Footpath</p> <p>Construct a 1.2 metre wide concrete footpath along the full length of the frontages of the site to Holt Street and Curtin Avenue East in accordance with Council's "Subdivision and Development Guidelines".</p> <p>GUIDELINE <i>This condition is imposed when works within the road reserve are required by earlier conditions. The condition is imposed so as to ensure that the required works are carried out in accordance with this approval and relevant standards. Copies of the "Subdivision and Development Guidelines" and "Standard Drawings" can be downloaded for free from Brisbane City Council's website at www.brisbane.qld.gov.au. The design of the footpath works is to include any permanent safety signs, markings and devices. 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.</i></p> <p>PROOF OF FULFILMENT Acceptance of works "on-maintenance" as a Council asset by the Engineering Delegate, Development Assessment</p> <p>10(a) Submit As Constructed Plans</p> <p>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".</p> <p>GUIDELINE <i>This condition is imposed to ensure the Council has records of the actual details of the works constructed for future reference.</i></p> <p>PROOF OF FULFILMENT Acceptance of "Certificate of Completion", "As Constructed" plans and associated documentation by Engineering Delegate, Development Assessment.</p>	<p>Prior to survey plan endorsement</p> <p>Prior to the On Maintenance inspection</p>
<p>11) Repair Damage To Kerb, Footpath Or Road</p> <p>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.</p>	<p>Prior to survey plan endorsement</p>

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.

12) Provide/Extend Sewer Property Connection

Provide or extend a sewerage property connection to each allotment in accordance with an approved detail design and "BCC Sewerage Standards".

GUIDELINE

Provide adequate sewerage facilities and infrastructure for each allotment individually and collectively. The "BCC Sewerage Standards" are available on BCC's internet site (www.brisbane.qld.gov.au) and can be downloaded free of charge. For any enquiries about this condition, please contact the Engineering Delegate, Development Assessment.

12(a) Submit Plans

Submit engineering plans showing the design of the works are in accordance the "BCC Sewerage Standards" and have been checked and certified by a Registered Professional Engineer of Queensland (RPEQ). Obtain endorsement from the Delegate, Development Assessment.

GUIDELINE

This condition is imposed to ensure that the required works are designed in accordance with this development permit and relevant standards.

PROOF OF FULFILMENT

Checked and certified by a Registered Professional Engineer of Queensland (RPEQ) and endorsed by the Delegate, Development Assessment.

12(b) Submit As Constructed Drawings

Submit "As Constructed" plans and an assests register in accordance with the approved design and "BCC Sewerage Standards".

GUIDELINE

A copy of the notification is to be sent to Council to be kept as a record.

PROOF OF FULFILMENT

Checked and certified by a Registered Professional Engineer of Queensland (RPEQ) and accepted by the Delegate, Development Assessment.

12(c) Implement Endorsed Plans

Construct the works in accordance with the endorsed engineering plans and the "BCC Sewerage Standards".

Prior to undertaking the works

Prior to undertaking the works

Prior to the commencement of the on-maintenance period or
Prior to commencement of use

Prior to survey plan endorsement

GUIDELINE

This condition is imposed to ensure that the required works are carried out in accordance with this development permit, relevant standards and endorsed plans.

PROOF OF FULFILMENT

Accepted "on-maintenance" and "off-maintenance" as a Council asset by the Engineering Delegate, Development Assessment

13) Construct Sewer Reticulation System

Construct a sewerage reticulation system necessary to provide a sewerage connection to each allotment in accordance with "BCC Sewerage Standards".

GUIDELINE

The "BCC Sewerage Standards - 2005" are available on BCC's internet site (www.brisbane.qld.gov.au) and can be downloaded free of charge. For any enquiries about this condition please contact the Engineering Delegate, Development Assessment.

13(a) Submit Plans

Submit engineering plans showing the design of the works are in accordance the "BCC Sewerage Standards - 2005" and have been checked and certified by a Registered Professional Engineer of Queensland (RPEQ). Obtain endorsement from the Delegate, Development Assessment.

GUIDELINE

This condition is imposed to ensure that the required works are designed in accordance with this development permit and relevant standards.

PROOF OF FULFILMENT

Checked and certified by a Registered Professional Engineer of Queensland (RPEQ) and endorsed by the Delegate, Development Assessment.

13(b) Submit As Constructed Drawings

Submit "As Constructed" plans certified by a Registered Professional Engineer Queensland-Civil (RPEQ-Civil), that the plans are a true record of the works "as constructed" and are in accordance with the endorsed plans, approved modifications and in accordance with Council's Sewerage Standards.

GUIDELINE

A copy of the notification is to be sent to Council to be kept as a record.

PROOF OF FULFILMENT

Checked and certified by a Registered Professional Engineer of Queensland (RPEQ) and accepted by the Delegate, Development Assessment.

13(c) Implement Endorsed Plans

Construct the works in accordance with the endorsed engineering plans and the "BCC Sewerage Standards - 2005".

Prior to survey plan endorsement

Prior to undertaking the works

Prior to the commencement of the On Maintenance period

Prior to survey plan endorsement (ROL) or Prior to commencement of use (MCU)

<p>GUIDELINE This condition is imposed to ensure that the required works are carried out in accordance with this development permit, relevant standards and endorsed plans.</p> <p>PROOF OF FULFILMENT Accepted "on-maintenance" and "off-maintenance" as a Council asset by the Engineering Delegate, Development Assessment</p>	
<p>14) Ponding Of Stormwater</p>	<p>While development is occurring on site and during the on-maintenance period</p>
<p>Adjoining properties and roads are to be protected from ponding or nuisance from stormwater as a result of the works.</p> <p>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 endorsed by the Engineering Delegate. For any enquiries about this condition, please contact the Engineering Delegate, Development Assessment.</p>	
<p>15) Roofwater Reticulation</p>	<p>Prior to survey plan endorsement</p>
<p>Provide roofwater drainage reticulation to all allotments within the estate and any existing allotments, which is to be piped generally in accordance with Council's "Subdivision and Development Guidelines" to a satisfactory lawful point of discharge.</p> <p>GUIDELINE This condition is imposed to ensure that the roof water drainage for new and/or existing allotments is dealt with in a satisfactory manner. Disposal by gravity pipeline is required. 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 enquiries about this condition please contact the Engineering Delegate, Development Assessment.</p>	
<p>15(a) Submit Plans</p>	<p>Prior to undertaking the works</p>
<p>Submit engineering plans and calculations in accordance with Council's "Subdivision and Development Guidelines" showing the design of the roofwater reticulation. Obtain endorsement from the Engineering Delegate, Development Assessment.</p> <p>GUIDELINE All constructed stormwater outlets that are proposed to discharge directly 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.</p> <p>PROOF OF FULFILMENT Endorsed by the Engineering Delegate, Development Assessment.</p>	
<p>15(b) Submit As Constructed Plans</p>	<p>Prior to the commencement of</p>

Release

<p>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".</p> <p>GUIDELINE <i>This condition is imposed to ensure the Council has a record of the actual details of the works constructed for future reference.</i></p> <p>PROOF OF FULFILMENT <i>Acceptance of "Certificate of Completion", "As Constructed" plans and associated documentation by Engineering Delegate, Development Assessment.</i></p> <p>15(c) Implement endorsed Plans</p> <p>Complete and maintain the works in accordance with the endorsed engineering plans and the "Subdivision and Development Guidelines".</p> <p>GUIDELINE <i>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.</i></p> <p>PROOF OF FULFILMENT <i>Acceptance of the works "on maintenance" and "off maintenance" as a Council asset by the Engineering Delegate, Development Assessment.</i></p>	<p>the On Maintenance period</p> <p>Prior to survey plan endorsement</p>
<p>16) Telecommunications</p> <p>Enter into an agreement with a telecommunication carrier to provide underground telecommunication services within and adjacent to the proposed development in accordance with the "Subdivision and Development Guidelines".</p> <p>GUIDELINE <i>This condition is imposed to ensure the provision of essential telecommunication services to all allotments. For any enquiries about this condition, please contact a relevant service provider regarding telecommunication services.</i></p> <p>PROOF OF FULFILMENT <i>A copy of the agreement is forwarded together with the request for survey plan endorsement to the Plan Sealing Officer, Development Assessment.</i></p>	<p>Prior to undertaking the works</p>
<p>17) Electricity - Minor Development</p> <p>Enter into an agreement with an electricity supplier to provide necessary services to all allotments in the development in accordance with the "Subdivision and Development Guidelines".</p> <p>GUIDELINE <i>This condition is imposed to ensure that services will be provided to all allotments and that no costs or future maintenance costs are borne by</i></p>	<p>Prior to commencement of site works</p>

Council. For developments where it is considered that the surrounding area has been fully developed and the area supplied by overhead electricity reticulation, undergrounding of cables is not required provided the following criteria is met: - No additional poles are installed within the road reserve; - Power is taken direct from an existing Energex distribution pole to the building or, via a private property pole. (A private property pole is only permitted when overhead power is on the opposite side of the street); - Aerial 'flying-fox' not being an acceptable alternative. For any enquiries about this condition, please contact relevant service providers for electricity services.

PROOF OF FULFILMENT

A copy of the agreement is forwarded together with the request for survey plan endorsement to the Plan Sealing Officer, Development Assessment.

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

18(a) Submit As Constructed Plans

Submit "As Constructed" plans including an asset register, approved 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" showing the works required by this condition.

GUIDELINE

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

Prior to survey plan endorsement

Prior to survey plan endorsement

19) Provide Rear Lot Access

Construct a minimum Type A standard road pavement, along the full length of the rear access strip along Easement E on SP159726 and Easement D on SP159726 to proposed Lot 1 and the vehicle footway crossing in accordance with Council's "Subdivision and Development Guidelines".

The access is to be constructed a minimum width of 9.0 metres and is to include a 9.0 metre wide Type B2 concrete vehicular footway crossing.

Prior to survey plan endorsement

Release

<p>GUIDELINE <i>This condition is imposed to ensure rear allotment access is provided in the form of a constructed all weather driving surface. Copies of the "Subdivision and Development Guidelines" and Standard Drawings 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.</i></p>	
<p>20) Remove Redundant Crossover</p> <p>Remove the existing vehicular crossing(s) on the frontage(s) of the site and reinstate in accordance with Council's "Subdivision and Development Guidelines".</p> <p>GUIDELINE <i>This condition is imposed when existing kerb openings and or driveway crossings become redundant as a result of the new development. In addition to removing the concrete driveway, the kerb and channel, road pavement, footways and footpaths must be reinstated. 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.</i></p> <p>PROOF OF FULFILMENT <i>Construction of such works must be certified by a Registered Professional Engineer-Queensland (RPEQ). A copy of the certification, ensuring the works have been constructed in accordance with Council's Standards, must be forwarded to the Engineering Delegate, Development Assessment.</i></p>	<p>Prior to survey plan endorsement</p>

Standard Advice

	Timing
<p>21) Concurrence Agency Response</p> <p>Brisbane City Council advise that the Department of Environment and Resource Management (formally Environmental Protection Agency) as a concurrence agency has provided comments in their letter dated 11 August 2009.</p>	<p>As indicated</p>

**** End of Package ****

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119/80/382/4413

14 AUG 2009

Notice

119/80/382/4413

Department of Environment and Resource Management (DERM) Contaminated Land Unit (CLU) Concurrence Agency Response

This notice is issued by Department of Environment and Resource Management (DERM) – Contaminated Land Unit (CLU) in of the Integrated Planning Act 1997 to advise of a decision or action.

Brisbane City Council
Development Assessment Branch
GPO Box 1434
BRISBANE QLD 4001
Attn: N Holt

Cc: Harvey property Consultants Pty Ltd
GPO Box 336
BRISBANE QLD 4001
Attn: A Osman

Our reference: 338800
File reference: BNE20825

Re: Application (No. A002349187) for development approval for assessable development to be carried out at 681 Curtin Ave E, Pinkenba (Lot 2 on SP168014)

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

☒ Item 21, Table 2 of Schedule 2 of the *Integrated Planning Regulation 1998*

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

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

DERM-CLU has not provided a notification to native title parties for this application. The State's Native Title Work Procedures indicate that responsibility for assessment of native title issues for an IDAS application rest with the Assessment Manager. It is recommended that you undertake an assessment using your own guidelines to determine if a native title notification is required for this application. Should you require any further information please do not hesitate to contact Allen Johns on 3224 5099.

s.73

Signed

Date

Delegate of Administering Authority
Environmental Protection Act 1994.

Department of Environment and Resource Management (DERM)
Contaminated Land Unit (CLU) Concurrence Agency Response

Concurrence agency response
Sections 3.3.16 and 3.3.18 Integrated Planning Act 1997

Applicant:	Harvey Property Consultants Pty Ltd
Application Number:	A002349187
EPA Permit Numbers:	IPCL01556809
Date application received by EPA:	22 July 2009
Relevant Laws and Policies:	<i>Environmental Protection Act 1994</i>
Jurisdiction:	Chapter 7, Part 8 <i>Environmental Protection Act 1994</i>

Development Description:

Reconfiguration of a Lot (1 into 2 lots)

where:

- ☒ the land is on the Environmental Management Register or Contaminated Land Register under the *Environmental Protection Act 1994*.

at the following place(s):

681 Curtin Ave E, Pinkenba
(Lot 2 on SP168014)

Response to Development Application

Department of Environment and Resource Management (DERM) – Contaminated Land Unit (CLU), 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

Conditions of the development approval

The reconfiguration of the (Lot 2 on SP168014) must be in accordance with the survey plan drawing number BRJD5349-00-002 Issue A, prepared by Landpartners, dated 25/06/2009.

Department of Environment and Resource Management (DERM) Contaminated Land Unit (CLU) Concurrence Agency Response

Additional comments or advice about the application

The approval of the reconfiguration of (Lot 2 on SP168014) does not imply material change of use approval.

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.

Department of Environment and Resource Management Contaminated Land Unit is recognised as a concurrence agency under the *Integrated Planning Regulation 1998* for the protection of the environment by the management of contaminated land. Department of Environment and Resource Management Contaminated Land Unit 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 ~

Page 85 redacted for the following reason:

s78B(2) - Copyright

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Notice

Department of Environment and Resource Management (DERM) Contaminated Land Unit (CLU) Concurrence Agency Response

This notice is issued by Department of Environment and Resource Management (DERM) – Contaminated Land Unit (CLU) in of the Integrated Planning Act 1997 to advise of a decision or action.

Brisbane City Council
Development Assessment Branch
GPO Box 1434
BRISBANE QLD 4001
Attn: N Holt

Cc: Harvey property Consultants Pty Ltd
GPO Box 336
BRISBANE QLD 4001
Attn: A Osman

Our reference: 338800
File reference: BNE20825

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

☒ Item 21, Table 2 of Schedule 2 of the *Integrated Planning Regulation 1998*

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

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

DERM-CLU has not provided a notification to native title parties for this application. The State's Native Title Work Procedures indicate that responsibility for assessment of native title issues for an IDAS application rest with the Assessment Manager. It is recommended that you undertake an assessment using your own guidelines to determine if a native title notification is required for this application. Should you require any further information please do not hesitate to contact Allen Johns on 3224 5099.

s.73

Signed

Date

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

Department of Environment and Resource Management (DERM)
Contaminated Land Unit (CLU) Concurrence Agency Response

Concurrence agency response

Sections 3.3.16 and 3.3.18 *Integrated Planning Act 1997*

Applicant:	Harvey Property Consultants Pty Ltd
Application Number:	A002349187
EPA Permit Numbers:	IPCL01556809
Date application received by EPA:	22 July 2009
Relevant Laws and Policies:	<i>Environmental Protection Act 1994</i>
Jurisdiction:	Chapter 7, Part 8 <i>Environmental Protection Act 1994</i>

Development Description:

Reconfiguration of a Lot (*1 into 2 lots*)

where:

- ☒ the land is on the Environmental Management Register or Contaminated Land Register under the *Environmental Protection Act 1994*.

at the following place(s):

681 Curtin Ave E, Pinkenba
(Lot 2 on SP168014)

Response to Development Application

Department of Environment and Resource Management (DERM) – Contaminated Land Unit (CLU), 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

Conditions of the development approval

The reconfiguration of the (Lot 2 on SP168014) must be in accordance with the survey plan drawing number BRJD5349-00-002 Issue A, prepared by Landpartners, dated 25/06/2009.

Department of Environment and Resource Management (DERM) Contaminated Land Unit (CLU) Concurrence Agency Response

Additional comments or advice about the application

The approval of the reconfiguration of (Lot 2 on SP168014) does not imply material change of use approval.

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.

Department of Environment and Resource Management Contaminated Land Unit is recognised as a concurrence agency under the *Integrated Planning Regulation 1998* for the protection of the environment by the management of contaminated land. Department of Environment and Resource Management Contaminated Land Unit 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 ~

File Note: **DERM-CLU Project No: 338800 File No: BNE20825**

Tuesday, 11 August 2009

Proposal: ROL – 1 into 2 lots
Site Address: Curtin Ave East, Pinkenba
Property Description: Lot 2 on SP168014
Notifiable Activity: Petroleum Storage & Metal Treatment

Records

The ROL is creation of two industry lots for which they are currently being use for.

Recommendation to impose ROL conditions

Assessor Name: Allen Johns

Sign: s.73

Date: 11/8/2009

Peer Reviewer: Kim Barry

Sign:

Date:

11/8/9.

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Notice

Extend information request period – DERM as Concurrence Agency

This notice is issued by Department of Environment and Resource Management (DERM) Contaminated Land Unit (CLU) in pursuant to Sections 3.3.6, 3.3.14 or 3.5.7 of the Integrated Planning Act 1997 to extend the information request period.

Harvey Property Consultants Pty Ltd
GPO Box 336
BRISBANE QLD 4001
Attn: A Osman

Cc: Brisbane City Council
Development Assessment North
GPO Box 1434
BRISBANE QLD 4001
Attn: N Holt

Our reference: 338800
File reference: BNE20825

Re: Application for development approval – extension of time for information request period (Council Reference A002349187)

The Department of Environment and Resource Management (DERM) Contaminated Land Unit (CLU), has extended the information request period by 10 business days to a revised date of **19 August 2009** for the following permit(s):

Permit Type: Concurrence Response for Reconfiguration involving contaminated land (Lot 2 on SP168014)
Activity: All or part of the land forming part of the premises is on the environmental management register or contaminated land register
Act: Integrated Planning Act 1997¹

Should you require more information, please contact Allen Johns, the Project Manager, on the telephone number listed below.

Yours sincerely,

s.73

Delegate

Environmental Protection Agency
04-AUG-2009

Enquiries:

Allen Johns
Contaminated Land
Department of the Environment and Resource Management
PO Box 15155 City East QLD 4002
phone: 07 3224 5099 | fax 07 3247 3278
e-mail: allen.johns @epa.qld.gov.au

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

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Bring Up Details Report

338800 - All or part of the land is on the EMR or CLR/681 Curtin
Avenue East Pinkenba/Harvey Property Consultants Pty Ltd - 22-JUL-2009

Ref: 49944

Created Date: 23-JUL-09

Status: Submitted

Closed Date:

Assigned To: BARRY, Kim

Due Date: 30-JUL-09

Email Address: Kim.Barry@derm.qld.gov.au

Reminder Date:

Project Director:

Project Manager:

CC:

CC:

Subject: harvey property Consultants

Comments: Project Number: 338800
Permit Number: IPCL01556809
Client: Harvey property Consultants.
Lot on Plan: 2 on Sp168014
Location: 681 Curtin Ave East Pinkenba
Application Date: 22/07/09
Info Request Due Date: 05/08/09

Dear Kim

An application has been received for Development approval. The
Application will be forwarded to the Contaminated Land Unit on the
23/07/09.

Regards, Denise Saunders



DR230709



Queensland Government
Environmental Protection Agency
Queensland Parks and Wildlife Service

Project Running Report

Project Ref 338800	Project Name All or part of the land is on the EMR or CLR/681 Curtin Avenue East Pinkenba/Harvey Property Consultants Pty Ltd	Status Active	Project Director BARRY, Kim	Project Manager NOT, Allocated	Office Responsible Contaminated Land - Central Office
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Assessing Officers

Name

Applications: 1

Date 22-JUL-2009	Status Assessment	Decision Level 2
----------------------------	-----------------------------	----------------------------

Primary Clients

Name	Address Line 1	Address Line 2	Suburb	Postcode	State
Harvey Property Consultants Pty Ltd	Level 7 400 Queen Street		BRISBANE	4001	QLD

Activities

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

Locations

Name	Address Line 1	Address Line 2	Suburb	Postcode	State
681 Curtin Avenue East Pinkenba					

Agency Interests/Ratings

Category	Type	Rating
----------	------	--------

Permits: 1

Permit Ref	Permit Type	Status
IPCL01556809	Concurrence Response for Reconfiguration involving contaminated land	Assessment

Admin. Office: **Contaminated Land Unit, Southern Region**

Project No: **338800**

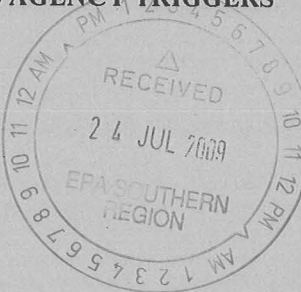
Client No: **595508** EMR ID No: **60662**

Permit No: **11PCLO0556809**

Ecoaccess Customer Service Unit

CROW No. 8761

Development Approval (Contaminated Land) Application Validation Checklist

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

Individual/Company /Business Name: **Harvey Property Consultants**

Contact person: **Ahmed Osman** Co-ordinator: **Nathan Sivil**

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

All Applications

Form 1 Part A/D/F/N Completed

Referrals Checklist Completed

Name & Contact Details Provided

Real Property Description Provided

Application Forms Signed and Dated

Owner's Consent

☒ Acknowledgement Notice Attached

☒ Date Issued **21/7/09**

* Note: The referral is invalid if the AN issue date was > 3 months

☒ Lot/s: **2** Plan: **SP162014**

☒ Lot/s: Plan:

☒ Lot/s: Plan:

Application Received: **22/7/2009**

Acknowledgement Notice Due: **N/A** /2009

Application Date: **22/7/2009**

Info Request Due: **5/8** /2009

Applicant name:

CROW #:

Release APPLICATION PROCESSING

Indicate Yes ☒ or No ☐

Is the Application Valid

☒ if ☐, proceed with Notice of Invalid Application

Application entered on Ecotrack

☐CAC Review Date: non CAL/...../2009 if requiredDecision Level ☒ 2☐ 3☐ 4Record of consultation

Date	Person Contacted:		Phone No:	
	Information Requested: Not in CMD			
	Response:			
	Ecoaccess CSU Staff:			

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

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

FOR INTERNAL USE ONLY
ENVIRONMENTAL PROTECTION AGENCY

SEARCH RESPONSE

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

Transaction ID: 1150927 EMR Site Id: 60662 22 July 2009
This response relates to a search request received for the site:
Lot: 2 Plan: SP168014

SEARCH RESULT

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

Lot	Plan	
905	SL6244	EMR
1154	SL10385	EMR

ADDITIONAL ADVICE

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

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

Lindi Bowen
Registrar, Contaminated Land Unit

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

Contaminated Sites

No.	Lot No	Plan No	Registered Site ID	AMA Site ID	Current Category Code	AMA Type	AMA Name	Record Type	Register Name
1	1176	SP153111	40135					NP	EMR
s.73									
6	2	SP168014	60662					NP	EMR
9	1176	SP153111	40135					NP	EMR
16	1177	SP153111	40136		D			NP	EMR

SEQ RCMP Coastal Management District polygon

No.	
1	No Attributes Recorded

Draft SEQ Regional Plan 2009 2031 Regional Landuse Categories

No.	Category
1	Urban Footprint

Local Government Areas Prior to Amalgamation

No.	LGA Name
1	BRISBANE CITY

Queensland Wetland Data Wetlands Displayed by Wetland System

No.	Wetland Identification	Wetland Area (Ha)	Wetland Class	Local Hydrology Modifier	Water Body Inundation Frequency	Salinity Modifier	Wetland Regional Ecosystem	Wetland Regional Ecosystem Percent	Catchment	Floodplain	Source	Remnant Vegetation	Drainage Division	Habitat Identification	Habitat Area (Ha)
				Artificial wetlands -	Commonly								NORTH		

s.73

Cadastre

No.	Lot Number	Plan Number	Lot and Plan Number	Street No.	Street Suffix	Street No. 2	Street Suffix 2	Street Name	Street Type	Street Part	Loc Name	Area in sq metres	Tenure	Parish	County	LGA	Feature Name	Locality
1	1176	SP153111	1176SP153111	641				CURTIN	AVE	E	PINKENBA	18383.64	FH	TOOMBUL	STANLEY	BRISBANE CITY		PINKENBA

5	1177	SP153111	1177SP153111	661				CURTIN	AVE	E	PINKENBA	19402.112	FH	TOOMBUL	STANLEY	BRISBANE CITY		PINKENBA
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s.73

S86 Point Permits

No.	Structure	Lot Number	Plan Number	File Number	Project Reference	Approval Date
3	Underwater Electricity	1177	SP153111	BNE21327	214454	17/09/2004
4	Underwater Electricity	1177	SP153111	BNE21327	214454	17/09/2004

Environmental Services Regions

No.	EPA Region
1	North Brisbane

Streets

No.	Street Name	Left Number From	Left Number To	Right Number From	Right Number To	Locality

Cadastral shaded by Base Parcel tenure

No.	Lot Number	Plan Number	Lot and Plan Number	Street No.	Street Suffix	Street No. 2	Street Suffix 2	Street Name	Street Type	Street Part	Loc Name	Area in sq metres	Tenure	Parish	County	LGA	Feature Name	Locality
1	1176	SP153111	1176SP153111	641				CURTIN	AVE	E	PINKENBA	18383.64	FH	TOOMBUL	STANLEY	BRISBANE CITY		PINKENBA
4	1177	SP153111	1177SP153111	661				CURTIN	AVE	E	PINKENBA	19402.112	FH	TOOMBUL	STANLEY	BRISBANE CITY		PINKENBA

Our Ref: 09097
Council Ref: A002349187

21 July 2009

RECEIVED
22 JUL 2009
HCSU

By: Post

Chief Executive Officer
Dept. of Environment & Resource Management
Environmental Protection Agency (Ecoaccess)
PO Box 15155
City East Q 4002

Dear Sir/Madam

Applicant gives copy of the application to referral agency under *Section 3.3.3 of the Integrated Planning Act 1997*:
Development Application in Support of Development Permit for Reconfiguration of a Lot (1 into 2 lots) on land at 681
Curtin Avenue East, Pinkenba Q 4008 and described as Lot 2 on SP168014.

In response of the acknowledgment notice received on the 21st July 2009, from Brisbane City Council, we submit the
following planning report and proposal plans under *Section 3.3.3 of the Integrated Planning Act 1997*.

Under this section we are required to submit a copy of the application and a copy of the acknowledgment notice to
any concurrence agencies. The subject site is part of a previous site listed on the Contaminated Land and
Environmental Management Register; granting information request, conditioning, extension of timeframes and
refusal powers to the Department of Environment and Resource Management (EPA).

Should you wish to discuss the application further please do not hesitate to contact our office on 3229 9622.

Yours sincerely,
Harvey Property Consultants Pty Ltd
A.C.N 120 410 282

s.73

Ahmed
Town Planner



RECEIVED
22 JUL 2009
ECSU

21 July 2009

Harvey Property Consultants Pty Ltd
Attention : Ahmed Osman
GPO Box 336
BRISBANE QLD 4001



Permit Type: DA - Reconfigure a Lot
Description of Proposal: Reconfiguration of Land (1 into 2 Lots)
Address of Site: 681 Curtin Ave E Pinkenba Qld 4008
Real Property Description: Lot(s) 2 on Survey Plan 168014
Application Reference: A002349187

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 3 July 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 Planner is the delegate appointed by Council to determine this application.

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

Yours sincerely,

s.73

Nick Holt
Urban Planner, Development Assessment
Development Assessment North BSQ
(07) 3403 6270
Development Assessment Branch

RECEIVED
22 JUL 2009
ECSU

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

APPLICANT DETAILS:

Harvey Property Consultants Pty Ltd
Attention : Ahmed Osman
GPO Box 336
BRISBANE QLD 4001

SITE:

Address of Site:

681 Curtin Ave E Pinkenba Qld 4008

Real Property Description:

Lot(s) 2 on Survey Plan 168014

City Plan Area Classification:

CP-GI

Name of Owner:

Trust Company Limited

Name of Ward:

Hamilton

APPLICATION:

Aspects of development and development approvals sought:

- Reconfigure a Lot - Development Permit - Subdivision of Land

Description of Proposal:

Reconfiguration of Land (1 into 2 Lots)

Council file reference:

A002349187

Lodgement date:

03 July 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 primary code will be applicable to your application:

- Subdivision Code (and possibly 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:

Epa (Contaminated Land) - Ecoaccess Customer Service Unit
P O 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.

RECEIVED
22 JUL 2009
ECSU



**Code Assessable Development Application for -
Reconfiguration of a Lot (1 into 2 lots) – Development Permit**

681 Curtin Avenue East, Pinkenba Q 4008

Lot 2 on SP168014

Prepared by:

Harvey Property Consultants Pty Ltd
Level 7, 400 Queen Street
Brisbane QLD 4000

Prepared for:

CIP

For Local Authority:

Brisbane City Council

July 2009

Prepared By:

Harvey Property Consultants Pty Ltd

Phone: 3229 9622

Fax: 3229 1622

Email: ahmed.o@hpcproperty.com.au

Web: www.hpcproperty.com.au

Level 7, 400 Queen Street, Brisbane Q 4000

GPO Box 336, Brisbane Q 4001

Revision	Date	Author	Authorised	Description of Change
1	29.06.09	A.O.	M.L.	Draft (Client Issue)
2	01.07.09	A.O.	M.L.	Lodgement

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Appendix B	Lot Reconfiguration Plan	LandPartners
Appendix C	Civil Engineering Report	MPN Consulting
Appendix D	Contaminated Land Search	EPA
Appendix E	IDAS & BCC Application Forms	Harvey Property Consultants

1. Executive Summary

- | | |
|--|---|
| 1.1. Application Details | Application seeking Development Permit for Reconfiguration of a Lot (1 into 2 lots) assessable against the Planning Scheme |
| 1.2. Assessment Level | Code Assessment |
| 1.3. Registered Proprietors | Trust Company Limited
Title Reference: 50582221 |
| 1.4. Applicant | Harvey Property Consultants Pty Ltd.
A.C.N. 120 410 282

Postal Address:
GPO Box 336
Brisbane Q 4001

Office Address:
Level 7, 400 Queen Street,
Brisbane Q 4000 |
| 1.5. Contact Persons | Ahmed Osman
Town Planner
ahmed.o@hpcproperty.com.au
Ph: 07 3229 9622
Fx: 07 3229 1622 |
| 1.6. Site Details | Lot 2 on SP168014 |
| 1.6.1. Local Authority | Brisbane City Council |
| 1.6.2. Site Address | 681 Curtive Avenue East, Pinkenba Q 4008 |
| 1.6.3. Area Classification | General Industry Area
Australia TradeCoast Local Plan – Eagle Farm East Precinct |
| 1.6.4. Total Area | 31,880m ² |
| 1.7. Description of Proposal | Development Application seeking Development Permit for Reconfiguration of a Lot (1 into 2 lots) |
| 1.8. Site History & Characteristics | |
| 1.8.1. Site Characteristics | The subject site contains some small scale office facilities fronting Holt Street. |

1.8.2. Surrounding Land Uses

Adjoining land to the East and West contain industrial uses in accordance with the land use intent for the area. Land to the North (rear) contains a waterway corridor while land to the South is used as a recreational facility (Royal Queensland Golf Club).

1.8.3. Significant Vegetation

The site contains some vegetation onsite. No vegetation is considered significant, nor is it proposed for removal as part of this application.

1.9. Topography

The site is relatively flat with no significant topographical features. The land generally slopes toward Curtin Avenue East.

1.10. Supporting Information

1. Lot Reconfiguration Plan
2. Civil Engineering Report

2. Site & Surrounding Development

2.1 Subject Site

The site is located at 681 Curtin Avenue East in the Eastern suburb of Pinkenba and incorporates a total site area of 31,880m². The site has two road frontages; to Curtin Avenue East, as well as to Holt Street and currently includes some small scale office facilities (fronting Holt Street), with the remainder of the site vacant. Adjoining land to the East and West contain various industrial uses in accordance with the land use intent for the area. Land to the rear of the site is an existing vegetated waterway corridor. To the South is the Royal Queensland Golf Club.

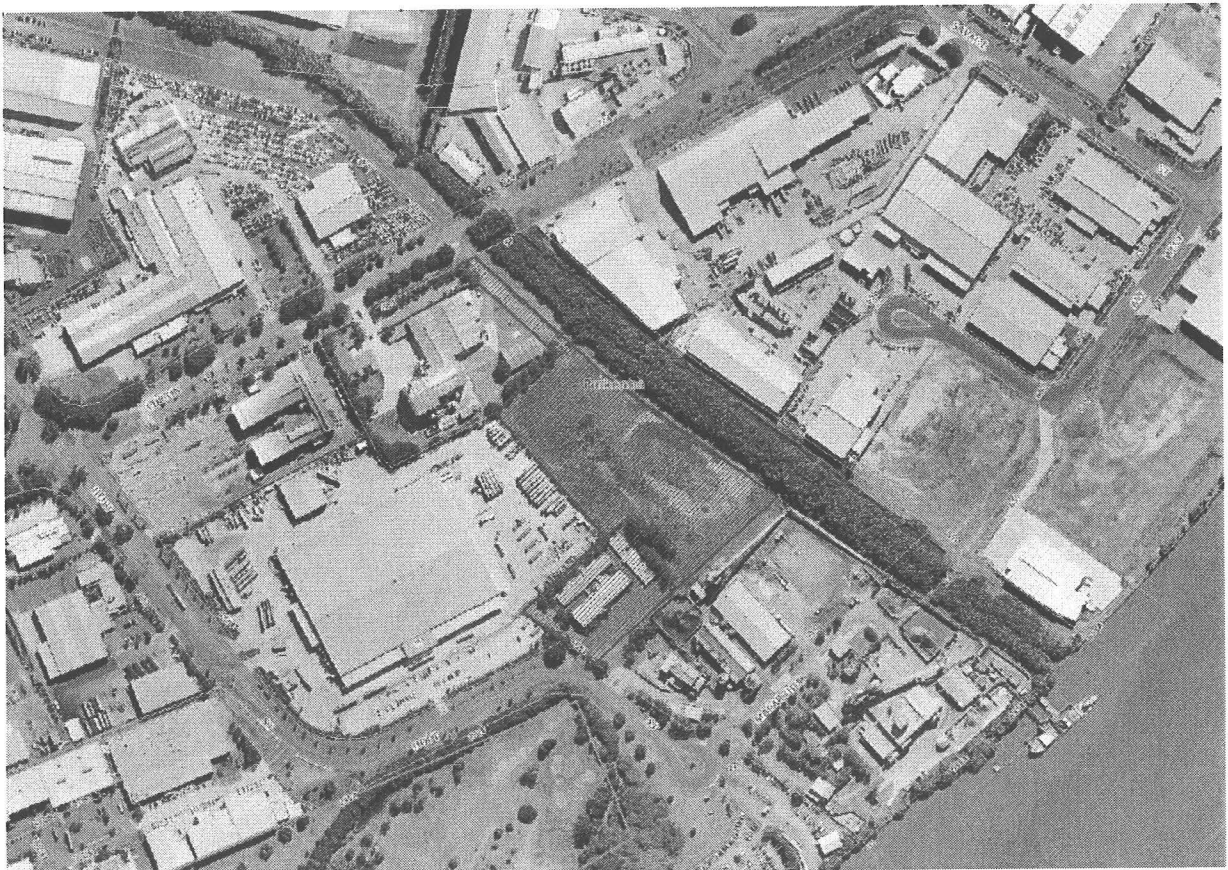


Figure 1: Subject site

2.2 Site Context

The subject land is part of a wider industrial area and is situated within the Australia TradeCoast Local Plan. More specifically, it is located partially within the Eagle Farm East Precinct which is suitable for general industrial uses and is consistent with the proposed staging within the Local Plan area. The site is in close proximity to the Brisbane River (South) and the Gateway Motorway (West). Further to the South is the BP Refinery (a major hazard facility).



Figure 2: Site context

2.3 Site Characteristics

2.3.1 Flooding

A Floodwise Property Report obtained from Brisbane City Council indicates the site is subject to flooding from a Storm Tide with a highest defined flood level of 2.5m AHD (refer to Appendix C). As indicated on the attached Lot Reconfiguration Plan, the site ranges between approximately 5m and 3.5m AHD. Existing and proposed buildings are sited to achieve flood immunity in accordance with the Subdivision and Development Guidelines.

2.3.2 Stormwater

A civil engineering report is attached as Appendix C to this application and details existing / proposed stormwater connections onsite.

2.3.3 Water & Sewer

The site is serviced by, and connected to Council's reticulated water supply and sewer network. An Engineering Report (prepared by MPN Consulting) is attached to indicate a logical extension to the existing infrastructure network to ensure that the proposed allotments can be provided with an appropriate level of service.

2.3.4 Services

Energex and telecommunications connections exist to the subject site. Should an approval be granted, servicing will be extended to ensure appropriate connections are provided to both allotments.

2.3.5 Topography

Contours indicate the site is relatively flat with no significant topographical features. Existing site levels are not considered to be prohibitive of future development.

2.3.6 Vegetation

The site is not considered to contain any significant vegetation, nor is the site identified on either the 2003 Regional Ecosystem Map or the Vegetation Management Act Essential Habitat Map. It is expected that where possible, vegetation will be retained as part of any future development onsite.

Council mapping indicates the site is subject to Waterway and Wetland Vegetation. The site adjoins a waterway corridor (to the North) which contains an existing vegetated buffer. No vegetation is proposed for removal and the proposal will not adversely impact on the corridor. Any future development is expected to be sympathetic to the existing corridor.

2.3.7 Contaminated Land

The site is a result of an existing lot reconfiguration which involved sites listed on the Contaminated Land Register (CLR) and Environmental Management Register (EMR) as indicated in Appendix D. Operational works have previously been undertaken onsite and no additional works are required.

It is not expected that remediation works are required as part of an ROL onsite. Any future MCU development will address any contaminated land issues (where necessary).

3. Approvals Sought

This application is seeking the following approval:

Development Permit

Preliminary Approval

Lot Reconfiguration (1 into 2 lots)



The Development Application proposes the establishment of 2 industrial lots over land at 681 Curtin Avenue East, Pinkenba. Designated as part of the General Industry Area, the site is suitable for a variety of general industry uses. In accordance with the *Brisbane CityPlan 2000*, a proposal for reconfiguring a lot is subject to Code Assessment.

The Local Area Plan does not alter the level of assessment for the proposal.

4. Description of Proposal

The proposal is seeking a Development Permit for Reconfiguration of a Lot (1 into 2 lots); resulting in the creation of two general industrial lots. The proposal is detailed in the following sections:-

4.1 Reconfiguration of Lot (1 into 2 lots)

It is proposed that the existing allotment be reconfigured into two industrial lots. Please refer to Appendix B – Proposed Subdivision Layout Plan, and details of the subdivision are provided below:-

- Existing Lot 2: 31,880m²
- Proposed Lot 1: 25,271m²
- Proposed Lot 2: 6,597m²

4.2 Lot Layout

The proposed lot reconfiguration has been sited to comply with the relevant requirements of the Subdivision Code in the *Brisbane CityPlan*. The resultant lots will be regular in shape and will allow for the appropriate siting of industrial uses with respect to setbacks, landscaping and onsite parking. The proposal will contribute to diversity in the area and will provide an opportunity for continued growth in the region.

4.3 Existing Use

It is proposed that the existing office facility on Proposed Lot 2 be retained as part of the proposal. The office facility is an existing lawful use and the covered carparking area (at the rear) is to be removed to ensure compliance with the relevant setback requirements of the proposed allotments (should the application be approved). There is sufficient parking onsite to ensure the ongoing use of the facility. Any future development onsite is to be in accordance with the relevant requirements of the Planning Scheme.

4.4 Site Access

Individual access for each lot will be taken via vehicular crossovers to both Curtin Avenue East (for Lot 1) and Holt Street (for Lot 2) and is not expected to adversely impact on the existing road network. An existing gravel driveway is already in place to Curtin Avenue East, and it is expected that this will be formalised as part of any future development onsite. A 5m crossover to Holt Street is to be maintained as part of the proposal. Refer to Appendix B – Proposed Reconfiguration Plan.

4.5 Acid Sulfate Soils

No filling or excavation is proposed as part of the lot reconfiguration. Therefore, no referral will be required to the Department of Environment and Resource Management as no Acid Sulfate Soils will be disturbed.

4.6 Easements

A 3 metre wide stormwater easement is proposed from the rear of Lot 2, traversing lot 1 to the rear of the site. It is proposed that the existing stormwater infrastructure onsite be relocated toward the eastern site boundary to maximise the potential for development on Proposed Lot 1, while maintaining an appropriate level of service. Further details on stormwater drainage can be found in the attached Civil Engineering Report prepared by MPN Consulting attached as Appendix C to this report.

5. Relevant Legislation

5.1 Integrated Planning Act 1997

The purpose of the *Integrated Planning Act 1997* (IPA) seeks to achieve ecological sustainability by coordinating planning at all government levels, and by managing the development process as well as the impact of development on the environment.

The subject application is for a 'Reconfiguration of a Lot' and is assessable development. A Development Permit is required prior to the commencement of the development.

Assessment against the Planning Scheme indicates the proposal is subject to Code Assessment in accordance with Section 3.5.4. of the *Integrated Planning Act 1997*.

5.2 State Planning Policies

State Planning Policy 1/92 – "Development and the Conservation of Agricultural Land". This site is not subject to this Planning Scheme Policy and is not addressed in this report.

State Planning Policy 1/02 – "Planning for Aerodromes and other Aeronautical Facilities". This site is not subject to this Planning Scheme Policy and is not addressed in this report.

State Planning Policy 2/02 – "Planning and Management of Coastal Development involving Acid Sulphate Soils". This site is not subject to this Planning Scheme Policy and is not addressed in this report.

State Planning Policy 1/03 – "Mitigating the adverse Impacts of Flood, Bushfire and Landslide". This site is not subject to this Planning Scheme Policy and is not addressed in this report.

State Planning Policy 1/07 – "Housing & Residential Development". This Planning Scheme Policy only applies to the planning scheme amendment process and is not addressed in this report.

State Planning Policy 2/07 – "Protection of Extractive Resources". This Planning Scheme Policy only applies to the planning scheme amendment process and is not addressed in this report.

5.3 SEQ Regional Plan

The SEQ Regional Plan contains regulatory provisions that have legislative effect on development applications. The subject site is located within the Urban Footprint, not within a Major Development Area, and is not subject to the preparation of a Structure Plan or a State Infrastructure Agreement. The regulatory provisions of the SEQ Regional Plan do not apply to the subject application.

5.4 Referral Agencies

Under the *Integrated Planning Act 1997*, various components of development applications trigger referral of the application to State Government Agencies. Each State Government Agency can either be an Advice Agency or a Concurrence Agency. Advice Agencies may recommend a course of action or conditions of approval to the Assessment Manager, whereas Concurrence Agencies have the power to direct an application be refused, or to impose conditions of approval on the Assessment Manager.

The following table details matters of State Interest and whether the State Agency involved has Concurrence Agency or Advice Agency powers.

	Referral	Advice	Concurrence	Trigger
1	Environmentally relevant activities	☐	☐	N/A
2	State controlled road matters	☐	☐	N/A
3	Clearing vegetation	☐	☐	N/A
4	Strategic port land	☐	☐	N/A
5	Acid sulfate soils	☐	☐	N/A
6	Major hazard facilities	☐	☐	N/A
7	Water related development under water act	☐	☐	N/A
8	Removal of quarry material from a watercourse	☐	☐	N/A
9	Operational work in a coastal management district	☐	☐	N/A
10	Operational work below high water mark	☐	☐	N/A
11	Coastal management	☐	☐	N/A
12	Development within the limits of a port	☐	☐	N/A
13	Marinas	☐	☐	N/A
14	Development in strategic port land tidal areas	☐	☐	N/A
15	Heritage	☐	☐	N/A
16	Declared catchment areas	☐	☐	N/A
17	Contaminated land	☐	☒	CLR & EMR
18	Electricity infrastructure	☐	☐	N/A
19	Land designated for community infrastructure	☐	☐	N/A
20	SEQ regional plan	☐	☐	N/A
21	Fisheries matters	☐	☐	N/A
22	Integration of land use and public transport	☐	☐	N/A
23	Railway safety and efficiency	☐	☐	N/A
24	Moonie to Brisbane pipeline	☐	☐	N/A
25	Koala habitat area	☐	☐	N/A
26	Wild Rivers area	☐	☐	N/A
27	Preliminary approval	☐	☐	N/A
28	Wetlands	☐	☐	N/A
29	Conservation Estate	☐	☐	N/A

6. Planning Scheme Assessment

6.1 Land Use Definitions

The *Integrated Planning Act 1997* defines a lot reconfiguration as:

reconfiguring a lot means—

- (a) creating lots by subdividing another lot; or*
- (b) amalgamating 2 or more lots; or*
- (c) rearranging the boundaries of a lot by registering a plan of subdivision; or*
- (d) dividing land into parts by agreement (other than a lease for a term, including renewal options, not exceeding 10 years, or an agreement for the exclusive use of part of the common property for a community titles scheme under the Body Corporate and Community Management Act 1997) rendering different parts of a lot immediately available for separate disposition or separate occupation; or*
- (e) creating an easement giving access to a lot from a constructed road.*

The proposal seeks to subdivide an existing allotment, resulting in the creation of an additional lot, and is therefore consistent with the above definition.

6.2 Development Application Fee

In accordance with the Brisbane City Council 2009-2010 Development assessment and compliance fees, the application fees are calculated as follows:

- Small non-domestic development – Type A: Reconfiguring a lot into five to 10 residential lots or two to 10 non-residential or mixed-use lots – Code Assessable - \$2,900.00
- **Total Fee: \$2,900.00**

6.3 Applicable Codes

6.3.1 Primary Codes

- Subdivision Code;
- Australia TradeCoast Local Plan Code;

6.3.2 Secondary Codes

- Acid Sulfate Soils Code;
- Biodiversity Code;
- Industrial Areas – Adjacent Development Code;
- Services, Works & Infrastructure Code;
- Stormwater Management Code;
- Waterway Code; and
- Wetland Code.

A complete assessment of the above codes is included in Appendix A – Code Compliance.

7. Conclusion

The application seeks a Development Permit for Reconfiguration of a Lot (1 into 2 lots) over land located at 681 Curtin Avenue East in the suburb of Pinkenba. The development is considered low risk and will not adversely impact on the surrounding or adjoining land uses. The proposal is generally consistent with the probable solutions and all of the performance criteria set out in the relevant planning codes.

In conclusion, given that the proposal satisfies the requirements of the Planning Scheme, it is recommended a development permit be issued for a Reconfiguration of a Lot (1 into 2 lots) in accordance with the plans and documentation submitted.

Appendix A

Code Compliance Statements

Subdivision Code

Brisbane City Council

5.1 Design elements—General

5.1.1 Neighbourhood design

Performance Criteria	Acceptable Solutions	Solution	Comments
General requirements			
<p>P1.1 The subdivision layout must give a neighbourhood a strong and positive identity by responding to site characteristics, setting, landmarks and views, and through clearly legible street networks, open space networks and use of streetscaping themes</p> <p>P1.2 Neighbourhood identity must be reinforced by locating community, retail and commercial facilities and landmarks at focal points within convenient walking distance for residents</p> <p>P1.3 The street network must provide a high level of internal accessibility and good external connections for local vehicle, pedestrian and cycle movements, with traffic management to restrain vehicle speed, deter through traffic and create safe conditions for other road users</p> <p>P1.4 The vehicle, cyclist and pedestrian networks, land use mix and lot density minimise fossil fuel use by reducing local vehicle trips, travel distances and speeds, maximising public transport effectiveness, and encouraging walking and cycling to daily activities</p> <p>P1.5 The distribution and design of land uses must minimise capital and maintenance costs of infrastructure</p> <p>P1.6 The street and lot orientation and lot dimensions must facilitate the siting and design of dwellings that conserve non-renewable and</p>	<p>A1 No Acceptable Solution is prescribed as each subdivision requires an individual approach These Performance Criteria should be addressed in the preparation of a Neighbourhood Structure Plan, prepared in accordance with the Structure Planning Code If any of the Performance Criteria are not addressed in the Neighbourhood Structure Plan, they must be addressed in an accompanying report A geotechnical assessment will also be required for any proposed lots with a gradient in excess of 1 in 4</p>	A	<p>Complies.</p> <p>The proposed development involves subdividing an existing industrial lot in an industrial area. The identity of the industrial area will be continued by the proposal and the street network will not be impacted. There will be no impacts on adjoining sites and will not cause harm to any environmental features.</p>

<p>renewable energy sources and assist in achieving design appropriate for the climatic conditions</p> <p>P1.7 The layout must protect and enhance significant vegetation and habitat areas, incorporate natural and cultural features, avoid development on flood prone land and integrate with surrounding areas</p> <p>P1.8 The layout must be integrated with the surrounding environment, complement existing attractive streetscapes and landscapes, and provide for shared use of public facilities by adjoining communities</p> <p>P1.9 The layout must enhance personal safety and perceptions of safety, and minimise potential for crime, vandalism and fear through surveillance by drivers of passing vehicles, residents and pedestrians</p> <p>P1.10 The pedestrian and cycle networks must be safe, attractive and efficient, running largely along public spaces including streets and open spaces, fronted by houses, and avoid uses that generate major breaks in surveillance on routes to and from public transport, or those used at night Refer to <i>Figure a</i></p> <p>P1.11 Development must be located in areas where adequate provision has been made for water supply (including fire-fighting requirements), wastewater treatment, stormwater management, power supply (electrical and gas services), street lighting and telecommunications appropriate for the land use</p> <p>P1.12 The layout must not create lots subject to unreasonable risk or hazard and provides reasonable buffers between any existing or potential incompatible land uses</p>			
---	--	--	--

P2 The street network must cater for the extension of existing or future public transport routes to provide services that are convenient and accessible to the community	A2 At least 90% of dwellings are within 400m of an existing or potential public transport route	A	The proposal will allow for the integration of public transport networks. No new road work is proposed.
P3 The layout must provide well distributed public open spaces that contribute to the legibility and character of the development, provide for a range of uses and activities, are cost effective to maintain, and contribute to stormwater management and the protection of environmental values	A3.1 District parks of 3ha minimum area and containing a range of recreation settings are provided within 2km of all dwellings A3.2 Large local parks of 0.4–1ha in area are provided within 500m safe walking distance of 90% of all dwellings A3.3 Small local parks of 0.2ha minimum area are provided to serve neighbourhood needs within 300m safe walking distance of 90% of all dwellings	N/A	No district parks are proposed. Existing recreational facilities are in close proximity to the site.
P4 The layout must maintain a suitable noise amenity appropriate to the various land use areas	A4 The reconfiguration complies with the Noise Impact Assessment Planning Scheme Policy	A	Complies.
P5 The layout must ensure that proposed lots are not exposed to unsuitable air quality	A5 The layout does not situate lots in areas of unsuitable air quality for the intended use	A	The lots are not designed in areas of unsuitable air quality.
P6 The layout must ensure that lots are not exposed to unreasonable risks from electromagnetic radiation	A6 House lots near high voltage powerlines have an area that can accommodate a 15m diameter circle behind the 6m setback line and clear of any powerline easement	N/A	The proposal is not for a residential use.
Industrial/Centres requirements			
P7 The layout must facilitate the integration of industrial and Centres development into their surrounds, ensure minimum impact on the amenity of adjacent and nearby areas, and provide for reasonable buffers between any existing or potential incompatible land uses	A7 The layout complies with any Local Plan, Structure Plan or Centre Concept Plan applicable to the site	A	Complies. The proposed lot reconfiguration does not contradict the requirements of the Australia TradeCoast Local Plan.
P8 The lot design and layout must provide a mix of lot sizes and enable a variety of industrial and other compatible land uses appropriate to	A8 No Acceptable Solution is prescribed as each situation requires an individual approach	A	Complies.. All existing lots in the area are large industrial lots. This proposal is proposing to create a mix of smaller industrial lots which will

the area and the type of development envisaged			be better suited for smaller industrial uses in the area.
--	--	--	---

5.1.2 Road networks

Performance Criteria	Acceptable Solutions	Solution	Comments
Function, structure and width P1.1 The road network must have a clear structure and component roads must conform to their function in the network consistent with the Road Hierarchy P1.2 The network must have clear physical distinctions between each type of road. These distinctions are based on function, legibility, convenience, traffic volumes, vehicle speeds, public safety and amenity P1.3 The design features of each type of minor road must convey its primary function and encourage driver behaviour appropriate to the primary function Safety, access and convenience P1.4 Junctions along minor roads must be spaced to create safe and convenient vehicle movements P1.5 The minor road network must create convenient movement for residents between their homes and higher order roads P1.6 In bushfire prone areas provision must be made for alternative emergency evacuation Mode choice P1.7 Bus routes must be direct and safely accessible by pedestrians and cyclists from all dwellings and activity centres and must be efficient to operate	A1.1 The road network complies with the street networks shown in any relevant Local Plan and/or Neighbourhood Structure Plan OR A1.2 Where no Local Plan exists, the road network complies with Council's Road Hierarchy, <i>Queensland Streets</i> , <i>AUSTROAD's Traffic Engineering Practice, Part 14—Bicycles</i> and the Transport and Traffic Facilities Planning Scheme Policy Refer to <i>Figures b and c</i>	N/A	It is proposed to maintain the existing road network. No new road work is proposed.

<p>P1.8 The alignment and geometry of the roads that form identified bus routes must allow for efficient and unimpeded movement of buses without facilitating high traffic speeds</p> <p>P1.9 The road network must facilitate walking and cycling within the neighbourhood and to local activity centres Urban design and character</p> <p>P1.10 The road network design must take into account:</p> <ul style="list-style-type: none"> • streetscapes that may be created or already exist • protection of topography and vegetation • opportunities for views and vistas • protection of natural drainage and open space systems <p>P1.11 The minor road network must facilitate efficient solar access for dwellings Amenity</p> <p>P1.12 Traffic generated by a development must be within the acceptable environmental traffic volume of the minor roads</p> <p>P1.13 Minor roads must not operate as through traffic routes for externally generated traffic while limiting the length of time local drivers need to spend in a low speed environment</p> <p>P1.14 The minor road network must be designed to reduce traffic speeds and volumes to acceptable levels with most dwellings fronting streets with low volumes</p> <p>P1.15 The minor road network must consider the needs of minor road users and adjoining dwellings, with respect to access, parking and aesthetics Cost-effectiveness</p>			
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P1.16 Road and carriageway widths and street lengths must optimise the cost effectiveness of the road network			
P1.17 The network must provide for the cost effective provision of public utilities			
Industrial requirements			
P2 The minor road network must create convenient movement and access for vehicles, particularly heavy vehicles The minor road network must facilitate access to the major road network without encouraging industrial traffic into residential neighbourhoods	A2.1 The road network complies with the street networks shown in any relevant Local Plan and/or Industrial Structure Plan OR A2.2 Where no defined street network plan exists, the road network complies with Council's Road Hierarchy, <i>Queensland Streets 1993</i> and the Transport and Traffic Facilities Planning Scheme Policy	A	It is proposed to maintain the existing road network. No new road work is proposed.

5.1.3 Pedestrian and cyclist facilities

Performance Criteria	Acceptable Solutions	Solution	Comments
Planning			
P1 The minor roads and path network must provide pedestrian routes and low speed, low volume routes for cyclists with connections to adjoining minor roads and major roads, open spaces and activity centres	A1 Walk/bikeways comply with the <i>Bicycle Brisbane Plan</i> , any Local Plans and/or Neighbourhood Structure Plans	N/A	No changes are proposed to the existing pedestrian and cyclist networks.
P2 A network of walk/bikeways must be provided to encourage walking and cycling in accordance with: <ul style="list-style-type: none"> • identification of opportunities to link pedestrian and cyclist destinations such as schools, shopping centres, open space areas, public transport stations/stops, and local activity centres along the safest, most direct and convenient routes • likely users, e.g. school children, parents with prams, the aged and/or people with disabilities, and commuter and recreational 	A2.1 Walk/bikeways comply with the <i>Bicycle Brisbane Plan</i> , AUSTROAD's <i>Traffic Engineering Practice, Part 14—Bicycles</i> , <i>Queensland Streets 1993</i> and the Transport and Traffic Facilities Planning Scheme Policy A2.2 Walk/bikeways link each residential precinct to pedestrian and cyclist destinations by the most favourable routes	N/A	

cyclists • topography • pedestrian and cyclist safety			
Location and design			
P3.1 The location of walk/bikeways in a street reservation must be determined by vehicle speeds and volumes. The use of footpaths by cyclists must not affect the comfort and safety of pedestrians P3.2 The alignment of walk/bikeways must be designed so that they are: • varied to add interest and conserve trees and other significant features • on easily trafficable grades • well lit where subject to high night time usage • on safe and convenient routes • located where there is casual surveillance • adequate for passing • widened at potential conflict points	A3 Walk/bikeways are located and designed in compliance with the <i>Bicycle Brisbane Plan</i> , AUSTROAD's <i>Traffic Engineering Practice, Part 14—Bicycles, Queensland Streets 1993</i> and the <i>Transport and Traffic Facilities Planning Scheme Policy</i>	N/A	Existing walkways/bikeways are to be maintained as part of the proposal. No changes are proposed.

5.1.4 Public transport

Performance Criteria	Acceptable Solutions	Solution	Comments
P1.1 Net residential densities within walking distance of public transport stations and stops must be set at levels that take advantage of the infrastructure investment and support the economic operation of services P1.2 Convenient connections to adjoining areas and other public transport routes, including future routes, must provide for ease of movement of buses between developments and link activity centres within and external to the development	A1 Routes and neighbourhood net residential densities comply with any Local Plan and/ or Structure Plan, <i>Queensland Streets 1993</i> and the <i>Transport and Traffic Facilities Planning Scheme Policy</i>	N/A	The proposal is for an industrial route.

5.1.5 Public open space

Performance Criteria	Acceptable Solutions	Solution	Comments
P1.1 Public open space must be designed to provide: <ul style="list-style-type: none"> • a range of recreation settings, corridors for community walk/bikeways, and attractive urban environment settings and focal points • adequate facilities to meet the needs of the population density and demographic structure • a response to the opportunities and constraints presented by the physical characteristics of the land in the proposed use, landscaping and facilities • incorporation of existing trees, rocks, streams, waterway frontage and sites of natural or cultural value, and linkage of habitats and wildlife corridors • links between public open spaces to form a legible network • public safety and reasonable amenity of adjoining land users in the design of facilities and associated engineering works • regional, district and neighbourhood open space requirements• a clear relationship between public open space and adjoining land uses through treatment such as alignment, fencing and landscaping • opportunities to address issues of security and surveillance by measures such as providing adequate road frontage to open space areas and avoiding long solid fences along open space areas P1.2 Open space must provide for recreational, environmental and stormwater management needs	A1.1 Public open space is provided in compliance with any approved open space strategy, Local Plan and/or Structure Plan and applicable Contributions Planning Scheme Policies in Appendix 1 A1.2 Areas of public open space, incorporating drainage networks designed as part of multiple-use drainage systems and/or monetary contributions and/or parkland improvements, are provided in compliance with any relevant Contributions Planning Scheme Policies in Appendix 1Refer to <i>Figure d</i> A1.3 Areas of public open space are designed and located taking into account crime prevention through environmental design principles (refer to the Crime Prevention Through Environmental Design (CPTED) Planning Scheme Policy)	N/A	Public open spaces are not provided as part of this application.

5.1.6 Minor road design

Performance Criteria	Acceptable Solutions	Solution	Comments
Function and width P1.1 The design features of each type of road must convey its primary function	A1 Design of the minor roads complies with <i>Queensland Streets 1993</i> and the Transport and Traffic Facilities Planning Scheme Policy	N/A	No new road work is proposed.

<p>P1.2 The minor road reserve width must be sufficient to cater for all road functions, including:</p> <ul style="list-style-type: none"> • safe and efficient movement of all users • parked vehicles • landscaping • adequate cul-de-sac heads to enable a refuse vehicle to undertake a three-point turn • location, construction and maintenance of public utilities <p>P1.3 The minor road verge width must be adequate for safety, visibility, pedestrian movement, landscaping for amenity, noise reduction, parking, allotment access and utility services and must be sufficient to provide for special site conditions and future requirements</p> <p>Designing for safety</p> <p>P1.4 The minor road design must facilitate safety for road users, including people with disabilities, the aged and children, by:</p> <ul style="list-style-type: none"> • providing a carriageway width that allows vehicles to proceed safely at the operating speed intended for that level of road • making allowances for restrictions caused by on-street parking • providing a horizontal and vertical alignment that is not conducive to excessive speeds • promoting the safety of pedestrians where it is intended that they use the carriageway at bus stops and other crossing points • promoting the safety of cyclists in streets and at crossing points <p>P1.5 Speed reduction techniques and devices must be used to achieve desired speeds as part of a design for the whole road environment</p> <p>P1.6 Safe sight distances based on the speeds that vehicles may travel at in the street must exist at access points to properties, at pedestrian and cyclist crossings and at junctions and intersections including</p>			
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<p>corner truncations</p> <p>Access and verge</p> <p>P1.7 The carriageway width, verge width and crossover dimensions must allow for unobstructed and efficient access to individual lots and sites even when a car is parked on the opposite side of the road</p> <p>P1.8 Driveway egress movements must not create a safety hazard</p> <p>Geometric design</p> <p>P1.9 Bus routes must have a carriageway width to allow for the movement of buses unimpeded by parked cars, safely accommodate cyclists and avoid cars overtaking parked buses</p> <p>P1.10 Geometric design for intersections, roundabouts and slow points must be consistent with the vehicle speed intended for each minor road</p> <p>P1.11 On land abutting district access routes or suburban routes, all vehicles must be able to enter or leave the road in a forward gear</p> <p>On-road parking</p> <p>P1.12 Resident and visitor carparking must be provided according to projected needs taking into account:</p> <ul style="list-style-type: none"> • total parking demand • parking opportunities within allotments • non-residential and external parking generators <p>P1.13</p>			
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Carparking must be designed to ensure: <ul style="list-style-type: none"> • no obstruction or danger to the passage of vehicles, including bicycles on the carriageway, or to pedestrians • efficient design of parking spaces and accesses • convenient vehicle access to allotments 			
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5.1.7 Lot layout

Performance Criteria	Acceptable Solutions	Solution	Comments
Size			
P1 Lots must have an appropriate area and dimensions for the siting and construction of potential buildings, the provision of outdoor space, convenient vehicle access and parking Lot sizes must meet the requirements of people with different housing needs, and provide housing choice	A1 Large tracts of smaller lots all of the minimum size and frontage are avoided and a mix of lot sizes is provided Area and frontage are in accordance with <i>Table 2</i>	A	Complies. The lots size and minimum frontage requirements are met.
P2 Lot size and dimensions must enable buildings to be sited to: <ul style="list-style-type: none"> • protect natural or cultural features • address site constraints including slope, soil erosion, flooding, drainage and bushfire risk • retain special features such as trees and views • ensure that lots are not subject to unreasonable risk, hazard, noise impacts or air quality impacts • ensure reasonable buffers between existing or potential incompatible land uses 	A2 No Acceptable Solution is prescribed as each subdivision requires an individual approach	A	Complies. A building is able to be sited on the newly created lots. The design of the lots address site constraints including flooding and drainage.
User requirements			
P3 Lot frontages must address streets and open spaces to facilitate personal and property security, surveillance of footpaths and public open space, and to deter crime and vandalism	A3 No Acceptable Solution is prescribed as each situation requires an individual approach	A	Complies.
Orientation and energy			
P4 Lots must be designed to facilitate the siting of buildings to take advantage of microclimatic benefits, and have dimensions to allow adequate on-site solar access and access to breezes	A4 No Acceptable Solution is prescribed as each situation requires an individual approach	A	Complies.

Slope P5 Lot size and layout must take into account the slope of the land to minimise the impacts of retaining walls associated with dwelling construction	A5.1 Lot size and frontage width increase as slope increases across the lot and proposed retaining walls are less than 1.5m in height A5.2 Lots with an area less than 450m ² are located on land with: • a maximum overall slope across the short axis of 1 in 10 except where slab on ground construction is proposed, where the maximum overall slope on the short axis is 1 in 15 • a maximum overall slope across the long axis is 1 in 15	A	Complies. No dwellings are proposed.
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5.2 Design elements—Specific

5.2.1 Community title in Residential Areas

Performance Criteria	Acceptable Solutions	Solution	Comments
Lot size and dimensions and site density			
P1 Lots must have an appropriate area and appropriate dimensions for siting and constructing a house and ancillary outbuildings, the provision of private open space, vehicle access and parking, with the overall development subject to density considerations	A1.1 Lots have an area of at least 250m ² and contain a rectangle of at least 9m by 15m A1.2 Density does not exceed 20 lots per hectare (total site area)	N/A	The proposal is for an industrial subdivision.
Setbacks			
P2 The setback of buildings must make efficient use of the site and provide amenity for residents	A2 Minimum separation between the front of buildings on either side of an access way is 12m	N/A	
Internal access ways			
P3 Internal access ways and driveways must be designed to clearly indicate the function of the access way and provide acceptable levels of access, safety, amenity and convenience for users, as well as catering for carparking facilities	A3.1 Internal access ways are designed in accordance with <i>Table 3</i> A3.2 All cars can enter and exit from garages and carparking spaces in one movement A3.3 Internal driveways serving a single dwelling are a maximum of 3m wide	N/A	

	A3.4 Driveways serving more than three lots are at least 4m wide		
On-site carparking			
P4 Vehicle parking must be sufficient, safe and convenient for residents and visitors	A4 One on-site carparking space capable of being roofed is provided for each dwelling	N/A	
P5 Carparking must be provided according to projected needs that are determined by: <ul style="list-style-type: none"> • the number and size of proposed dwellings • availability of public transport • the availability of on-street carparking • locations of non-residential uses such as schools and local shops • the occasional need for overflow parking 	A5.1 Carparking complies with the relevant Code/s A5.2 At least 25% of total parking is allocated to visitor parking and it is conveniently accessible	N/A	
Communal open space			
P6 Communal open space area must meet the functional requirements of the user and must be able to be developed for a range of recreational uses, social activities and landscaping	A6 No Acceptable Solution is prescribed as each situation requires an individual approach	N/A	
P7 Communal open space must be designed to meet user needs and determined by: <ul style="list-style-type: none"> • overall housing density • the quality and extent of alternative private or nearby public open space • the need for landscaping to create a sense of enclosure while allowing formal surveillance and meeting security needs • the need to distinguish communal open space from private or public open space • the need to maintain the privacy of nearby dwellings • future maintenance and management requirements 	A7 The proportion of public and communal open space is determined according to the characteristics of the individual development and its relationship to nearby public open space area Preferred minimum proportions of a site are 8% public open space and 4% communal open space	N/A	

5.2.2 Rearranging boundaries, creating access easements, subdivision of existing or approved buildings (including proposed single unit dwellings) and volumetric subdivision

Performance Criteria	Acceptable Solutions	Solution	Comments
Rearranging boundaries			
P1 The adjustment of a boundary or boundaries must not result in the creation of additional allotments, and must be an improvement on the existing situation <i>Note: Where the adjustment of a boundary or boundaries results in the creation of a lot size that would be subject to notifiable code or impact assessment, the other relevant provisions of this Code are applicable</i>	A1 An improvement on the existing situation results where: <ul style="list-style-type: none"> the frontage to depth ratio is greater than the existing allotments OR <ul style="list-style-type: none"> the proposed allotments are better suited to the existing or proposed use of the allotments, whether or not minimum standards are met OR <ul style="list-style-type: none"> access is provided to an allotment that previously had no access AND <ul style="list-style-type: none"> the size and configuration of the proposed allotments where located in an established area is consistent with the historical pattern of subdivision in the local area 	N/A	The proposal seeks to subdivide an existing lot to create 2 lots.
Access easements			
P2 The access easement must be of adequate width and constructed to a standard appropriate to the situation and must not result in unreasonable detriment or nuisance to neighbours	A2 No Acceptable Solution is prescribed	N/A	
Subdivision of existing or approved buildings (including proposed single unit dwellings) whether or not including land			
P3 Subdivision of existing or approved buildings, whether or not including land, must not create a situation where, as a result of the subdivision: <ul style="list-style-type: none"> the use/s and/or building/s become unlawful dependant activities of use/s become separated by means of titling 	A3.1 The use/s of the land are lawful and any existing buildings are lawfully built, and use/s and/or building/s comply with the development approval/s OR	A	Complies. The existing office facility onsite is to be maintained and is compliant with the relevant provisions of the Planning Scheme.

<p>• the functioning of use/s or the relevant development approval is compromised</p> <p><i>Note: For instance, premises used for industry that includes manufacturing and an ancillary office. The office cannot be separately titled as it is dependent on the manufacturing component of the industry. For instance, the subdivision of a multi-unit dwelling to provide individual community title for the units (Building Format Plan with land component). The private courtyard for each unit must be included within the unit title</i></p>	<p>Where for the subdivision of approved buildings yet to be constructed the subdivision is consistent with the development approval/s</p> <p>AND</p> <p>The subdivision does not result in the use/s and/or buildings becoming unlawful</p> <p>A3.2 Where the development permit for reconfiguration relies on the construction of approved buildings, Council will only endorse the Plan of Subdivision when the buildings have been substantially completed</p> <p>A3.3 Any proposed material change in use complies with the relevant Development Code/s</p> <p>A3.4 Where for the freehold subdivision of single unit dwellings, the material change of use component is assessed in conjunction with this reconfiguration component and the proposal complies with the Residential Design—Single Unit Dwelling Code</p> <p>A3.5 Where the freehold subdivision of single unit dwellings involves more than 10 dwellings and lots (except for the conversion of a multi-unit dwelling to single unit dwellings) and/or the creation of new public streets, the appropriate subdivision category by scale and the corresponding design elements that apply to each scale of subdivision as detailed in <i>Table 1</i> of Section 1 of this Code and contained in Section 5.1 of this Code will apply to the assessment of the reconfiguration, excluding the minimum lot size requirements.</p>	<p>N/A</p> <p>N/A</p> <p>N/A</p> <p>N/A</p>	
<p>Volumetric subdivision</p> <p>P4 The subdivision of the space above or below the surface of the land must facilitate efficient development in accordance with the intent</p>	<p>A4 No Acceptable Solution is prescribed as each situation requires an individual approach</p>	<p>N/A</p>	

of the area where the land is located			
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5.2.3 Reconfiguration in Green Space Areas

Performance Criteria	Acceptable Solutions	Solution	Comments
Conservation, Parkland and Sport and Recreation Areas			
P1 The reconfiguration of lots in the Conservation, Parkland and Sport and Recreation Areas must create lots that are suitable for their intended purpose	A1 The lot is of sufficient size and dimensions to accommodate the proposed or potential uses No minimum lot size applies in the Conservation, Parkland and Sport and Recreation Areas	N/A	
P2 Reconfiguration of lots that is partly in the Conservation, Parkland or Sport and Recreation Area and partly in another Area must not create lots that do not comply with the requirements of the Plan	A2 Reconfiguration of lots included partly in the Conservation, Parkland or Sport and Recreation Area and partly in another Area complies with the following: <ul style="list-style-type: none"> • no minimum size of lot applies to any new lot that is contained entirely within the Conservation, Parkland or Sport and Recreation Area • any new lot that is not entirely within the Conservation, Parkland and Sport and Recreation Area meets the standards for area and frontage required for each respective Area • the design of the reconfiguration of lots directly abutting the Conservation Area minimises potential edge effects on biodiversity values by limiting the scale of development and maintaining an adequate buffer between development and areas of biodiversity importance • the reconfiguration of lots directly abutting the Conservation Area addresses fire management issues 	N/A	
P3 Reconfiguration design must ensure that the biodiversity and landscape values of the site are protected	A3 Retention of vegetation is maximised by limiting clearing to the construction of access and the location of buildings Refer to <i>Figure e</i>	N/A	
P4 Each lot must have a suitable area available for a house site that does not adversely impact on biodiversity, landscape or water supply catchment values, and minimises bushfire hazard	A4 For each proposed lot, a Building Location Plan is nominated that: <ul style="list-style-type: none"> • complies with the locational requirements for minimising 	N/A	

	<p>bushfire hazard as identified in the <i>Bushfire Prone Areas—Siting and Design of Residential Buildings</i></p> <ul style="list-style-type: none"> • covers a maximum area of 2,500m² and is capable of containing a rectangle of 40m by 40m • is capable of containing a house and all ancillary buildings and structures • is not located in areas of biodiversity and landscape importance • is located on lands with maximum natural grades of less than 1 in 4 measured over a 40m by 40m area • is located 15m vertical distance below any ridgeline or where the house will not be seen from outside the site • is a minimum of 30m horizontal distance from any waterway or wetland • is not subject to flooding, land slip, land instability or other unreasonable risks or hazards • has a suitable area for effluent disposal in accordance with the Waste Water Management Code • is not within 20m of any other building location plan or house or within 10m of a lot boundary <p>Refer to <i>Figures f and g</i></p>		
<p>P5 Safe access must be available to each proposed lot and building location plan and must not result in visual scarring or loss of biodiversity values</p>	<p>A5.1 Access to the house site is at grades of less than 1 in 4 and does not require cut and fill in excess of 2m</p> <p>A5.2 Access is suitable for emergency vehicles</p> <p>A5.3 Alternative access is available for emergency vehicles and evacuation by residents in emergency situations</p> <p>A5.4 Access roads are designed to minimise clearing of vegetation</p> <p>A5.5 Access is designed so that it does not impact on views from areas external to the site</p>	N/A	

P6 Reconfiguration design must ensure that servicing of each lot minimises impacts on biodiversity and landscape values	A6.1 Services are aligned along the road access corridor or do not require clearing of a separate corridor A6.2 On-site waste water management systems are located within the area identified on the Building Location Plan	N/A	
P7 Reconfiguration design must ensure that water supply catchment values are protected	A7.1 Building Location Plans are not located within 150m horizontal distance of the ponded waters of the Leslie Harrison Dam A7.2 Reconfiguration design minimises the need for earthworks and clearing A7.3 Each lot has a suitable area for effluent disposal in accordance with the Waste Water Management Code	N/A	
P8 Reconfiguration design must minimise conflicts between adjoining uses	A8 Reconfiguration design ensures adequate buffers between incompatible development	N/A	
P7 Reconfiguration design must ensure that water supply catchment values are protected	A7.1 Building Location Plans are not located within 150m horizontal distance of the ponded waters of the Leslie Harrison Dam A7.2 Reconfiguration design minimises the need for earthworks and clearing A7.3 Each lot has a suitable area for effluent disposal in accordance with the Waste Water Management Code	N/A	
P8 Reconfiguration design must minimise conflicts between adjoining uses	A8 Reconfiguration design ensures adequate buffers between incompatible development	N/A	
P9 Adequate services and utilities must be available to each proposed	A9.1 Reconfiguration reports indicate the level of services to be	N/A	

lot	<p>provided and how appropriate services will be supplied for each lot</p> <p>A9.2 An area is available for effluent disposal in accordance with the Waste Water Management Code</p>		
<p>P10 Reconfiguration design must protect good quality agricultural land</p>	<p>A10.1 Reconfiguration will not result in lots that are not capable of being viably farmed</p> <p>A10.2 Reconfiguration does not create lots that will result in the limitation of legitimate farming activities on adjoining good quality agricultural land</p> <p>A10.3 Reconfiguration design avoids the fragmentation of good quality agricultural land</p>	N/A	

Australia TradeCoast Local Plan Code

Brisbane City Council

5.1 Staging of Development

Performance Criteria	Acceptable Solutions	Solution	Comments
P1 Development must occur in a manner that ensures the efficient provision of sewerage, water, stormwater and transport infrastructure	A1.1 Industrial development proceeds in a manner consistent with the Australia TradeCoast Staging Plan	A	Complies, the site is within Staging District 1 which aims for immediate development.
	A1.2 Development approval may be considered for proposals that do not accord with the Australia TradeCoast Staging Plan where it can be demonstrated that due to changed circumstances infrastructure can be efficiently provided and/or where the applicant is prepared to fully fund infrastructure subject to an agreement with Council	A	The site has been previously developed and includes all required infrastructure for development to occur. A services report has been prepared and attached to this report detailing how the required services will be provided to the additional lots.

5.2 Luggage Point Precinct

Performance Criteria	Acceptable Solutions	Solution	Comments
P1 Industrial development must proceed in a planned manner	A1.1 A development application must be accompanied by a Structure Plan that demonstrates: <ul style="list-style-type: none"> • minimum subdivision size is 2 ha • areas of regional environmental significance are retained in public ownership and designated as reserves. These areas are not required to be publicly accessible • industrial development does not impact on the future operation of the Luggage Point Waste Water Treatment Plant • area wide flooding and drainage issues are addressed • industrial access is to be gained via Bancroft Road 	N/A	The site is not located within the Luggage Point Precinct.

5.3 Myrtletown Precinct

Performance Criteria	Acceptable Solutions	Solution	Comments
P1 Development must facilitate the establishment of a heavy industry precinct	A1.1 The proposal involves industrial development that requires separation from sensitive receiving environments	N/A	The site is not located within the Myrtletown Precinct.
	A1.2 Minimum subdivision size is 2 ha.	N/A	
	A1.3 Any subdivision is associated with an application to develop an appropriate use.	N/A	
	A1.4 Individual allotments containing dwellings are amalgamated into adjacent industrial allotments	N/A	
	A1.5 Existing allotments significantly less than 2 hectares are amalgamated	N/A	
P2 Green space connection must be along Boggy Creek	A2.1 A 50m undeveloped buffer is provided by allotments having riparian frontage to Boggy Creek. These areas may remain in private ownership and are not required to be publicly accessible.	N/A	
	A2.2 Land within this buffer is unfilled and rehabilitated to natural condition	N/A	
P3 Development for industrial purposes must proceed in a planned manner to ensure that the area is properly drained and is flood free	A3.1 Development contributes towards the cost of constructing all roads in the precinct and establishing the drainage system shown on <i>Map C—Myrtletown Structure Plan</i>	N/A	

	A3.2 Land is filled to produce flood free sites that will drain to the drainage system shown on <i>Map D—Drainage and Filling</i>	N/A	
P4 Stormwater quality must be appropriately managed	A4 Industrial allotments fronting Boggy Creek north of Brownlee Street provide simulated natural outfalls within the 50m buffer area	N/A	
P5 Bancroft Road north of Brownlee Street must be maintained as a limited access road	A5.1 All access to industrial development is taken off Main Beach Road; Sandmere Road; Dickson Street, School Road; Gannon Street or Brownlee Street as shown on <i>Map C—Myrtletown Structure Plan</i>	N/A	
	A5.2 The proposal does not involve vehicular access to Bancroft Road north of Brownlee Street.	N/A	
	A5.3 Bancroft Road is to be constructed to arterial (type F) standard. All other roads are to be constructed to industrial (type E) standard	N/A	

Acid Sulfate Soil Code

Brisbane City Council

4. Performance Criteria and Acceptable Solutions

Performance Criteria	Acceptable Solutions	Solution	Comments
P1 Environmental values and ecological health of receiving waters must be protected assets must not be subject to accelerated corrosion	A1.1 No potential or actual acid sulfate soils are disturbed by the proposal <i>Note: This can be demonstrated through the submission of an Acid Sulfate Soil Investigation Report with reference to the Acid Sulfate Soil Planning Scheme Policy</i> OR A1.2 Where less than 500m ³ of soil is disturbed and the watertable is not affected, the disturbance impacts in areas that host potential acid sulfate soils are appropriately managed <i>Note: This can be demonstrated through the submission of an Acid Sulfate Soil Investigation Report and an Acid Sulfate Soil Preliminary Management Plan (referring to the Acid Sulfate Soil Planning Scheme Policy) detailing:</i> <ul style="list-style-type: none"> • the sampling and analysis procedures to be adopted • the method of treating/managing soils, if required • the proposed monitoring procedures, if required OR A1.3 Where 500m ³ or more of soil is disturbed and/or where affecting the watertable in areas that host potential or actual acid sulfate soils, impacts can be appropriately managed <i>Note: This can be demonstrated through the submission of an Acid Sulfate Soil Investigation Report and Management Plan(1) (referring to the Acid Sulfate Soil Planning Scheme Policy) using levels of testing commensurate with the level of risk</i>	N/A	No works are proposed as part of this application. Therefore, no soil/s are to be disturbed.

Biodiversity Code

Brisbane CityPlan

4. Performance Criteria and Acceptable Solutions

Performance Criteria	Acceptable Solutions	Solution	Comments
General			
P1 Ecological features and processes on or adjacent to the site, including those identified in the Natural Assets Planning Scheme Policy , must be protected, managed and restored, where necessary, to ensure their long term viability <i>Note: Brisbane City Council Ecological Assessment Guidelines provides guidance on demonstrating compliance with this part of the Code</i>	A1.1 Ecological features and processes likely to be affected by the proposal are identified, evaluated and protected. Local knowledge is accessed where available	N/A	No ecological features are present on the site as the site has previously been cleared. Vegetation is isolated and does not form part of a wider corridor.
	A1.2 Potential impacts, including edge effects, on ecological features and processes are identified, assessed and protected	N/A	No ecological features are present on the site as the site has previously been cleared.
	A1.3 Development layout and planning retains, protects and manages the ecological features and processes identified on or adjacent to the site, such as fauna and flora habitat areas, ecological corridors, habitat trees, waterways (in-stream habitats), riparian zones and wetlands	N/A	No ecological features are present on the site as the site has previously been cleared.
	A1.4 Disturbed significant habitat areas are rehabilitated through revegetation and restoration that assists in maintaining and improving biodiversity values. A rehabilitation plan is prepared and implemented generally consistent with the format and principles contained in the Brisbane City Council Ecological Assessment Guidelines	N/A	The site is an industrial site in an industrial area and does not incorporate significant habitat areas.
	A1.5 The proposal meets the management intent for any Significant Flora Species, Significant Fauna Species or Significant Vegetation Communities, as defined in the Natural Assets Planning Scheme Policy , or in any existing Council Conservation Action Statements, Natural Area Management Plans or other relevant conservation or management plans	N/A	No ecological features are present on the site as the site has previously been cleared.

P2 Ecological corridors within or adjacent to the site must be identified and retained to create, maintain and/or improve connectivity between habitat areas and to allow wildlife movement between habitat areas	A2 The design and management of ecological corridors is consistent with the principles contained in the Brisbane City Council Ecological Assessment Guidelines	N/A	
P3 The management of fire must maintain and/or enhance biodiversity	A3.1 Clearing for fire management does not occur outside Building Location Plans, access ways and areas required for essential infrastructure and services OR A3.2 Where clearing is proposed outside of areas described in A3.1, a Fire Management Plan demonstrating the protection of biodiversity is provided. The Plan is consistent with the principles contained in the Brisbane City Council Fire Management Guidelines and Ecological Assessment Guidelines	N/A	
P4 The design and management of the proposal must ensure that significant biodiversity areas will be provided with ongoing protection	A4.1 Areas supporting significant ecological features and/or processes are transferred to community ownership or control, e.g. Council, community group trusteeship, or community title OR A4.2 Areas supporting significant ecological features and/or processes are included in the Conservation Area or included under a protective covenant	N/A	
Waterways and wetlands			
P5 Ecological features and processes associated with waterways and wetlands must not be significantly and adversely impacted by changes in hydrological regimes, including wet/dry regimes	A5 Impacts on the surface and ground water flow patterns of the subject waterway or wetland are minimised <i>Note: Information used to demonstrate the above is collected and presented in accordance with the principles and procedures of the Stormwater Management Information</i>	A	Refer to attached Services Report.

	<i>Code and the Environmental Impact Assessment Planning Scheme Policy</i>		
Information			
P6 Ecological assessment information accompanying applications must be comprehensive, competent and adequate	A6 Ecological assessment information accompanying an application is consistent with the principles and procedures contained or referenced in the Brisbane City Council Ecological Assessment Guidelines, Brisbane City Council Fire Management Guidelines, Natural Assets Planning Scheme Policy, Management of Urban Stormwater Quality Planning Scheme Policy and the Environmental Impact Assessment Planning Scheme Policy	N/A	No ecological features are present on the site as the site has previously been cleared.

Industrial Areas—Adjacent Development Code

Brisbane City Council

4. Performance Criteria and Acceptable Solutions

Performance Criteria	Acceptable Solutions	Solution	Comments
P1 The level of risk to public safety, property and the environment from technological hazards (including fire, explosion and chemical release) must be within acceptable limits <i>Note: Level of risk can be determined using methodology outlined in the Hazard and Risk Assessment Planning Scheme Policy</i>	A1.1 Uses involving an increase in the number of people on site are not within: <ul style="list-style-type: none"> • 1,500m of a Major Hazard Facility • 500m of a Heavy Industry Area • 500m of an Extractive Industry Area • 150m of a General Industry Area OR A1.2 Where uses are within the distances outlined in A1.1, the level of risk from adjacent industry is within acceptable limits	N/A	The proposal is for a lot reconfiguration and will not result in an increase of people onsite.

Service, Works and Infrastructure Code

Brisbane City Council

4. Performance Criteria and Acceptable Solutions

Performance Criteria	Acceptable Solutions	Solution	Comments
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 	A	Appropriate connections will be provided
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 	A	Both the Holt Street and Curtin Avenue East frontages have an existing kerb and channel. Further improvements works are likely to be undertaken as part of future development onsite.
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:	N/A	Details will be provided at a subsequent MCU stage and is expected to comply with the relevant requirements.

	<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 Refer to <i>Figure a</i>. <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>	N/A	
<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 	N/A	

	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>		
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Stormwater Management Code

Brisbane City Council

4.1 General

[illegible]

4.2 Flooding

Performance Criteria	Acceptable Solutions	Solution	Comments
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	A1 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	A	Complies. The proposal will not result in an increase of flood levels and/or affect upstream or downstream properties.

	<i>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</i>		
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	A4 Design and construction of channel works incorporate water sensitive urban design and natural channel design features which will comply with: <ul style="list-style-type: none"> • Council's Subdivision and Development Guidelines, and • where applicable any SMP, LSMP or WMP prepared by Council <i>Note: Compliance with this acceptable solution can be demonstrated by the provision of conceptual details of any channel works (as part of a SBSMP)</i>	N/A	No channel works are proposed.
P5 Erosion treatment works along waterway banks and associated drainage structures must maintain or enhance the environmental values of waterways	A5 Design and construction of erosion treatment features incorporate natural channel design features which will comply with: <ul style="list-style-type: none"> • Council's Subdivision and Development Guidelines, and • Council's Urban Creek Erosion— Guidelines for Selecting Remedial Works <i>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)</i>	N/A	
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	A6 The design complies with Council's Subdivision and Development Guidelines <i>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)</i>	N/A	
P7 The design and construction of detention and retention storage features must: <ul style="list-style-type: none"> • achieve acceptable impacts on environmental values 	A7 The design complies with Council's Subdivision and Development Guidelines and where applicable any SMP, LSMP or WMP prepared by Council	A	Will comply, where necessary.

<ul style="list-style-type: none"> • provide for recreational use where possible • achieve acceptable risk to public safety and property 	<p><i>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)</i></p>		
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4.3 Water Quality and drainage

Performance Criteria	Acceptable Solutions	Solution	Comments
Low risk development			
P1 Water quality impacts must be minimised using best practice techniques	<p>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</p> <p><i>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</i></p> <p>A1.2 Stormwater quality best management practices are designed, constructed and maintained in accordance with Council's Subdivision and Development Guidelines</p> <p><i>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)</i></p>	<p>A</p> <p>A</p>	<p>Complies. The proposal is in accordance with Council requirements and is not expected to adversely impact on the area.</p> <p>Complies</p>
P2 Release of sediment laden stormwater is minimised	<p>A2 All development complies with Council's Erosion and Sediment Control Standard</p> <p><i>Note: Compliance with this acceptable solution can be demonstrated by providing conceptual details of how the requirements of Council's Erosion and Sediment Control</i></p>	A	Complies.

	<i>Standard will be met (conceptual SBSMP). This will generally be conditioned and may require the submission of a subsequent detailed SBSMP for operational works</i>		
High risk development			
P3 Environmental values and water quality objectives of receiving waters within or downstream of the proposal are protected or enhanced	A3.1 Relevant water quality objectives for receiving waters are identified and site specific discharge standards met <i>Note: Compliance with this acceptable solution may be demonstrated by following the process outlined in the Management of Urban Stormwater Quality Planning Scheme Policy. This can be documented in a SBSMP</i> A3.2 he 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 A3.3 Stormwater quality best management practices are designed, constructed and maintained in accordance with Council's Subdivision and Development Guidelines <i>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)</i>	N/A	The proposal is considered low-risk
P4 Release of sediment laden stormwater is minimised	A4 All development complies with Council's Erosion and Sediment Control Standard <i>Note: Compliance with this Performance Criteria/ 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</i>	N/A	

Waterway Code

Brisbane City Council

4 Performance Criteria and Acceptable Solutions

4.1 General

Performance Criteria	Acceptable Solutions	Solution	Comments
P1 The natural functions of waterways as landscape and environmental corridors must be preserved	A1 No vegetation is disturbed on land: <ul style="list-style-type: none"> • in the Green Space Areas • covered by a Vegetation Protection Order or Voluntary Conservation Agreement • designated in a Local Plan as being an area subject to environmental and scenic constraint • identified in the Natural Assets Planning Scheme Policy 	A	Complies, the site has previously been cleared and filled.
P2 Waterfront land must be preserved for public use where relevant	A2 Land in a waterway corridor or Brisbane River Corridor is transferred into public ownership in accordance with the relevant Contributions Planning Scheme Policies, where that land is required for ecological, open space or recreation functions, including: <ul style="list-style-type: none"> • public use • access for maintenance • linking core and remnant habitat areas • protecting water quality and ecological processes • other public benefit 	N/A	The site is not waterfront land.
P3 The proposal must provide for ongoing maintenance of any works or planting required to ensure that impacts on the ecology of waterways or the Brisbane River, or on riparian vegetation, are minimised both during and after construction	A3.1 A maintenance program is approved by Council and implemented	N/A	Construction will not take place within a waterway corridor
	A3.2 A performance bond and agreement is lodged with Council to ensure the approved maintenance program is implemented	N/A	No maintenance program is proposed as a part of this development application.

P4 Where a site includes degraded land identified for rehabilitation in a Catchment Management Plan, SMP, WMP or a rehabilitation plan approved by Council, it must be implemented and maintained at the landowner's expense	A4.1 A rehabilitation plan is approved by Council and implemented	N/A	
	A4.2 A performance bond and agreement is lodged with Council to ensure the ongoing maintenance of rehabilitation works	N/A	

4.5 Open space/recreation/riparian amenity

Performance Criteria	Acceptable Solutions	Solution	Comments
P1 Where a development site has frontage to a waterway or the Brisbane River or contains a waterway, land required by Council for open space/recreation (community land) or public access, must focus on that waterway or the Brisbane River where applicable <i>Note: The Brisbane River Corridor Planning Scheme Policy provides guidance on meeting this Performance Criteria</i>	A1 No Acceptable Solution is prescribed	N/A	
P2 Open space/recreation areas must contribute positively to managing flooding impacts, protecting water quality, preserving or enhancing ecological processes and maintaining/enhancing amenity	A2 No Acceptable Solution is prescribed	N/A	

4.6 Location and design of buildings, structures and activities

Performance Criteria	Acceptable Solutions	Solution	Comments
P1 For sites within the Brisbane River Corridor, and fronting the Brisbane River, the attractive appearance of the Brisbane River and its banks, when viewed from the Brisbane River, from development near the Brisbane River, or from other public vantage points, must be maintained and enhanced Materials used for buildings and structures must complement surrounding buildings, the visual character of the area and the character of the precinct In Precinct 1, buildings must not locate within the corridor and must be minimised to maintain landscape values	A1.1 Buildings, parking and servicing areas, placing of materials, goods or solid waste, storage areas and filling or excavation are not located: • within 30m horizontal distance of high water mark in Precinct 1 OR • within 20m horizontal distance of high water mark in Precincts 2, 3, 4 or 5	N/A	

<p>In Precincts 2, 3, 4 and 5 setbacks must be no less than the setbacks of buildings sharing a common boundary. In these circumstances buildings must be of a similar height and bulk to these adjoining buildings, substantially shielded from view of the Brisbane River by vegetation and ancillary structures between the main building and the Brisbane River must be restricted to minimise impacts on the Brisbane River's landscape values</p> <p>In the City Centre, setbacks must maintain the existing building line and minimise impacts on the Brisbane River's landscape values</p>	<p>A1.2 Reclamation of land does not occur in Precincts 1, 2, 3 or 4, or on residential land in Precinct 5</p>	N/A	There is no proposal to reclaim land.
<p>P2 Land between buildings and the Brisbane River is dominated by landscaped areas which preserve the landscape characteristics of the area</p>	<p>A2.1 The minimum proportion of the land between buildings and the Brisbane River that is provided as landscaped area is:</p> <ul style="list-style-type: none"> • 70% in Precinct 1 • 50% in Precincts 2 and 4 • 30% in Precincts 3 and 5 <p>Refer to <i>Figure a</i></p>	N/A	
	<p>A2.2 The landscaped area includes:</p> <ul style="list-style-type: none"> • at least one tree that will grow to a height of at least 5m for every 20m² of landscaped area • a minimum of 50% garden area planted with ground cover and shrubs of various growth forms • a maximum of 50% grassed/lawn area <p>A2.3 Hardstand areas, minor buildings and structures are limited to the following site cover of the land between buildings and the Brisbane River:</p> <ul style="list-style-type: none"> • 30% in Precinct 1 • 50% in Precincts 2 and 4 • 70% in Precincts 3 and 5 	N/A	

<p>P3 Ancillary buildings and structures must:</p> <ul style="list-style-type: none"> • enhance the character and amenity of their site and surrounding area • not adversely impact upon the riparian landscape • minimise their visual impact on the Brisbane River's landscape values <p>In Precinct 1 ancillary buildings and structures, tennis courts and swimming pools must only locate in the corridor where there is no other alternative site on the lot, and where designed to be unobtrusive and take into account the surrounding landscape</p> <p>Tennis courts and swimming pools must minimise impacts on the character of the area and precinct and be heavily landscaped in Precincts 2, 3 and 4.</p> <p>Fencing materials and design must minimise:</p> <ul style="list-style-type: none"> • impacts on the Brisbane River's landscape values • impedence to the flow of floodwaters or to fauna movement • destruction of native vegetation for its erection <p>Riverwalls must minimise impacts on the character of the area and precinct and must be designed as follows:</p> <ul style="list-style-type: none"> • the natural form of the riverbanks in Precinct 1 must be maintained • riverwall design and materials in Precincts 3 and 4 must complement the intended character of the Precinct • riverwalls are designed to manage riverbank stabilisation so to control erosion 	<p>A3.1 Ancillary buildings and structures are:</p> <ul style="list-style-type: none"> • not located over water • located and of a size: <ul style="list-style-type: none"> - consistent with Table 1 in Precincts 1, 2 and 4 <p>OR</p> <ul style="list-style-type: none"> - consistent in height, scale/bulk and setbacks with ancillary buildings and structures on the site in Precincts 3 and 5 <p>OR</p> <ul style="list-style-type: none"> - for any precinct, located where they will be screened from view of the Brisbane River by vegetation subject to a Vegetation Protection Order or Voluntary Conservation Agreement or topographic features such as high banks • constructed of materials that are durable, of low visual impact, visually recessive and complementary to the surrounding buildings <p>Within Precincts 2, 3 and 4 minor structures within the Brisbane River Corridor do not exceed:</p> <ul style="list-style-type: none"> • 3m in height • 40m2 site cover for all roofed structures, including 20m2 for unenclosed roofed structures such as pergolas <p><i>Note: Ancillary structures and buildings include:</i></p> <ul style="list-style-type: none"> • outdoor living structures such as decks (roofed or unroofed), gazebos, poolside shelters, garden pavilions, and green-houses and glass-houses • roofed play areas for children • buildings and other structures for activities necessarily associated with the use of the Brisbane River • garages and carports 	N/A	
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	<p>A3.2 Tennis Courts and swimming pools located between buildings and the Brisbane River are:</p> <ul style="list-style-type: none"> • located and designed to minimise the need for retaining walls with the maximum height of retaining walls limited to 1m • located landward of a minimum 6m landscaped strip which covers the full width of the site and includes planting as required for general landscaped areas in A2.2 <p><i>Note: This landscaped area forms part of the required proportion of landscape area outlined in A2.1</i></p> <ul style="list-style-type: none"> • not within 30m horizontal distance of high water mark for land in the Environmental Protection or Rural Areas <p>OR</p> <ul style="list-style-type: none"> • not within 20m horizontal distance of high water mark for other land <p>OR</p> <ul style="list-style-type: none"> • located where they will be screened from view of the Brisbane River by vegetation subject to a Vegetation Protection Order, Voluntary Conservation Agreement, or topographic features such as high river banks <p>Refer to <i>Figure b</i></p>	N/A	
	<p>A3.3 Fencing erected in the Brisbane River Corridor is less than 2m in height</p>	N/A	
	<p>A3.4 Riverwalls:</p> <ul style="list-style-type: none"> • are not constructed in Precinct 1 • are designed and constructed consistent with surrounding approved riverwalls in Precincts 2, 3, 4 and 5 (refer to Public Riverside Facilities Design) 	N/A	

	and Maintenance Manual) <ul style="list-style-type: none"> • are no higher than the existing approved height or ground level (as defined in this plan) of the land • do not involve the alteration of existing riverwalls 		
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4.7 Riparian landscape

Performance Criteria	Acceptable Solutions	Solution	Comments
P1 Valued habitats, remnant riparian vegetation and mature examples of appropriate planted tree species must be conserved and protected	A1 Native vegetation within the Brisbane River or waterway corridor is incorporated as part of any development proposal and landscaping involves the sustainable removal of weed species <i>Note: This may be demonstrated by the submission of a landscape plan as detailed in the Brisbane River Corridor Planning Scheme Policy</i>	N/A	
P2 Reshaping of the landform (e.g. to create terraced areas, steps and ramps) must minimise the extent of earthworks required, minimise removal/clearing of native and riparian vegetation and be consistent with the desired character of the Precinct in which the site is located Earthworks within a Waterway Corridor are to be in accordance with the Compensatory Earthworks Planning Scheme Policy	A2 Landscaping or site works proposed on land wholly or partly within the Brisbane River Corridor or a waterway corridor, which is intended to create terraces stepping down to the water, do not occur: <ul style="list-style-type: none"> • within 30m horizontal distance from high water mark for land in the Environmental Protection or Rural Areas OR <ul style="list-style-type: none"> • within 20m horizontal distance from high water mark for other land 	N/A	
P3 Retaining walls are designed to minimise the extent of earthworks required and present attractively to public viewing areas such as the Brisbane River, Brisbane riverside walkways and paths, or Brisbane River bridge crossings. Retaining walls are to be designed to manage riverbank stabilisation	A3.1 Retaining walls are: <ul style="list-style-type: none"> • not constructed within 30m horizontal distance from high water mark for land in the Environmental Protection or Rural Areas 	N/A	

so to control erosion. Retaining walls should be permitted in Precincts 2, 3, 4 or 5 if they retain the existing approved height or ground level (as defined) in this plan of the land	OR		
	<ul style="list-style-type: none"> • not constructed within 20m horizontal distance from high water mark for other land • designed and constructed to withstand flood conditions 		
	A3.2 Retaining walls proposed in locations where they are visible from the Brisbane River are: <ul style="list-style-type: none"> • limited to a height of 1m • separated by at least 5m between any other retaining wall higher or lower on the slope • constructed of durable materials that complement that character and amenity of the immediate environs with respect to their texture, shape and colour (e.g. natural stone, coloured off-form concrete) • landscaped to obscure at least 50% of the face of any retaining wall, including at least one tree or shrub that will grow to a minimum height of 5m for every 5m of retaining wall length Refer to <i>Figure c</i> 	N/A	
P4 Steps and ramps are designed to be unobtrusive, involve the use of natural or natural toned materials and to minimise the need for cut and fill	A4 Steps and ramps: <ul style="list-style-type: none"> • do not require the constriction of retaining walls greater than 1m in height • are designed to be obscured by landscaping, and • are constructed of materials which are dark green/brown in colour 	N/A	

4.8 Access to Waterways and the Brisbane River

Performance Criteria	Acceptable Solutions	Solution	Comments
P1 Public access to Waterways and the Brisbane River Corridor must be provided in appropriate locations and designed to minimise the visual impact on the Brisbane River's landscape values	A1.1 Where required by the <i>Brisbane RiverWalk Strategy</i> , proposals on land wholly or partly within the Brisbane River Corridor provide for the construction of contiguous walkways and structures, and surrender land to the Crown	N/A	

	A1.2 Public access is provided in a manner consistent with the 'Public access' Element of the Brisbane River Corridor Planning Scheme Policy	N/A	
	A1.3 Public riverside pedestrian/cycle pathways and boardwalks and other facilities, including those identified in the <i>Brisbane RiverWalk Strategy</i> , are designed, constructed and maintained in accordance with the Public Riverside Facilities Design and Maintenance Manual	N/A	
	A1.4 Public access in Precincts 3 and 4 is located above high water mark	N/A	

4.9 Dry boat storage

Performance Criteria	Acceptable Solutions	Solution	Comments
P1 Facilities for the dry storage of boats must only be constructed in appropriate locations and must be designed to: <ul style="list-style-type: none"> • be compatible with the character and amenity of the Precinct in which the site is located • minimise visual intrusiveness • minimise impacts on the Brisbane River's landscape values • unobtrusive when viewed from the Brisbane River Any facilities for the dry storage of boats is not appropriate in Precinct 1 Dry boat storage facilities must be located on the landward side of high water mark Boat hoist or lift facilities in Precincts 2, 3 and 4 must be located on land, unobtrusive when viewed from the Brisbane River, and unroofed	A1.1 Dry boat storage facilities are located on land involving: <ul style="list-style-type: none"> • hoists or lift facilities catering for one boat up to a maximum 4m in length • all other forms of dry storage designed for one boat up to a maximum 6m in length A1.2 Dry boat storage facilities designed for more than one boat, or hoists or lift facilities catering for a boat greater than 4m in length, or all other forms of dry storage designed for a boat greater than 6m in length, are only located: <ul style="list-style-type: none"> • within the Port of Brisbane, or on a site used for marine industry, or within a marina OR <ul style="list-style-type: none"> • on a site used by a recreational or sporting club with associations with the Brisbane River 	N/A	

	<p>A1.3 Dry boat storage that comprise a shed or similar form of shelter are:</p> <ul style="list-style-type: none">• located on the landward side of high water mark• to comply with the Performance Criteria and Acceptable Solutions in Section 4.6 'Location and design of buildings, structures and activities' <p>OR</p> <ul style="list-style-type: none">• within the Port of Brisbane, or on a site used for marine industry, or within a marina, or• on a site used by a recreational or sporting club with associations with the Brisbane River <p>A1.4 Boat hoist or lift facilities and associated dry storage facilities for a boat are:</p> <ul style="list-style-type: none">• located on the landward side of high water mark• to comply with the Performance Criteria and Acceptable Solutions in Section 4.6 'Location and design of buildings, structures and activities' <p>OR</p> <ul style="list-style-type: none">• within the Port of Brisbane, or on a site used for marine industry, or within a marina, or• on a site used by a recreational or sporting club with associations with the Brisbane River		
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Wetland Code

Brisbane City Council

4. Performance Criteria and Acceptable Solutions

Performance Criteria	Acceptable Solutions	Solution	Comments
P1 Wetlands must be adequately protected from the impacts of adjacent development	A1.1 Development is set back: <ul style="list-style-type: none"> • 40m from the maximum water level of a freshwater wetland • 100m from the Highest Astronomical Tide line of a tidal wetland 	N/A	No wetlands exist on site as the site has previously been cleared and levelled as part of operational works.
	A1.2 The use complies with the Biodiversity Code	A	The use complies with the biodiversity code as no ecological features will be impacted by the proposal.
P2 Ecological features and processes associated with the wetland must be protected, managed and restored where necessary, to ensure their long term viability	A2 The use complies with all relevant Acceptable Solutions in the Biodiversity Code	N/A	The use complies with the biodiversity code as no ecological features will be impacted by the proposal.
P3 Proposals must be designed to protect wetland values through maintenance of hydrological regimes, including water quantity, water quality and wet/dry phases, during and after construction	A3 The use complies with the Biodiversity Code , and the Stormwater Management Code , and the Waterway Code and with the Management of Urban Stormwater Quality Planning Scheme Policy	A	Complies.

Appendix B

Lot Reconfiguration Plan

Page 166 redacted for the following reason:

s78B(2) - Copyright

Appendix C

Civil Engineering Report

Pages 168 through 181 redacted for the following reasons:

s78B(2) - Copyright

Appendix D

Contaminated Land Search



Level 16, 288 Edward St • Brisbane, Queensland • GPO Box 2771 • QLD 4001 • AUSTRALIA
Telephone (07) 32251827 • Facsimile (07) 3247 3278 •
www.epa.qld.gov.au/ecoaccess/contaminated_land/

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

Harvey Property Consultants
GPO Box 336
Brisbane QLD 4001

Transaction ID: 1141098 EMR Site Id: 60662 11 June 2009
Client Reference: 12697166
Cheque Number:

This response relates to a search request received for the site:
Lot: 2 Plan: SP168014

SEARCH RESULT

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

Lot Plan
905 SL6244 EMR
1154 SL10385 EMR

ADDITIONAL ADVICE

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

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

Lindi Bowen
Registrar, Contaminated Land Unit

Appendix E

IDAS & BCC Application Forms

Form 1 Development Application

idas

Part A

Common details

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) Harvey Property Consultants Pty Ltd

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	Ahmed	Last name	Osman
Postal address	GPO Box 336, Brisbane Q 4001				
Contact telephone number	(07) 3229 9622		Mobile phone number		
Facsimile number	(07) 3229 1622		e-mail address	ahmed.o@hpcproperty.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 box/es 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	681	Curtin Avenue East, Pinkenba Q	4008	2	SP168014	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)
	Easting	Northing	Latitude	Longitude			
1						☐ DGDA94 ☐ WGS84 ☐ Other -	

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

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

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

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

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

Table F Complete if the premises are in tidal water

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

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

Total area of premises	
31,880.00	☒ 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	Office facilities
---	-------------------

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)

1 into 2 lot subdivision

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	Trust Company Limited A.B.N. 59 004 027 749	681 Curtin Avenue East, Pinkenba Q 4008 Lot 2 on SP168014		refer attached

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

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

Table I	Description of attachment or information (e.g. Part C of Form 1, owner's consent, evidence of resource allocation/entitlement, plans, drawings, reports)	Title (if applicable) (e.g. General Authority, James Street Traffic Report)	Date	Method of delivery to assessment manager
1	Part F		29-Jun-2009	over the counter
2	IDAS Checklist		29-Jun-2009	over the counter

3	Town Planning Report		29-Jun-2009	over the counter
4	ROL Plan		29-Jun-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
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NOTIFICATION OF ENGAGEMENT OF PRIVATE CERTIFIER

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

Date of engagement	Name	BSA Certification number	Building classification/s
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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)

CURRENT TITLE SEARCH

ENVIRONMENT AND RESOURCE MANAGEMENT, QUEENSLAND

Request No: 6780379

Search Date: 11/06/2009 09:19

Title Reference: 50582221

Date Created: 18/11/2005

Previous Title: 50406636

50406637

REGISTERED OWNER

Dealing No: 710334521 13/02/2007

TRUST COMPANY LIMITED A.B.N. 59 004 027 749

ESTATE AND LAND

Estate in Fee Simple

LOT 2 SURVEY PLAN 168014

County of STANLEY

Parish of TOOMBUL

Local Government: BRISBANE CITY

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 40023382 (Lot 1168 on SP 119924)
2. EASEMENT No 706965819 08/09/2003 at 15:24
burdening the land to
LOT 1177 ON SP153111
OVER EASEMENT E ON SP159726
3. EASEMENT IN GROSS No 706965828 08/09/2003 at 15:24
burdening the land
PORT OF BRISBANE CORPORATION
over
EASEMENT D ON SP159726
4. EASEMENT No 709141446 16/11/2005 at 15:24
benefiting the land over
EASEMENT A ON SP168014

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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Requested By: D APPLICATIONS ABR



25 June 2009

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

Level 11, 333 George Street
Sydney NSW 2000
GPO Box 2704
Sydney NSW 2001

Tel +61 2 8908 4000
Fax +61 2 8908 4040
www.charterhall.com.au

Charter Hall Limited
ABN 57 113 531 150

Charter Hall Funds
Management Limited
ABN 31 082 991 786

Dear Sir/Madam

RE: LANDOWNER'S CONSENT – DEVELOPMENT APPLICATIONS FOR RECONFIGURATION OF LOT ON LAND AT 200 HOLT STREET, PINKENBA QLD 4008 (LOT 2 ON SP168014)

We, Charter Hall Funds Management Limited (ACN 082 991 786) ('CHFML'), as Sub-Trust Manager for Eagle Farm Property Trust (ABN 67 661 215 017), the landowner of 200 Holt Street, Pinkenba (Lot 2 on SP168014), hereby give Harvey Property Consultants Pty Ltd (ACN 120 410 282) permission to lodge Reconfiguration of Lot development applications over our land.

We confirm that Trust Company Limited (ACN 004 024 749) are the Registered Owners as Custodians of Eagle Farm Property Trust and that CHFML, as Sub-Trust Manager, are the authorised entity for the provision of Landowner's Consent.

Charter Hall Funds Management Limited (A.C.N. 082 991 786)

s.73

David Harrison
Director

Date: 25/6/09

Nathan Francis
Secretary

Date: 25/6/09.

Form 1 Development Application

idas

Part F**Reconfiguring a lot¹****Nature of the lot reconfiguration**

1. What is the nature of the lot reconfiguration? (Tick applicable box/es)

- ☒ (i) **Subdivision** - Complete Question 2 - 5 and 9 below
- ☐ (ii) **Boundary realignment** - Complete Question 2 - 4, 6 - 7 and 10 below
- ☐ (iii) Creating an **easement** giving access to a lot from a constructed road - Complete Question 2 - 4, 8 and 10 below
- ☐ (iv) Dividing land into **parts by agreement** and rendering different parts of a lot immediately available for separate disposition or separate occupation, **other than** by either -
- ☐ (a) a lease for a term, including renewal options, not exceeding 10 years; or
- ☐ (b) an agreement for the exclusive use of part of the common property for a community title scheme under the *Body Corporate and Community Management Act 1997* - Complete Question 2 - 4, 9 - 10 below

The subject land

2. How are the premises identified / zoned in the planning scheme?

	List of applicable zone/precincts/areas	List of applicable overlays
1	General Industry Area Australia TradeCoast Local Plan- Eagle Farm East Precinct	Industrial Area - Adjacent Development / Flood / NALL

3. What is the total number of existing lots making up the premises, the subject of the application?

1

4. What is the total area of the premises?

31,880

☒ Square metres (m²)☐ Hectares**Subdivision details (If applicable)**

5. Does the proposal involve multiple stages?

☒ No - Complete Table A☐ Yes - Complete Table B**Table A**

(i) What is the number of additional lots being created and what is their intended final use?

Intended final use of new lots	Residential	Commercial	Industrial	Other (Specify)
Additional number of lots created			1	

(ii) What is the type of approval being sought?

☒ Development Permit☐ Preliminary approval

(iii) Are there any current, relevant approvals on the premises? (e.g. a Preliminary Approval for the subdivision, a material change of use etc.)

☒ No☐ Yes - Provide details below

(iv) What is the total length of new road to be constructed?

-

(v) What is the total area of land to be contributed for community purposes?

-

(vi) Does the proposal involve the construction of a canal or other artificial waterway?

☒ No ☐ Yes - Refer to the advice at the end of the form

(vii) Does the proposal involve operational work for the building of a retaining wall?

☒ No ☐ Yes - Refer to the advice at the end of the form

Boundary realignment details (If applicable)

6. What are the current and proposed dimensions for each lot forming the premises? (Provide details for each lot on a separate row)

	Current Lots			Proposed Lots		
	Lot on plan description	Area	Length of road frontage	Lot on plan description	Area	Length of road frontage
1						

7. What is the reason for the boundary realignment?

Easement details (If applicable)

8. What are the dimensions and nature of the proposed easement?

Width (metres)	Length (metres)	Purpose of the easement (e.g. pedestrian access)	Entity favoured by the easement

Agreement details (If applicable)

9. What is the number of parts being created and what is their intended final use?

Intended final use of new parts	Residential	Commercial	Industrial	Other (Specify) _____
Additional number of parts created				

Mandatory Information

10. Confirm the following mandatory information accompanies this application

	Confirmation of lodgement	Method of lodgement
When creating lots by subdivision or rearranging boundaries		
Plans showing the proposed lot reconfiguration, including -	☒ Confirmed	over the counter
(i) Existing lot configuration	☒ Confirmed	over the counter
(ii) Dimensions of lots	☒ Confirmed	over the counter
(iii) Existing and proposed new roads (if applicable)	☐ Confirmed	
(iv) Existing and proposed easements (if applicable)	☒ Confirmed	over the counter
(v) The location and dimensions of land to be dedicated for community purposes (if applicable)	☐ Confirmed	
(vi) The final intended use of the new lots or parts	☒ Confirmed	over the counter
(vii) The lot reconfiguration in relation to the surrounding land	☒ Confirmed	over the counter

OFFICE USE ONLY

Date Received

Reference Numbers

Advice for completing Part F

General advice

- Part A must also be completed for all IDAS development applications. The applicant is responsible for answering **all** questions fully and correctly, unless following a response there is a statement to go directly to another question.
- When paying fees to the Environmental Protection Agency by electronic funds transfer (EFT) for coastal development applications, use the process from the information sheet *Electronically paying fees to the Environmental Protection Agency (EPA)* and attach the form *Electronic Funds Transfer (EFT) payment notification* to the application

Q5

- 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.
- Questions in relation to the area and number of proposed lots and stages of the subdivision are required for statistical and planning purposes.
- An application for operational works to construct an artificial waterway or a canal associated with the reconfiguration of a lot should be made to the local government at the same time as the application for the reconfiguration. Form 1 Part M should also be completed.
- If the reconfiguration 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 a separate application.

¹ This form is used for reconfiguring a lot whether assessable against a planning scheme, or 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.

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

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

For all IDAS development applications (except those for building work requiring assessment against the <i>Building Act 1975</i> only) - complete Section 1 of this checklist		
Does the application seek approval to 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 <i>Fisheries Act 1994</i> ? <i>If yes - complete Section 5 of this checklist</i>	☐ Yes	☒ No
Have you received a referral agency response under section 3.3.2. of the IPA, in relation to this development application? <i>If yes - complete Section 6 of this checklist</i>	☐ Yes	☒ No
Does the application seek approval to carry out building work requiring assessment against a local government planning scheme? <i>If yes - complete 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 <i>Building Act 1975</i> ? <i>If yes - go to Appendix 1 of this checklist for advice on building referrals. Complete Part B of IDAS Application Form 1. Assessment is by a building certifier</i>	☐ Yes	☒ No
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 <i>Airport Assets (Restructuring and Disposal) Act 2008</i> ? <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 5, 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 43A; 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 3 Section 3 must be completed when the application seeks approval to **reconfiguring a lot**.

IPA, schedule 8, part 1, table 3

STATE-CONTROLLED ROAD

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

☒ No ☐ Yes

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

☒ No - Go to Q3.2 ☐ Yes - The application must be referred to the Department of Main Roads (DMR) as Concurrence Agency.

IP Regulation, schedule 2, table 3, item 3; IP Regulation, schedule 2, table 2, item 2

COASTAL MANAGEMENT DISTRICT

3.2 Is any part of the premises within a coastal management district?

☒ No - Go to Q3.3

☐ Yes - This application must be referred to the Environmental Protection Agency (EPA) as Concurrence Agency.

IP Regulation, schedule 2, table 2, item 13(a)

VEGETATION CLEARING

3.3 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 2, item 4

EASEMENTS

3.4 Is any part of the premises subject to an easement?

☐ No - Go to Q3.5 ☒ Yes - Answer both (a) and (b) below

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

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

(b) Is there an easement in favour of the holder of Pipeline Licence Number 1 issued under the *Petroleum Act 1923* for the construction or operation of the Moonie to Brisbane strategic pipeline under that Act?

☒ No ☐ Yes - This application must be referred to the licence holder as Advice Agency.

IP Regulation, schedule 2, table 2, item 20(a) (electricity easement); IP Regulation, schedule 2, table 2, item 32 (pipeline easement)

ELECTRICITY SUBSTATIONS

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

☒ No - Go to Q3.6 ☐ Yes - This application must be referred to the entity responsible for the substation as Advice Agency.

IP Regulation, schedule 2, table 2, item 20(b)

CONTAMINATED LAND - REGISTERED LAND

3.6 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 Q3.7 ☒ 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

If no to all of (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.

*IP Regulation, schedule 2, table 2, item 21(a)***CONTAMINATED LAND - NOTIFIABLE ACTIVITY**

- 3.7 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 Q3.8 ☐ Yes

*IP Regulation, schedule 2, table 2, item 21(a)***CONTAMINATED LAND - INDUSTRIAL ACTIVITY**

- 3.8 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 Q3.9 ☐ Yes

*IP Regulation, schedule 2, table 2, item 21(a)***CONTAMINATED LAND - AREA MANAGEMENT ADVICE (NATURAL MINERALISATION OR INDUSTRIAL ACTIVITY)**

- 3.9 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 Q3.10 ☐ Yes

*IP Regulation, schedule 2, table 2, item 21(a)***CONTAMINATED LAND - AREA MANAGEMENT ADVICE (UNEXPLODED ORDNANCE)**

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

☒ No - Go to Q3.11

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

*IP Regulation, schedule 2, table 2, item 21(b)***SOUTH EAST QUEENSLAND REGION**

- 3.11A Is any part of the premises within the South East Queensland (SEQ) designated region?

☐ No - Go to Q3.11B ☒ Yes

If yes, do the following apply?

- (i) The application seeks approval for subdivision^{3.1}

☐ No ☒ Yes

- (ii) The application is for development outside a rural precinct^{3.2}, or if in a rural precinct, it is inconsistent with the rural precinct

☐ No ☒ Yes

^{3.1} For the purposes of the State planning regulatory provisions for the SEQ region, subdivision means creating a lot by subdividing another lot; or dividing land into parts by agreement rendering different parts of a lot immediately available for separate disposition or separate occupation, and does not include a lease for a term, including renewal options, not exceeding 10 years.

^{3.2} Rural precinct has the meaning given in the *Far North Queensland Regional Plan 2009 State Planning Regulatory Provisions*

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

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

☒ No - Go to (b) ☐ Yes

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

☒ No - Go to Q3.12 ☐ Yes

*Draft South East Queensland Regional Plan 2009-2031 Regulatory Provisions, division 3; IP Regulation, schedule 2, table 2, item 35***FAR NORTH QUEENSLAND REGION**

- 3.11B Is any part of the premises within the Far North Queensland region (FNQ Region) designated region?

☒ No - Go to Q3.12 ☐ Yes

Far North Queensland Regional Plan State Planning Regulatory Provisions 2009, division 3; IP Regulation, schedule 2, table 2, item 35

KOALA CONSERVATION

3.12 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 no, is any part of the premises in an interim koala habitat protection area?

☒ No - Go to Q3.13 ☐ Yes

IP Regulation, schedule 2, table 2, item 33 and 34A

CANAL DEVELOPMENT

3.13 Is the proposed reconfiguration in connection with the construction of a canal?

☒ No - Go to Q3.14

☐ Yes - (Complete Form 1, Part M) This application must be referred to the Environmental Protection Agency (EPA) as Concurrence Agency.

IP Regulation, schedule 2, table 2, item 13(b)

DECLARED CATCHMENT AREA

3.14 Is the proposed reconfiguration in an area declared to be a catchment area under the *Water Act 2000*?

☒ No - Go to Q3.15

☐ Yes

IP Regulation, schedule 2, table 2, item 19

PUBLIC PASSENGER TRANSPORT

3.15 Is the proposed reconfiguration listed in schedule 13A of the *Integrated Planning Regulation 1998* and does it exceed the specified threshold?

☒ No - Go to Q3.16 ☐ Yes - This application must be referred to QueenslandTransport (QT) as Concurrence Agency.

IP Regulation, schedule 2, table 2, item 30; IP Regulation, schedule 13A

RAIL TRANSPORT

3.16 Is the proposed reconfiguration listed in schedule 13B of the *Integrated Planning Regulation 1998* and does it exceed the specified threshold?

☒ No - Go to Q3.17 ☐ Yes - This application must be referred to QueenslandTransport (QT) as Concurrence Agency.

IP Regulation, schedule 2, table 2, item 31; IP Regulation, schedule 13B

WETLAND; CONSERVATION ESTATE

3.17 Does the proposed reconfiguration result in more than 10 lots or any lot less than 5ha in area?

☒ No - Go to Q3.18 ☐ Yes - (Answer (a) and (b) below)

IP Regulation, schedule 2, table 2, items 38 and 39

HERITAGE

3.18 Does the proposed reconfiguration involve a lot sharing a common boundary with a Queensland Heritage place under the *Queensland Heritage Act 1992*?

☒ No - End of Section 3

☐ Yes - This application must be referred to the Environmental Protection Agency (EPA) as Advice Agency. - End of Section 3

IP Regulation, schedule 2, table 2, item 41

WILD RIVER AREA - Although legislation provides for assessment of lot reconfiguration for the purposes of the *Wild Rivers Act 2005*, currently no declarations for any of the wild river areas apply the *Wild Rivers code* to that type of development.

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.



BRISBANE CITY COUNCIL

Development Application – Fee Assessment

Lodge with IDAS Lodgement form Part A

ABN 72 002 765 795

GST does not apply
to any of these fees

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

Location details

Street address

Street number and name

681 CURTIN AVE. EAST

Suburb

PINKENBA

State

Q

Postcode

4008

Real Property Description

Lot no.

2

Plan Type

SP

Plan no.

168014

Purpose/Intended Use

ROL (1 INTO 2)

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

No ☒Yes ☐ Minutes of each meeting **must** be attached to this
Development Application

Has a Preliminary Approval been issued for this proposal?

No ☒Yes ☐ Approval number

Is this a Staged Development?

No ☒Yes ☐ Previous Development Application number

Are you an organisation listed in the Fees and Charges Appendix A?

No ☒Yes ☐

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 Work	☐	☐	☐	☐	☐	☐	☐
Development Stage							
Give one number in each Aspect column for each 'Development Stage'							
Number	1	1					
Approval Type							
Tick one box in each Aspect column for each 'Approval Type'							
Development Permit	☒	☒	☐	☐	☐	☐	☐
Preliminary Approval under s3.1.5	☐	☐	☐	☐	☐	☐	☐
Preliminary Approval under s3.1.6	☐	☐	☐	☐	☐	☐	☐
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							

CC2089/2 (2/3/2007)

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Activities Please select activity from page 4

Aspect no.	Activity name
1	ROL (1 INTO 2)

Miscellaneous Fees

Aspect no.	Type, e.g. Hydraulic Assessment, Structure Plan, Centres Concept Plan	Fee Amount \$

Fees

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

Aspect no.	Fee Amount \$
1	\$2,820-00
Miscellaneous	
Total Fee payable \$2,820-00	

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

HARVEY PROPERTY CONSULTANTS PTY LTD

Applicant's signature

s.73

Date

29 / 06 / 09 .

Office Use Only – 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
☐ Seven A4 hardcopies of all assessment reports
☐ Seven hardcopies of all plans including elevations***

Electronic Lodgement Requirement

- ☐ One hardcopy of all application forms
☐ Three A4 hardcopies of all assessment reports
☐ Six hardcopies of all plans including elevations***
☐ One compact disc containing a copy of all application forms, reports and plans

Amount	Reference no.	Date lodged
\$		/ /

*** All plans must be drawn at a suitable scale to enable easy recognition.

CC2389/3 (2/3/2007)
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Activities**Material Change of Use****Description**

Aged Care Accommodation
 Amusement Arcade
 Awning over Footpath
 Brothel
 Build Over Sewer
 Build Over Stormwater
 Camping Ground
 Car Wash
 Caravan Park
 Caretaker's Flat
 Car Park
 Cattery
 Cemetery
 Centre Activities Outside Centre
 Centre Activities Within Centre
 Centres Concept Plan
 Child Care Facility
 Cinema
 Club
 Commercial Character Building (Activities Within)
 Commercial Character Building (Demolition/Extension)
 Community Facilities
 Concrete Batching Plant
 Container Depot
 Convention Centre
 Crematorium
 Demolition/Extension to Heritage Place
 Demolition/Extension to Heritage Place (Residential Dwelling)
 Display Home
 Display and Sale Activities
 Education Purposes
 Emergency Services
 Estate Sales Office
 Extractive Industry
 Farm
 Garden Centre
 Health Care Purposes
 Home Business
 Hotel
 House in DCP (Demolition/Extension)
 House in DCP (New House)
 House in EP/Rural Area
 House on Small Lot
 Indoor Sport and Recreation

Material Change of Use *continued***Description**

Industry
 Kennels
 Landing
 Medical Centre
 Mixed Use
 Multi-Unit Dwelling
 Nightclub
 Non-Compliant with House Code
 Office
 Outdoor Sport and Recreation
 Park
 Radioactive Industry
 Radio or Television Station
 Restaurant
 Retirement Village
 Riding School
 Satellite Dish
 Service Station
 Shop
 Single Unit Dwelling
 Storage Yard
 Structure Plan
 Telecommunication Tower
 Utility Installation
 Warehouse
 Youth Club

Reconfigure a Lot**Description**

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



BRISBANE CITY COUNCIL

ABN 72 002 765 795

Erosion Hazard Assessment - June 2006

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

681 CURTIN AVE. EAST
PINKENBA Q

Postcode 4008

Prepared by Print name

AHMED OSMAN

Business name

HARVEY PROPERTY CONSULTANTS PM LTD

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

AHMED OSMAN

Certifier's signature

s.73

Date

29 / 06 / 09

CA2085/1 (11/2007)

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Stock Code no. 262006

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 		0	Score equal to or greater than 4? No ☒ Yes ☐	
[2] SOIL CLASSIFICATION GROUP (AS1726) <ul style="list-style-type: none"> GW, GP, GM, GC0 SV, SP, SM, SC, PL1 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 		2	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 =		7	Go to 2 (front page)	

Form 1 Development Application

idas

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.

File note

-to be put on file -

BNE20825

Date: 28/01/2009

From: Joline Lalime

Subject: CSDP

To: Greg O'Brien

→ Amy Nottelman

CNR Holt & Curran Doc

Saved as: Holt & Curran - Industrial Galv - Veolia (2)

Please Sign

Greg

Done	Signature
28/01	

Copy on Green for file

Copy on White for post to CC if relevant

Scan and Save to appropriate folder

Email / Fax to Applicant & CC / TPR

Post Original to Applicant

28/1	
28/1	
28/1	
28/1	
28/1	s.73

Update Ecotrack

Joline

04/02	
-------	--

Update EMR

File Paperwork

28/1	
28/1	

Holt - Curran - Industrial galvaniser separation Pty Ltd. Veolia. pdf.

Note: Back to me for Ecotrack

04/02/09



**Queensland
Government**

Enquiries to: Joline Lalime
Telephone: (07) 3225 1062 / Fax (07) 3247 3278
Your reference:
Our reference: BNE20825 Permit No. CLEB00022309

Environmental Protection Agency

Incorporating the
Queensland Parks and Wildlife Service

Permit to Remove and Dispose of Contaminated Soil

Pursuant to Section 424 of the *Environmental Protection Act* 1994 (EP Act) permission is given to the applicant:

Mr Greg Clabrough

General Manager (Queensland)

Industrial Galvanizers Corporation Pty Ltd

PO Box 1311

EAGLE FARM QLD 4009

Telephone: (07) 3632 7700

E. gclabrough@ingal.com.au

to remove soil contaminated with uncharacterised contaminants

from Cnr Holt St and Curtin Ave (East), PINKENBA QLD on Lot 1176 on SP153111 and described in the following correspondence:

env updated 28/1/09 s.73

Application for Contaminated Soil Disposal Permit dated 8 January 2009 and received 9 January 2009 and further information received 13 January 2009. The permit holder is responsible for ensuring that all personnel involved in the excavation, removal and disposal comply with the specific and standard conditions in Schedules 1 and 2 of this permit.

Signed

Greg O'Brien

Chief Scientific Advisor (Environmental Services)

28/1/09

Cc: EPA (Ipswich), attn: Greg Benson, E: greg.benson@epa.qld.gov.au

Cc: Veolia Pty Ltd, attn: Joanne Salmon, E: joanne.salmon@veolia.com.au

Cc: Industrial Galvanizers, attn: Edward Foord, E: efoord@ingal.com.au

Notice to Applicant

The conditions on this permit have been decided after consideration of the standard criteria (EP Act) and for the purpose of preventing environmental harm. The applicant may apply for a review or appeal against the decision within 10 business days of receipt of this notice (s521 and s531).

288 Edward Street Brisbane
Queensland 4000 Australia
GPO Box 2771, Brisbane Qld 4001
Telephone (07) 3225 1827
Facsimile (07) 3247 3278
Website www.epa.qld.gov.au
ABN 87 221 158 786

Schedule 1 of 2 – Specific Conditions

The volume or mass of the contaminated soil shall not exceed 200 cubic metres (ex situ).

The soil is to be disposed of for **storage and characterisation** in accordance with the disposal facility approval letter dated 8 January 2009 at **Veolia Pty Ltd, Wattle Glen Landfill Facility** at Hallets Road / Patrick Street and Greenwood Village Road, REDBANK PLAINS, QLD 4031.

The soil must be disposed of between **28/01/2009** and **28/07/2009**.

Other conditions

- (a) The contaminated soil to be removed from the subject site must be stockpiled at the nominated receival facility and within a 30 business day period, must be sampled and analysed in accordance with the EPA Draft Guidelines for the Assessment and Management of Contaminated Land in Queensland, 1998.
- (b) Within the 30-day period outlined above, the applicant must also provide the EPA in writing with the analytical results and a confirmation of intent to landfarm the contaminated soil or alternate treatment/disposal options.
- (c) In the case where alternate treatment/disposal options require the stockpiled/partially treated soil to be removed from the nominated receival facility to another treatment/disposal facility, the applicant must apply for a new Disposal Permit prior to removal of the material from the nominated receival facility.

Schedule 2 of 2 – Standard Conditions

1. Volume / mass of contaminated soil

This permit applies to the specified volume or mass only. Any increases to the specified quantity will require a new disposal permit.

2. Disposal time period

Disposal must occur within the dates specified or a new disposal permit must be sought.

3. Excavation and loading

The holder of this disposal permit must take all reasonable precautions necessary to prevent the spillage of contaminated soil during loading and prevent contaminated soil being transported from the site of origin on vehicle tyres and plant and equipment.

4. Transportation

(a) *Transporter to be advised of permit conditions*

Prior to the removal of contaminated soil, the permit holder must provide a copy of the permit and conditions to the transporter.

(b) *Load to be secured*

The contaminated soil must be covered in the transportation vehicle to ensure that the contaminated soil or offensive or noxious gases are not released during transport.

(c) *Cleaning of vehicles and plant equipment*

An effective system must be employed for cleaning of vehicles and plant and equipment which are used to transport or handle contaminated soil which prevents release of contaminants onto any roadway or to any waters or stormwater drainage system.

(d) *Spillage*

Any spillage of contaminants must be cleaned up as quickly as practicable. Spillages must not be cleaned up by hosing, sweeping or otherwise releasing such contaminants or material to any stormwater drainage system, roadside gutter or waters.

5. Receival and disposal

(a) *Licence conditions*

The acceptance and disposal of the contaminated soil must comply with the licence conditions and the specific requirements of the disposal facility.

(b) *Disposal receipts*

Copies of disposal acceptance receipts are to be submitted to the Administering Authority within 10 business days of the date of disposal. The holder of, or person acting under a disposal permit, must comply with the conditions of the permit (s425 of the *Environmental Protection Act 1994*).

Maximum penalty - 100 penalty units.

6. Interim storage

Contaminated soil which is temporarily stored at the site of origin or approved for storage at a separate property must be stockpiled and securely covered and/or managed to ensure that:

- (a) rainwater is drained away from the stockpiles;
- (b) contaminated soil is not transported from the stockpile by wind or rainwater;
- (c) offensive odours or noxious gases are not released; and
- (d) soil underlying the stockpiles is not affected by contamination.

A report is to be provided to the Administering Authority within 28 days of final disposal that verifies that the storage area is fully cleared of contamination.

7. Treatment of soil

(a) Licensed facility

When treatment is to be undertaken at a licensed general waste disposal facility or regulated waste treatment and disposal facility, acceptance receipts must be provided to the Administering Authority within 10 days of contaminated soil delivery. The contamination level in the soil must be reduced to a level agreed by the Administering Authority. When contaminated soil is stored at such facility pending treatment, storage is to be undertaken according to condition 6.

(b) Other treatment sites

(i) Soil remediation and validation report.

The permit holder must provide a report of the soil remediation including chemical test results that validate that the contamination has been lowered to levels agreed with the Administering Authority. The report must provide evidence that the land underlying the treatment activity is not affected by contamination.

(ii) Environmental harm.

Treatment activities must be carried out to ensure that environmental harm is not caused and that contaminants including treatment agents are not released from the site by wind, stormwater or as offensive or noxious gases. The requirements of condition 6 also apply.

(c) Final disposal

When soil contamination has been reduced to levels acceptable to the Administering Authority, the soil may be disposed of as general fill unless otherwise specified in Schedule 1. The location of the final disposal site of the soil is to be identified after treatment by written advice to the Administering Authority.

****End of Document****

Joline Lalime

From: Eco Access
Sent: Friday, 16 January 2009 3:23 PM
To: Joline Lalime
Subject: FW: 0372H - Tonnage Report
Attachments: 0372H - Tonnage Report.xls; CofRc.pdf; holt&curtin_industrial galv_veolia.pdf

Joline

I believe this belongs with the disposal permit for industrial galvanizers already forwarded to you for processing

Karen

Karen Francis
Ecoaccess Customer Service Consultant
EPA
Phone 1300 368 326
Fax 3115 9600

From: Edward Foord [mailto:efoord@ingal.com.au]
Sent: Friday, 16 January 2009 2:20 PM
To: Eco Access
Subject: FW: 0372H - Tonnage Report

Karen,

Please find attached the documentation relating to the soil permit attached.

Thanks,

Edward Foord

HSE Systems Coordinator

Industrial Galvanizers Queensland
P.O. Box 1311,
Eagle Farm Qld 4009

Ph: 07 3632 7704

Fax: 07 3632 7799

Mob: s.73

Email: efoord@ingal.com.au

♻️Think before your print - One ton of paper requires the use of 98 tons of various resources.

From: Joanne Salmon [mailto:Joanne.Salmon@veolia.com.au]
Sent: Tuesday, 6 January 2009 2:07 PM
To: Edward Foord
Subject: 0372H - Tonnage Report

Hi Eddie,

Not sure if this has made it to you already, but please find attached the tonnage report for the soil received at Wattle Glen for storage over the 19 & 20 December.

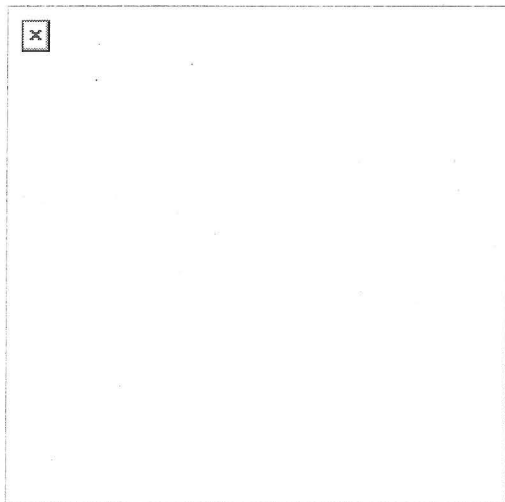
You will need to include this in your report to the EPA once the analysis results are back.

Regards,

Joanne Salmon

Environmental Engineer

Veolia Environmental Services (Australia) Pty Ltd



166 Boundary Road,
Rocklea, QLD, 4106
Phone: (07) 3275 0156
Mobile: s.73
Fax: (07) 3275 0101
joanne.salmon@veolia.com.au
www.veoliaes.com.au

Release

**Wattle Glen Landfill Facility****Industrial Galvanisers***Cnr Holt St & Curtin Ave, Pinkenba**Contaminated Soil, Storage for Precharacterisation*

Reporting Period

Start Date: 19.12.08

End Date: 20.12.08

Access Code: 372HS

Date Delivered	Customer Company Name	Truck Rego	Trans. Number	Bridge Code (Material ID)	Tonnage Delivered
Total Load Count		9 loads	REPORT TOTAL		285.03 t
19 / 12 / 2008	Industrial Galvanisers	41JRS	8129720	372HS	34.00 t
19 / 12 / 2008	Industrial Galvanisers	38JRS	8129733	372HS	31.30 t
19 / 12 / 2008	Industrial Galvanisers	32JRS	8129775	372HS	21.06 t
19 / 12 / 2008	Industrial Galvanisers	38JRS	8129785	372HS	31.60 t
19 / 12 / 2008	Industrial Galvanisers	39JRS	9129764	372HS	31.90 t
20 / 12 / 2008	Industrial Galvanisers	43JRS	8129878	372HS	38.54 t
20 / 12 / 2008	Industrial Galvanisers	41JRS	8129884	372HS	32.58 t
20 / 12 / 2008	Industrial Galvanisers	42JRS	8129894	372HS	28.30 t
20 / 12 / 2008	Industrial Galvanisers	39JRS	8129895	372HS	35.75 t

Pages 214 through 222 redacted for the following reasons:

s78B(2) - Copyright

ecoaccess

environmental licences and permits

Bring Up Details Report

329481 - Movement, Treatment Or Disposal Of Contaminated Soil/cnr Holt Street & Curtin Avenue (East), PINKENBA 4008/Industrial Galvanizers Corporation Pty Limited - 13-JAN-2009

Ref: 41102	Created Date: 14-JAN-09
Status: Submitted	Closed Date:
Assigned To: JOHNS, Allen	Due Date: 15-JAN-09
Email Address: allen.johns@epa.qld.gov.au	Reminder Date:
Project Director:	
Project Manager:	
CC:	
CC:	
Subject: Disposal Permit	

Comments: Dear Allen

A Disposal Permit application has been received and entered into Ecotrack

The application will be forwarded to Contaminated Land Unit on the 14/01/09.

Details

TPR (If applicable)

Client - Industrial Galvanisers Corporation Pty Ltd

Lot on Plan - 1176 on Sp153111

Location - Cnr Holt St & Curtin Ave Pinkenba

Report Title (if any)

Regards

Wednesday January 14 2009 10:38 AM

Report Ref: Bring Up Details Report

User Ref: CEDS_SIRLN



Page 1

CB

14/1/09



Queensland Government
Environmental Protection Agency
Queensland Parks and Wildlife Service

Project Running Report

Project Ref 329481	Project Name Movement, Treatment Or Disposal Of Contaminated Soil/cnr Holt Street & Curtin Avenue (East), PINKENBA 4008/Industrial Galvanizers Corporation Pty Limited	Status Active	Project Director BARRY, Kim	Project Manager LALIME, Joline	Office Responsible Contaminated Land - Central Office
------------------------------	---	-------------------------	---------------------------------------	--	--

Assessing Officers

Name

Applications: 3

Date 29-SEP-2008	Status Application Validation	Decision Level 2
----------------------------	---	----------------------------

Primary Clients

Name	Address Line 1	Address Line 2	Suburb	Postcode	State
Industrial Galvanizers Corporation Pty Limited	Level 1, Building 10i, Technology Office Park	107 Miles Plating Road	EIGHT MILE PLAINS	4113	QLD

Activities

Name Movement, Treatment Or Disposal Of Contaminated Soil

Locations

Name	Address Line 1	Address Line 2	Suburb	Postcode	State
cnr Holt Street & Curtin Avenue (East), PINKENBA 4008	cnr Holt Street & Curtin Avenue (East)		PINKENBA	4008	QLD

Agency Interests/Ratings

Category	Type	Rating
----------	------	--------

Permits: 1

Permit Ref	Permit Type	Status
CLEB00014008	Contaminated Soil Disposal Permit	Current

Date 05-DEC-2008	Status Assessment	Decision Level 2
----------------------------	-----------------------------	----------------------------

Primary Clients

Name	Address Line 1	Address Line 2	Suburb	Postcode	State
Industrial Galvanizers Corporation Pty Limited	Level 1, Building 10i, Technology Office Park	107 Miles Plating Road	EIGHT MILE PLAINS	4113	QLD

Activities

Name Movement, Treatment Or Disposal Of Contaminated Soil

Locations

Name	Address Line 1	Address Line 2	Suburb	Postcode	State
cnr Holt Street & Curtin Avenue (East), PINKENBA 4008	cnr Holt Street & Curtin Avenue (East)		PINKENBA	4008	QLD

Agency Interests/Ratings

Category	Type	Rating
----------	------	--------

Permits: 1



Queensland Government
Environmental Protection Agency
Queensland Parks and Wildlife Service

Project Running Report

Date 05-DEC-2008 **Status** Assessment **Decision** Level 2

Permit Ref	Permit Type	Status
CLEB00019908	Contaminated Soil Disposal Permit	Current

Date 13-JAN-2009 **Status** Assessment **Decision** Level 2

Primary Clients

Name	Address Line 1	Address Line 2	Suburb	Postcode	State
Industrial Galvanizers Corporation Pty Limited	Level 1, Building 10i, Technology Office Park	107 Miles Plating Road	EIGHT MILE PLAINS	4113	QLD

Activities

Name
Movement, Treatment Or Disposal Of Contaminated Soil

Locations

Name	Address Line 1	Address Line 2	Suburb	Postcode	State
cnr Holt Street & Curtin Avenue (East), PINKENBA 4008	cnr Holt Street & Curtin Avenue (East)		PINKENBA	4008	QLD

Agency Interests/Ratings

Category	Type	Rating
----------	------	--------

Permits: 1

Permit Ref	Permit Type	Status
CLEB00022309	Contaminated Soil Disposal Permit	Assessment

☐ For Regional Information & Filing☒ Regional Action Required

Admin. Office: Contaminated Land Unit, Southern Region

Project No: 329481

Client No: 526843 EMR/CLR ID No. 40135

Permit No. CLEB00022309

Ecoaccess Customer Service Unit

CROW No. 107534

Application for Disposal Permit (Contaminated Land) Checklist

☒	Part A and Part B application forms supplied and complete.
☒	Forms signed and dated
☒	All parts of the forms completed
☒	Letter of acceptance from Landfill etc
☐	TPR approval received (if one is appointed for the site (Contaminated Land Unit to action).

Applicant Name: INDUSTRIAL GALVANIZERS CORPORATION PTY LTD

Contact Name: GREG CLABROUGH

Location: CNR HOOT ST + CURTIN AVENUE (EAST) PINKENBA
LOT 1176 SP153111Third Party Reviewer:
(If applicable)

Co-ordinator: K FRANKS

Date Received:

9/1/09

Due Date

(10 business days after application deemed valid):

28/1/09

Date Application Deemed Valid:

13/1/09

Due Date (TPR)

(5 business days after application deemed valid)

___/___/___

Date	Person Contacted:	Phone No:
Release		
04/1/09 13/1/09	Information Requested: (HIAZMAN) APPLICATION SENT WITH BOXES TICKED STATING TAB RESULTS + LAB REPORTS ATTACHED. I SENT AN EMAIL REQUESTING THESE DOCUMENTS.	
	Response: EMAIL RECEIVED AGAIN WITH THE APPLICATION WITH NO EXPLANATION BUT PART B HAS NOW NOT TICKED WITH TAB RESULTS ETC. SPOKE TO SOMEONE WHO HAS CHECKED + ADVISED TO PROGRESS THE APPLICATION AS IS.	
	Ecoaccess CSU Staff:	

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

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

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

Eco Access

From: Eco Access
Sent: Friday, 9 January 2009 11:26 AM
To: 'Edward Foord'
Subject: RE: Soil permit - Jig stand pad excavation

Edward

Thank you for your application for disposal permit. On part B you have ticked boxes stating that the following are attached with the application:

Tabulation of soil analysis results
Laboratory reports and sample receipt advices for all soil analysis

They were not included in the email are they being sent separately?

Please advice as I cannot accept this as a complete application

Karen

Karen Francis
Ecoaccess Customer Service Consultant
EPA
Phone 1300 368 326
Fax 3115 9600

From: Edward Foord [mailto:efoord@ingal.com.au]
Sent: Friday, 9 January 2009 10:02 AM
To: Eco Access
Subject: Soil permit - Jig stand pad excavation

Dear Karen,

Please find attached the completed soil permits for the Pinkenba soil excavation.

Thanks,
Edward Foord

HSE Systems Coordinator

Industrial Galvanizers Queensland
P.O. Box 1311,
Eagle Farm Qld 4009

Ph: 07 3632 7704
Fax: 07 3632 7452
Mob: s.73

Email: efoord@ingal.com.au

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FOR INTERNAL USE ONLY
ENVIRONMENTAL PROTECTION AGENCY

SEARCH RESPONSE

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

Transaction ID: 1102771
2009

EMR Site Id: 40135

09 January

This response relates to a search request received for the site:
Lot: 1176 Plan: SP153111

SEARCH RESULT

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

Lot	Plan	
905	SL6244	EMR
1154	SL10385	EMR

ADDITIONAL ADVICE

Note: Searches maybe conducted online through the State Government Website www.smartservice.qld.gov.au or Citec Confirm www.confirm.com.au.

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

Lindi Bowen
Registrar, Contaminated Land Unit

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

Eco Access

From: Edward Foord [efoord@ingal.com.au]
Sent: Friday, 9 January 2009 10:02 AM
To: Eco Access
Subject: Soil permit - Jig stand pad excavation
Attachments: Contaminated_soil_disposal_permit (jig stands).doc; General_details_for_all_applications (jig stands) 080109.doc; doc20090109024546.pdf; doc20090109025104.pdf; 03721 storage letter.pdf

Dear Karen,

Please find attached the completed soil permits for the Pinkenba soil excavation.

Thanks,

Edward Foord

HSE Systems Coordinator

Industrial Galvanizers Queensland
P.O. Box 1311,
Eagle Farm Qld 4009

Ph: 07 3632 7704

Fax: 07 3632 7452

Mob: s.73

Email: efoord@ingal.com.au

♻️ Think before your print - One ton of paper requires the use of 98 tons of various resources.

Application Form

Part A

Release

General details for all applications

OFFICIAL USE ONLY

DATE RECEIVED

FILE REF

PROJECT REF

COMPLETE FORM

☐

ENTERED BY [SIGNATURE]

DATE

RECEIPTING DETAILS ONLY

DATE RECEIPTED

RECEIPT NUMBER

AMOUNT RECEIVED

\$

PROCESSED BY (INITIALS AND NAME)

GUIDE

1. The applicant is the person intending to carry out the activity and in whose name the relevant permits or licences are to be issued.

The registered address is legally required for the serving of notices. It is the address of a person and cannot be a post office box.

If more than one applicant as part of a partnership, complete the "Joint applicant details" form and attach to this PART A form.

Important information for applicants

This form asks for general applicant details and a description of the proposed project and any associated activities. The completed form must be submitted together with relevant activity specific [Part B] forms and any other associated forms included in your application kit.

Specific details must accompany this form to enable your application to be processed. The guide provided will help you complete your application correctly. If you have any difficulties completing the form, contact the Ecoaccess Customer Service Unit desk on 1300 368 326. Please number all attachments alphabetically (e.g. 'Attachment A').

(Commercial and confidential information must be marked clearly. If subsequent activities are added to the project, you will be required to resubmit this application with details of the additional activity).

Tick relevant boxes below if the applicant(s) are:

- ☒ an individual or sole trader
☐ individuals in a partnership
☐ individual(s) acting on behalf of an unincorporated organisation

→ Go to Section 1

- ☒ an incorporated company
☐ an incorporated association
☐ a statutory authority
☐ a body politic

→ Go to Section 2

1. Individual applicant(s) details⁽¹⁾

APPLICANT'S FULL NAME

TITLE

DATE OF BIRTH

REGISTERED ADDRESS

POST CODE

TELEPHONE

FACSIMILE

E-MAIL

POSTAL ADDRESS (WRITE "AS ABOVE" IF THE SAME AS REGISTERED ADDRESS)

POST CODE



Application form – Part A
General details for all applications

Release

Guardian details (if applicable)

A parent or legal guardian must complete the following details if an applicant is under 18 years of age.

GUARDIAN'S FULL NAME	DATE OF BIRTH
GUARDIAN'S REGISTERED ADDRESS	POST CODE
GUARDIAN'S SIGNATURE	DATE

→ Go to Section 3

2. Applicant details

2. The applicant is the registered legal entity (not a business trading name) intending to carry out the activity and in whose name the relevant permits or licences are to be issued.

The registered address is legally required for the serving of notices. It is the registered business address of the company making the application and cannot be a post office box.

Enter the Australian Business Number (ABN); or the Australian Company Number (ACN) of the incorporated company; or the Association Number (AN) of the incorporated association; or the title and section of the legislation that gives the statutory corporation its legal status.

REGISTERED LEGAL ENTITY NAME INDUSTRIAL GALVANIZERS CORPORATION PTY LTD		
TRADING NAME (IF APPLICABLE) INDUSTRIAL GALVANIZERS (BRISBANE)		
REGISTERED ADDRESS Level 1, Building 10i, Technology Office Park 107 Miles Plating Road, EIGHT MILE PLAINS QLD		POST CODE 4113
TELEPHONE 07 3632 7700	FASCIMILE 07 3632 7799	E-MAIL/WEBSITE
POSTAL ADDRESS (WRITE "AS ABOVE" IF THE SAME AS REGISTERED ADDRESS) Industrial Galvanizers Brisbane PO Box 1311, EAGLE FARM QLD		POST CODE 4009
ABN/ACN/AN OR TITLE AND SECTION OF LEGISLATION ABN 40 000 545 415		

Application form – Part A
General details for all applications

Principal contact or person in charge details

PRINCIPAL CONTACT/PERSON IN CHARGE FULL NAME GREG CLABROUGH		TITLE MR
POSITION IN CORPORATION GENERAL MANAGER (QUEENSLAND)		
TELEPHONE 07 3632 7700	FASCIMILE 07 3632 7799	E-MAIL/WEBSITE
POSTAL ADDRESS (WRITE "AS ABOVE" IF THE SAME AS REGISTERED ADDRESS) PO BOX 1311 EAGLE FARM QLD		POST CODE 4009

Authorised signatory

The authorised signatory is the person authorised to sign an application on behalf of a corporation and in doing so declares that the corporation will be bound by the conditions associated with the granting of the licence or permit.

AUTHORIZED SIGNATORY FULL NAME GREG ARNOLD CLABROUGH	TITLE MR
POSITION IN CORPORATION GENERAL MANAGER (QUEENSLAND)	

3. Project details

Pre-lodgement

Have you previously attended a pre-lodgement meeting or submitted a pre-lodgement form for this project?

☒ NO ☐ YES

PROJECT NUMBER (IF APPLICABLE)

Project description

Briefly describe the proposed activities, works, development or management. Attach a separate sheet if there is insufficient space below.

DESCRIPTION INSTALLATION OF NEW JIG STANDS AT THE SITE REQUIRES REMOVAL OF SOIL.

Application form – Part A
General details for all applications

Approvals required

Please list all Part B application forms you are attaching to this form.

APPLICATION FORMS

CONTAMINATED SOIL DISPOSAL PERMIT PART B

Project site

Where will the activities be conducted? Provide the street address, real property description(s) of the land(s) in which the project is located and local government area. If you require more space, attach a separate sheet.

This information should at least provide enough details to allow an EPA or QPWS officer to locate the site of the proposal.

STREET ADDRESS

Cnr Holt St & Curtin Ave (East) PINKENBA QLD 4008

LOT

1176

PLAN

SP153111

LOCAL GOVERNMENT AREA

COUNTY OF STANLEY,;PARISH OF WOOGAROO

If possible, provide a specific location within a protected area, a property name or an attached map with the project area clearly delineated. Also include the map name/details.

Give as much information as possible to accurately locate your activity, for example maps with contextual or boundary lines on plan or GPS boundary co-ordinates.

SPECIFIC LOCATION/PROPERTY NAME

PROTECTED AREA

GEOGRAPHICAL CO-ORDINATES

Geographical co-ordinates can include northing/easting, longitude/latitude.

Attachments

List all attached documents, including maps containing information supporting this application in the space below. If there are no attachments mark "N/A."

Label all attachments alphabetically (e.g. 'Attachment A')

ATTACHMENTS (LABEL ALL ATTACHMENTS ALPHABETICALLY – E.G. "ATTACHMENT A")

NONE

4. Applicant's certification

Note: If you have not told the truth in this application you may be liable for prosecution under the relevant Acts or Regulations.

- I do solemnly and sincerely declare that the information provided is true and correct to the best of my knowledge and I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the *Oaths Act 1867*.
- I understand that information supplied on or with this application form may be disclosed publicly in accordance with the *Freedom of Information Act 1992* and the *Evidence Act 1977*.

APPLICANT(1) SIGNATURE

Joint applicant signatures (if applicable)

APPLICANT(2) SIGNATURE

APPLICANT(3) SIGNATURE

APPLICANT(4) SIGNATURE

APPLICANT(5) SIGNATURE

DATE

Complete the following checklist.

- ☐ Application form(s) signed and completed
- ☐ Permit fees paid or enclosed (if applicable)
- ☐ Supporting information attached (e.g. maps)

Please return your completed application kit to:

Ecoaccess Customer Service Unit
Environmental Protection Agency

PO Box 15155
City East
Queensland 4002

Enquiries: **1300 368 326**
Facsimile: (07) 3115 9600
Email: eco.access@epa.qld.gov.au

Application form – Part A
General details for all applications

4. Applicant's certification

Note: If you have not told the truth in this application you may be liable for prosecution under the relevant Acts or Regulations.

- I do solemnly and sincerely declare that the information provided is true and correct to the best of my knowledge and I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the *Oaths Act 1867*.
- I understand that information supplied on or with this application form may be disclosed publicly in accordance with the *Freedom of Information Act 1992* and the *Evidence Act 1977*.

APPLICANT(1) SIGNATURE	s.73
------------------------	------

Joint applicant signatures (if applicable)

APPLICANT(2) SIGNATURE

APPLICANT(3) SIGNATURE

APPLICANT(4) SIGNATURE

APPLICANT(5) SIGNATURE

DATE	8-1-09.
------	---------

Complete the following checklist.

- ☒ Application form(s) signed and completed
- ☐ Permit fees paid or enclosed (if applicable)
- ☐ Supporting information attached (e.g. maps)

Please return your completed application kit to:

Ecoaccess Customer Service Unit
Environmental Protection Agency

PO Box 15155
City East
Queensland 4002

Enquiries: **1300 368 326**
Facsimile: (07) 3115 9600
Email: eco.access@epa.qld.gov.au

Application form – Part B

Contaminated soil disposal permit

Declaration

Please read the certification below before signing. The proposed permit holder or their appointed signatory must sign this form.

Note: If you have not told the truth in this application you may be liable for prosecution under the relevant Acts or Regulations.

- I do solemnly and sincerely declare that the information provided is true and correct to the best of my knowledge. I understand that it is an offence under s480 of the EP Act to give to the administering authority or an authorised person a document containing information that I know is false, misleading or incomplete in a material particular.
- I understand that all information supplied on or with this application form may be disclosed publicly in accordance with the *Freedom of Information Act 1992* and the *Evidence Act 1977*.

APPLICANT'S NAME <div style="font-family: cursive; font-size: 1.2em; margin-top: 10px;">GREG CLABROUGH</div>	PRINT NAME OF APPOINTED SIGNATORY (IF APPLICABLE) <div style="height: 40px;"></div>
APPLICANT'S SIGNATURE / APPOINTED SIGNATORY <div style="text-align: center; margin-top: 20px;">s.73</div>	DATE <div style="text-align: center; margin-top: 10px; font-family: cursive; font-size: 1.2em;">8-1-09</div>

Applicant checklist

- ☒ Application form(s) completed and signed
- ☐ Supporting information attached (if applicable)

Please return your completed application kit to:

Ecoaccess Customer Service Unit
Environmental Protection Agency

PO Box 15155
 City East
 Queensland 4002

Enquiries: **1300 368 326**
 Facsimile: (07) 3115 9600
eco.access@epa.qld.gov.au

You may apply for an exemption from disclosing information contained in a document submitted, or proposed to be submitted with this application (see Section 564 of the *Environment Protection Act 1994*).

Application form —Part B

Section 424 — Environmental Protection Act 1994

Release

Contaminated soil disposal permit

This form asks for specific details in relation an application under s424 of the Environmental Protection Act 1994 for a permit to undertake off-site disposal of contaminated soil which is required before you can proceed lawfully with your project and any associated activities.

1. Specific information requirements

Please provide details of site(s) from which soil is to be removed

If you require additional space, attach the information requested and make reference to that sheet here.

FULL STREET ADDRESS OF SITE(S) Cnr Holt St & Curtin Ave (East) PINKENBA QLD 4008	
LOT(S) 1176	PLAN(S) SP153111
LOCAL GOVERNMENT AUTHORITY Brisbane City Council	

Has a site investigation report been submitted to the Environmental Protection Agency (EPA)?

☒ NO☐ YES

EPA PROJECT REFERENCE OR FILE NUMBER? (IF KNOWN)

Please tick the relevant box in reference to a copy of current Certificate of Title

☐ ENCLOSED WITH THIS APPLICATION☐ SUBMITTED PREVIOUSLY TO EPA WITHIN A SITE INVESTIGATION / VALIDATION REPORT

Has the site been used for a notifiable activity as per Schedule 2 of the Environmental Protection Act 1994?

☐ NO☒ YES (PLEASE SPECIFY) NOTIFIABLE ACTIVITY # 23 - METAL TREATMENT OR COATING

Is the site presently being used for a notifiable activity?

☐ NO☒ YES (PLEASE SPECIFY) PLEASE SEE ABOVE

Is the site currently on the Environmental Management Register or Contaminated Land Register?

☒ YES ☐ NO (IF NO, YOU MUST SUBMIT A NOTIFICATION FORM TO THE EPA)

Has contaminated soil been removed from this site in the past?

☐ NO (GO TO QUESTION 19) ☒ YES

Was approval for off-site disposal obtained?

☐ NO ☒ YES

What is the approximate volume (in cubic metres) of soil to be removed (allowing for excavation bulking)?

200m3

How did you calculate the volume of soil to be removed?

Volume was calculated on basis of area and depth to be excavated including allowance for overcut and excavation bulking.

What are the dates between which soil will be moved to the disposal location?

(As per Section 424(7) of the EP Act, permits will only be valid between dates stipulated in the disposal permit)

FROM DATE:
12/01/2009

TO DATE:
12/02/2009

Justification of request?

State reason(s) why on-site treatment or management is not proposed

Lack of available land space for storage of this quantity of soil.
Concerns relating to stormwater management due to soil quantities of this volume.

Will validation sampling be undertaken to confirm that all soil has been removed?

☒ NO ☐ YES

Application form – Part B
Contaminated soil disposal permit

Provide a description of contamination present in soil to be removed?

Soil is to be stockpiled at Veolia facility before characterisation can be completed.

Please tick relevant boxes to indicate that you have attached the following information with this application?

- ☐ Scaled diagram showing soil sampling locations and contamination source(s)
- ☒ Tabulation of soil analysis results
- ☐ Toxicity Characteristic Leaching Procedure (TCLP) results from relevant soil samples
- ☒ Laboratory reports and sample receipt advices for all soil analysis
- ☐ Explanation of location and depths of samples, how samples were collected, and how sample integrity was maintained

Written acceptance from owner of site receiving contaminated soil?

- (a) ☐ Soil being removed to a local government-administered landfill

NAME AND ADDRESS OF LOCAL GOVERNMENT-ADMINISTERED LANDFILL

- ☐ **Written acceptance from local government authority is enclosed**

- (b) ☒ Soil being removed not going to a local government-administered landfill

- ☐ Copy of Certificate of Title for the disposal location site

LOT(S) 288 & 1	PLAN(S) S31235&RP885033
FULL STREET ADDRESS OF SITE(S) WATTLE GLEN LANDFILL, HALLETS RD, PATRICK ST & GREENWOOD VILLAGE RD, RED BANK PLAINS QLD.	

- ☒ Written acceptance from registered owner of site is enclosed with this application

Declaration

Please read the certification below before signing. The proposed permit holder or their appointed signatory must sign this form.

Note: If you have not told the truth in this application you may be liable for prosecution under the relevant Acts or Regulations.

- I do solemnly and sincerely declare that the information provided is true and correct to the best of my knowledge. I understand that it is an offence under s480 of the EP Act to give to the administering authority or an authorised person a document containing information that I know is false, misleading or incomplete in a material particular.
- I understand that all information supplied on or with this application form may be disclosed publicly in accordance with the *Freedom of Information Act 1992* and the *Evidence Act 1977*.

APPLICANT'S NAME	PRINT NAME OF APPOINTED SIGNATORY (IF APPLICABLE)

APPLICANT'S SIGNATURE / APPOINTED SIGNATORY	DATE

Applicant checklist

- ☐ Application form(s) completed and signed
- Supporting information attached (if applicable)

Please return your completed application kit to:

Ecoaccess Customer Service Unit
Environmental Protection Agency

PO Box 15155
City East
Queensland 4002

Enquiries: **1300 368 326**
Facsimile: (07) 3115 9600
eco.access@epa.qld.gov.au

You may apply for an exemption from disclosing information contained in a document submitted, or proposed to be submitted with this application (see Section 564 of the *Environment Protection Act 1994*).



**Resource Recovery Services
Queensland**

January 08, 2009

Ref: 03721 SUD
Preclassification Storage

Industrial Galvanizers (Australia)
PO Box 503
EAGLE FARM QLD 4009

Attention: Edward Foord

**Reference: Acceptance of Contaminated Soils from the
Industrial Galvanizers - Jig Stand Footing
Excavation at Cnr Holt Street and Curtin Avenue
East, Pinkenba, QLD for Preclassification Storage
at Wattle Glen Landfill Facility.**

Dear Edward,

We refer to the recent correspondence relating to **approximately 200m³** of contaminated material arising from the above site. Veolia Environmental Services has reviewed the information provided, including previous data provide on other project from this site and we **currently can NOT** confirm that the material currently requiring disposal is acceptable at our Wattle Glen Landfill Facility. As a result we propose to receive the material at **Wattle Glen Landfill Facility**, stockpiled (stored) and characterise it and then the relevant portions of the material will either be disposed to unlined landfill or disposed to lined landfill (Ti Tree ~~bio~~ENREGY Facility, if required).

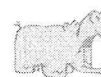
The nominated site for **storage and characterisation** of the approved material is the Veolia Environmental Services (Australia) Pty Ltd landfill at **Wattle Glen Landfill**, Hallets Road / Patrick St and Greenwood Village Road, Redbank Plains, Qld 4031. The real property description of this site for EPA verification is Lot 288 on S31235 and Lot 1 on RP885033, County of Stanley, Parish of Bundamba.

Acceptance is subject to the following conditions:

1. Each load of material must be wetted with water (if necessary) and covered prior to transportation for suppression of dusts.



Veolia Environmental Services (Australia) Pty Ltd
166 Boundary Road, Rocklea, QLD 4106 - tel +61 (0)7 3275 0111- fax +61 (0)7 3275 2303
www.veolia.com.au ABN 20 051 316 584





03721

2. EPA must approve the disposal of the material at Wattle Glen Landfill Facility and confirm this by issuing a section 424 permit, or confirmation that a removal permit is not applicable.
3. The soil must not contain any other contaminants in exceedance of the limits given in schedule G of the concurrence agency response to our Development Approval, which has been sent to you previously.
4. The haulage contractor and relevant truck registration numbers (if not supplied by Veolia Environmental Services) must be notified to us in advance of waste delivery to allow pre-registration on the site's weighbridge system. A confidential job specific authorisation code (waste code) will be issued on your confirmation of EPA approval, for use in conjunction with the attached procedure.

If there is any additional information you require please do not hesitate to contact myself on the numbers listed below.

Yours Sincerely,

s.73

Joanne Salmon

Environmental Engineer

Tel: 07 3275 0156

Mob:

Fax: 07 3275 0101

email: joanne.salmon@veolia.com.au
qld.env.services@veolia.com.au



PROCEDURE FOR USING WATTLE GLEN

UNMANNED WEIGHBRIDGE

CUSTOMER: Industrial Galvanizers - Jig Stand Footing Excavation

STORAGE & CLASSIFY

TRANSPORT: JR Stephens

DESCRIPTION: **VES-IGPBAJSFEXCISOILSTORE MET**

1.	Drive onto Weighbridge	When weighbridge is unoccupied and the green light is lit, drive slowly onto the weighbridge, and align your cab with the inbound Driver Control Station (DCS).
2.	Weighing In	When the DCS Screen prompts you, use the keypad to type in your vehicle rego Beware of the difference between 0 (number zero) and O (letter)
3.	Accept	Push the accept Button
4.	Bridge Code	This screen will prompt to type in the waste code. 3721S
5.	Accept	Push the accept Button
6.	Remove Docket	Wait for docket to print. Remove Docket and proceed to the landfill.
7.	Prior to Tipping	The printed docket must be signed, taken and presented to the operator at the working face.
8.	After tipping	Return to the weighbridge.
9.	Drive onto Weighbridge	When it is unoccupied and the green light is lit. Align your cab with the outbound Driver Control Station.
10.	Weighing Out	Enter Vehicle Rego
11.	Accept	Push the accept Button
12.	Remove Docket	Remove Docket and Drive on. Transaction Completed

CAUTION:

Please give way to outbound traffic.

- A. The Traffic lights are not to control inbound & outbound traffic. A green light means that the bridge is zeroed and can be driven onto. Consequently it shows green at both ends at the same time.
- B. If the screen at the driver Control Station does not prompt you with instructions, or respond to your entry, you should reverse off the bridge, wait for a green light and try again.
- C. A transaction can only be finalised IF your vehicle is fully on the weighbridge. If you put front or rear wheels on the ramps no docket can be printed.
- D. No inbound docket, or incorrect inbound docket, means no tip.



Eco Access

From: Edward Foord [efoord@ingal.com.au]
Sent: Tuesday, 13 January 2009 1:56 PM
To: Eco Access
Subject: Soil permit - Jig stand pad excavation
Importance: High
Attachments: General_details_for_all_applications (jig stands) 080109.doc; doc20090109024546.pdf; doc20090109025104.pdf; 0372I storage letter.pdf; Contaminated_soil_disposal_permit (jig stands) (2).doc

Karen,

Please find the completed soil permit and associated documentation.

Thanks,

Edward Foord

HSE Systems Coordinator

Industrial Galvanizers Queensland
P.O. Box 1311,
Eagle Farm Qld 4009

Ph: 07 3632 7704

Fax: 07 3632 7452

Mob: s.73

Email: efoord@ingal.com.au

♻️Think before your print - One ton of paper requires the use of 98 tons of various resources.

From: Edward Foord
Sent: Friday, 9 January 2009 9:55 AM
To: 'Eco.Access@epa.qld.gov.au'
Subject: Soil permit - Jig stand pad excavation

Dear Karen,

Please find attached the completed soil permits for the Pinkenba soil excavation.

Thanks,

Edward Foord

HSE Systems Coordinator

Industrial Galvanizers Queensland
P.O. Box 1311,
Eagle Farm Qld 4009

Ph: 07 3632 7704

Fax: 07 3632 7452

Mob:

Email: efoord@ingal.com.au

♻️Think before your print - One ton of paper requires the use of 98 tons of various resources.

Application Form

Part A

Release

General details for all applications

OFFICIAL USE ONLY

DATE RECEIVED

FILE REF

PROJECT REF

COMPLETE FORM

☐

ENTERED BY [SIGNATURE]

DATE

RECEIPTING DETAILS ONLY

DATE RECEIPTED

RECEIPT NUMBER

AMOUNT RECEIVED

\$

PROCESSED BY (INITIALS AND NAME)

GUIDE

1. The applicant is the person intending to carry out the activity and in whose name the relevant permits or licences are to be issued.

The registered address is legally required for the serving of notices. It is the address of a person and cannot be a post office box.

If more than one applicant as part of a partnership, complete the "Joint applicant details" form and attach to this PART A form.

Important information for applicants

This form asks for general applicant details and a description of the proposed project and any associated activities. The completed form must be submitted together with relevant activity specific [Part B] forms and any other associated forms included in your application kit.

Specific details must accompany this form to enable your application to be processed. The guide provided will help you complete your application correctly. If you have any difficulties completing the form, contact the Ecoaccess Customer Service Unit desk on 1300 368 326. Please number all attachments alphabetically (e.g. 'Attachment A').

(Commercial and confidential information must be marked clearly. If subsequent activities are added to the project, you will be required to resubmit this application with details of the additional activity).

Tick relevant boxes below if the applicant(s) are:

- ☒ an individual or sole trader
☐ individuals in a partnership
☐ individual(s) acting on behalf of an unincorporated organisation

→ Go to Section 1

- ☒ an incorporated company
☐ an incorporated association
☐ a statutory authority

- ☐ a body politic

→ Go to Section 2

1. Individual applicant(s) details⁽¹⁾

APPLICANT'S FULL NAME

TITLE

DATE OF BIRTH

REGISTERED ADDRESS

POST CODE

TELEPHONE

FACSIMILE

E-MAIL

POSTAL ADDRESS (WRITE "AS ABOVE" IF THE SAME AS REGISTERED ADDRESS)

POST CODE



Application form – Part A
General details for all applications

Guardian details (if applicable)

A parent or legal guardian must complete the following details if an applicant is under 18 years of age.

GUARDIAN'S FULL NAME	DATE OF BIRTH
GUARDIAN'S REGISTERED ADDRESS	POST CODE
GUARDIAN'S SIGNATURE	DATE

→ Go to Section 3

2. Applicant details

2. The applicant is the registered legal entity (not a business trading name) intending to carry out the activity and in whose name the relevant permits or licences are to be issued.

The registered address is legally required for the serving of notices. It is the registered business address of the company making the application and cannot be a post office box.

Enter the Australian Business Number (ABN); or the Australian Company Number (ACN) of the incorporated company; or the Association Number (AN) of the incorporated association; or the title and section of the legislation that gives the statutory corporation its legal status.

REGISTERED LEGAL ENTITY NAME INDUSTRIAL GALVANIZERS CORPORATION PTY LTD		
TRADING NAME (IF APPLICABLE) INDUSTRIAL GALVANIZERS (BRISBANE)		
REGISTERED ADDRESS Level 1, Building 10i, Technology Office Park 107 Miles Plating Road, EIGHT MILE PLAINS QLD		POST CODE 4113
TELEPHONE 07 3632 7700	FASCIMILE 07 3632 7799	E-MAIL/WEBSITE
POSTAL ADDRESS (WRITE "AS ABOVE" IF THE SAME AS REGISTERED ADDRESS) Industrial Galvanizers Brisbane PO Box 1311, EAGLE FARM QLD		POST CODE 4009
ABN/ACN/AN OR TITLE AND SECTION OF LEGISLATION ABN 40 000 545 415		

Application form – Part A
General details for all applications

Principal contact or person in charge details

PRINCIPAL CONTACT/PERSON IN CHARGE FULL NAME GREG CLABROUGH		TITLE MR
POSITION IN CORPORATION GENERAL MANAGER (QUEENSLAND)		
TELEPHONE 07 3632 7700	FASCIMILE 07 3632 7799	E-MAIL/WEBSITE
POSTAL ADDRESS (WRITE "AS ABOVE" IF THE SAME AS REGISTERED ADDRESS) PO BOX 1311 EAGLE FARM QLD		POST CODE 4009

Authorised signatory

The authorised signatory is the person authorised to sign an application on behalf of a corporation and in doing so declares that the corporation will be bound by the conditions associated with the granting of the licence or permit.

AUTHORIZED SIGNATORY FULL NAME GREG ARNOLD CLABROUGH	TITLE MR
POSITION IN CORPORATION GENERAL MANAGER (QUEENSLAND)	

3. Project details

Pre-lodgement

Have you previously attended a pre-lodgement meeting or submitted a pre-lodgement form for this project?

☒ NO ☐ YES

PROJECT NUMBER (IF APPLICABLE)

Project description

Briefly describe the proposed activities, works, development or management. Attach a separate sheet if there is insufficient space below.

DESCRIPTION INSTALLATION OF NEW JIG STANDS AT THE SITE REQUIRES REMOVAL OF SOIL.

Application form – Part A
General details for all applications**Approvals required**

Please list all Part B application forms you are attaching to this form.

APPLICATION FORMS

CONTAMINATED SOIL DISPOSAL PERMIT PART B

Project site

Where will the activities be conducted? Provide the street address, real property description(s) of the land(s) in which the project is located and local government area. If you require more space, attach a separate sheet.

This information should at least provide enough details to allow an EPA or QPWS officer to locate the site of the proposal.

STREET ADDRESS

Cnr Holt St & Curtin Ave (East) PINKENBA QLD 4008

LOT

1176

PLAN

SP153111

LOCAL GOVERNMENT AREA

COUNTY OF STANLEY,; PARISH OF WOOGAROO

If possible, provide a specific location within a protected area, a property name or an attached map with the project area clearly delineated. Also include the map name/details.

Give as much information as possible to accurately locate your activity, for example maps with contextual or boundary lines on plan or GPS boundary co-ordinates.

SPECIFIC LOCATION/PROPERTY NAME

PROTECTED AREA

GEOGRAPHICAL CO-ORDINATES

Geographical co-ordinates can include northing/easting, longitude/latitude.

Attachments

List all attached documents, including maps containing information supporting this application in the space below. If there are no attachments mark "N/A."

Label all attachments alphabetically (e.g. 'Attachment A')

ATTACHMENTS (LABEL ALL ATTACHMENTS ALPHABETICALLY – E.G. "ATTACHMENT A")

NONE

4. Applicant's certification

Note: If you have not told the truth in this application you may be liable for prosecution under the relevant Acts or Regulations.

- I do solemnly and sincerely declare that the information provided is true and correct to the best of my knowledge and I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the *Oaths Act 1867*.
- I understand that information supplied on or with this application form may be disclosed publicly in accordance with the *Freedom of Information Act 1992* and the *Evidence Act 1977*.

APPLICANT(1) SIGNATURE

Joint applicant signatures (if applicable)

APPLICANT(2) SIGNATURE

APPLICANT(3) SIGNATURE

APPLICANT(4) SIGNATURE

APPLICANT(5) SIGNATURE

DATE

Complete the following checklist.

- ☐ Application form(s) signed and completed
- ☐ Permit fees paid or enclosed (if applicable)
- ☐ Supporting information attached (e.g. maps)

Please return your completed application kit to:

Ecoaccess Customer Service Unit
Environmental Protection Agency

PO Box 15155
City East
Queensland 4002

Enquiries: **1300 368 326**
Facsimile: (07) 3115 9600
Email: eco.access@epa.qld.gov.au

Application form – Part A

General details for all applications

4. Applicant's certification

Note: If you have not told the truth in this application you may be liable for prosecution under the relevant Acts or Regulations.

- I do solemnly and sincerely declare that the information provided is true and correct to the best of my knowledge and I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the *Oaths Act 1867*.
- I understand that information supplied on or with this application form may be disclosed publicly in accordance with the *Freedom of Information Act 1992* and the *Evidence Act 1977*.

APPLICANT(1) SIGNATURE

s.73

Joint applicant signatures (if applicable)

APPLICANT(2) SIGNATURE

APPLICANT(3) SIGNATURE

APPLICANT(4) SIGNATURE

APPLICANT(5) SIGNATURE

DATE

8-1-09.

Complete the following checklist.

- ☒ Application form(s) signed and completed
- ☐ Permit fees paid or enclosed (if applicable)
- ☐ Supporting information attached (e.g. maps)

Please return your completed application kit to:

Ecoaccess Customer Service Unit
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City East
Queensland 4002

Enquiries: **1300 368 326**
Facsimile: (07) 3115 9600
Email: eco.access@epa.qld.gov.au

Application form – Part B

Contaminated soil disposal permit

Declaration

Please read the certification below before signing. The proposed permit holder or their appointed signatory must sign this form.

Note: If you have not told the truth in this application you may be liable for prosecution under the relevant Acts or Regulations.

- I do solemnly and sincerely declare that the information provided is true and correct to the best of my knowledge. I understand that it is an offence under s480 of the EP Act to give to the administering authority or an authorised person a document containing information that I know is false, misleading or incomplete in a material particular.
- I understand that all information supplied on or with this application form may be disclosed publicly in accordance with the *Freedom of Information Act 1992* and the *Evidence Act 1977*.

APPLICANT'S NAME <div style="font-family: cursive; font-size: 1.2em; margin-top: 10px;">GREG CLABROUGH</div>	PRINT NAME OF APPOINTED SIGNATORY (IF APPLICABLE) <div style="height: 30px;"></div>
APPLICANT'S SIGNATURE / APPOINTED SIGNATORY <div style="text-align: center; margin-top: 20px;">s.73</div>	DATE <div style="text-align: center; margin-top: 10px;">8-1-09</div>

Applicant checklist

- ☒ Application form(s) completed and signed
- ☐ Supporting information attached (if applicable)

Please return your completed application kit to:

Ecoaccess Customer Service Unit
Environmental Protection Agency

PO Box 15155
 City East
 Queensland 4002

Enquiries: **1300 368 326**
 Facsimile: (07) 3115 9600
eco.access@epa.qld.gov.au

You may apply for an exemption from disclosing information contained in a document submitted, or proposed to be submitted with this application (see Section 564 of the *Environment Protection Act 1994*).



**Resource Recovery Services
Queensland**

January 08, 2009

Ref: 03721 SUD
Preclassification Storage

Industrial Galvanizers (Australia)
PO Box 503
EAGLE FARMQLD 4009

Attention: Edward Foord

**Reference: Acceptance of Contaminated Soils from the
Industrial Galvanizers - Jig Stand Footing
Excavation at Cnr Holt Street and Curtin Avenue
East, Pinkenba, QLD for Preclassification Storage
at Wattle Glen Landfill Facility.**

Dear Edward,

We refer to the recent correspondence relating to **approximately 200m³** of contaminated material arising from the above site. Veolia Environmental Services has reviewed the information provided, including previous data provide on other project from this site and we **currently can NOT** confirm that the material currently requiring disposal is acceptable at our Wattle Glen Landfill Facility. As a result we propose to receive the material at **Wattle Glen Landfill Facility**, stockpiled (stored) and characterise it and then the relevant portions of the material will either be disposed to unlined landfill or disposed to lined landfill (Ti Tree *bio*ENREGY Facility, if required).

The nominated site for **storage and characterisation** of the approved material is the Veolia Environmental Services (Australia) Pty Ltd landfill at **Wattle Glen Landfill**, Hallets Road / Patrick St and Greenwood Village Road, Redbank Plains, Qld 4031. The real property description of this site for EPA verification is Lot 288 on S31235 and Lot 1 on RP885033, County of Stanley, Parish of Bundamba.

Acceptance is subject to the following conditions:

1. Each load of material must be wetted with water (if necessary) and covered prior to transportation for suppression of dusts.



Veolia Environmental Services (Australia) Pty Ltd
166 Boundary Road, Rocklea, QLD 4106 - tel +61 (0)7 3275 0111- fax +61 (0)7 3275 2303
www.veolia.com.au ABN 20 051 316 584





2. EPA must approve the disposal of the material at Wattle Glen Landfill Facility and confirm this by issuing a section 424 permit, or confirmation that a removal permit is not applicable.
3. The soil must not contain any other contaminants in exceedance of the limits given in schedule G of the concurrence agency response to our Development Approval, which has been sent to you previously.
4. The haulage contractor and relevant truck registration numbers (if not supplied by Veolia Environmental Services) must be notified to us in advance of waste delivery to allow pre-registration on the site's weighbridge system. A confidential job specific authorisation code (waste code) will be issued on your confirmation of EPA approval, for use in conjunction with the attached procedure.

If there is any additional information you require please do not hesitate to contact myself on the numbers listed below.

Yours Sincerely,

sch4p3(3) Prejudice the protection of an individuals right to privacy

Joanne Salmon

Environmental Engineer

Tel: 07 3275 0156

Mob: 04 0871 5977

Fax: 07 3275 0101

email: joanne.salmon@veolia.com.au
qld.env.services@veolia.com.au



PROCEDURE FOR USING WATTLE GLEN

UNMANNED WEIGHBRIDGE

CUSTOMER: Industrial Galvanizers - Jig Stand Footing Excavation

STORAGE & CLASSIFY

TRANSPORT: JR Stephens

DESCRIPTION: **VES-IGPBAJSFEXCISOILSTORE MET**

1.	Drive onto Weighbridge	When weighbridge is unoccupied and the green light is lit, drive slowly onto the weighbridge, and align your cab with the inbound Driver Control Station (DCS).
2.	Weighing In	When the DCS Screen prompts you, use the keypad to type in your vehicle rego Beware of the difference between 0 (number zero) and O (letter)
3.	Accept	Push the accept Button
4.	Bridge Code	This screen will prompt to type in the waste code. 3721S
5.	Accept	Push the accept Button
6.	Remove Docket	Wait for docket to print. Remove Docket and proceed to the landfill.
7.	Prior to Tipping	The printed docket must be signed, taken and presented to the operator at the working face.
8.	After tipping	Return to the weighbridge.
9.	Drive onto Weighbridge	When it is unoccupied and the green light is lit. Align your cab with the outbound Driver Control Station.
10.	Weighing Out	Enter Vehicle Rego
11.	Accept	Push the accept Button
12.	Remove Docket	Remove Docket and Drive on. Transaction Completed

CAUTION:

Please give way to outbound traffic.

- A. The Traffic lights are not to control inbound & outbound traffic. A green light means that the bridge is zeroed and can be driven onto. Consequently it shows green at both ends at the same time.
- B. If the screen at the driver Control Station does not prompt you with instructions, or respond to your entry, you should reverse off the bridge, wait for a green light and try again.
- C. A transaction can only be finalised IF your vehicle is fully on the weighbridge. If you put front or rear wheels on the ramps no docket can be printed.
- D. No inbound docket, or incorrect inbound docket, means no tip.



Application form —Part B

Release

Section 424 — Environmental Protection Act 1994

Contaminated soil disposal permit

This form asks for specific details in relation an application under s424 of the Environmental Protection Act 1994 for a permit to undertake off-site disposal of contaminated soil which is required before you can proceed lawfully with your project and any associated activities.

1. Specific information requirements

Please provide details of site(s) from which soil is to be removed

If you require additional space, attach the information requested and make reference to that sheet here.

FULL STREET ADDRESS OF SITE(S) Cnr Holt St & Curtin Ave (East) PINKENBA QLD 4008	
LOT(S) 1176	PLAN(S) SP153111
LOCAL GOVERNMENT AUTHORITY Brisbane City Council	

Has a site investigation report been submitted to the Environmental Protection Agency (EPA)?

☒ NO☐ YES

EPA PROJECT REFERENCE OR FILE NUMBER? (IF KNOWN)

Please tick the relevant box in reference to a copy of current Certificate of Title

☒ ENCLOSED WITH THIS APPLICATION☐ SUBMITTED PREVIOUSLY TO EPA WITHIN A SITE INVESTIGATION / VALIDATION REPORT

Has the site been used for a notifiable activity as per Schedule 2 of the Environmental Protection Act 1994?

☐ NO☒ YES (PLEASE SPECIFY) NOTIFIABLE ACTIVITY # 23 - METAL TREATMENT OR COATING

Is the site presently being used for a notifiable activity?

☐ NO☒ YES (PLEASE SPECIFY) PLEASE SEE ABOVE

Is the site currently on the Environmental Management Register or Contaminated Land Register?

☒ YES ☐ NO (IF NO, YOU MUST SUBMIT A NOTIFICATION FORM TO THE EPA)

Has contaminated soil been removed from this site in the past?

☐ NO (GO TO QUESTION 19) ☒ YES

Was approval for off-site disposal obtained?

☐ NO ☒ YES

What is the approximate volume (in cubic metres) of soil to be removed (allowing for excavation bulking)?

200m3

How did you calculate the volume of soil to be removed?

Volume was calculated on basis of area and depth to be excavated including allowance for overcut and excavation bulking.

What are the dates between which soil will be moved to the disposal location?

(As per Section 424(7) of the EP Act, permits will only be valid between dates stipulated in the disposal permit)

FROM DATE:
12/01/2009

TO DATE:
12/02/2009

Justification of request?

State reason(s) why on-site treatment or management is not proposed

Lack of available land space for storage of this quantity of soil.
Concerns relating to stormwater management due to soil quantities of this volume.

Will validation sampling be undertaken to confirm that all soil has been removed?

☐ NO ☐ YES



Release _____

Provide a description of contamination present in soil to be removed?

Soil is to be stockpiled at Veolia facility before characterisation can be completed.

Please tick relevant boxes to indicate that you have attached the following information with this application?

- ☐ Scaled diagram showing soil sampling locations and contamination source(s)
- ☐ Tabulation of soil analysis results
- ☐ Toxicity Characteristic Leaching Procedure (TCLP) results from relevant soil samples
- ☐ Laboratory reports and sample receipt advices for all soil analysis
- ☐ Explanation of location and depths of samples, how samples were collected, and how sample integrity was maintained

Written acceptance from owner of site receiving contaminated soil?

- (a) ☐ Soil being removed to a local government-administered landfill

NAME AND ADDRESS OF LOCAL GOVERNMENT-ADMINISTERED LANDFILL

- ☐ **Written acceptance from local government authority is enclosed**

- (b) ☒ Soil being removed not going to a local government-administered landfill

- ☐ Copy of Certificate of Title for the disposal location site

LOT(S) 288 & 1

PLAN(S) S31235&RP885033

FULL STREET ADDRESS OF SITE(S)

WATTLE GLEN LANDFILL, HALLETS RD, PATRICK ST & GREENWOOD VILLAGE RD, RED BANK PLAINS QLD.

- ☒ Written acceptance from registered owner of site is enclosed with this application

Application form – Part B
Contaminated soil disposal permit

Is the site currently on the Environmental Management Register or Contaminated Land Register?

☒ YES ☐ NO (IF NO, YOU MUST SUBMIT A NOTIFICATION FORM TO THE EPA)

Has contaminated soil been removed from this site in the past?

☐ NO (GO TO QUESTION 19) ☒ YES

Was approval for off-site disposal obtained?

☐ NO ☒ YES

What is the approximate volume (in cubic metres) of soil to be removed (allowing for excavation bulking)?

200m3

How did you calculate the volume of soil to be removed?

Volume was calculated on basis of area and depth to be excavated including allowance for overcut and excavation bulking.

What are the dates between which soil will be moved to the disposal location?

(As per Section 424(7) of the EP Act, permits will only be valid between dates stipulated in the disposal permit)

FROM DATE:
12/01/2009

TO DATE:
12/02/2009

Justification of request?

State reason(s) why on-site treatment or management is not proposed

Lack of available land space for storage of this quantity of soil.
Concerns relating to stormwater management due to soil quantities of this volume.

Will validation sampling be undertaken to confirm that all soil has been removed?

☐ NO ☐ YES

File note

Date: 11/12/08
 From: Joline Lalime
 Subject: CSDP

-to be put on file -
 BNE 20825

To: Kim Barry

- Amy Mortelman

enr Holt & Curtin - Puntkenba

→ to Jetset

Please Sign

Done	Signature
11/12	

Copy on Green for file

Copy on White for post to CC if relevant

Scan and Save to appropriate folder

Email / Fax to Applicant & CC / TPR

Post Original to Applicant

11/12	
11/12	
11/12	
11/12	
11/12	

s.73

Update Ecotrack

15/12	
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Update EMR

File Paperwork

15/12	
15/12	

pls
 ensure file #
 on EMR

Saved as:

Note:

to applicant - Industrial Galvanizers of stat timeframe & necessity
 for planning



**Queensland
Government**

Enquiries to: Joline Lalime
Telephone: (07) 3225 1062 / Fax (07) 3247 3278
Your reference:
Our reference: BNE20825 Permit No. CLEB00019908

Environmental Protection Agency
Incorporating the
Queensland **Parks and Wildlife Service**

Permit to Remove and Dispose of Contaminated Soil

Pursuant to Section 424 of the *Environmental Protection Act* 1994 (EP Act) permission is given to the applicant:

Mr Greg Clabrough

General Manager (Queensland)

Industrial Galvanizers Corporation Pty Ltd

PO Box 1311

EAGLE FARM QLD 4009

Telephone: (07) 3632 7700

Fax: (07) 3632 7799

to remove soil contaminated with uncharacterised contaminants
from Cnr Holt St and Curtin Ave (East), PINKENBA QLD on Lot 1176 on SP153111 and described
in the following correspondence:

Application for Contaminated Soil Disposal Permit dated 4 December 2008 and received 5 December 2008. The permit holder is responsible for ensuring that all personnel involved in the excavation, removal and disposal comply with the specific and standard conditions in Schedules 1 and 2 of this permit.

emr updated 15/12/08

s.73

Signed

Kim Barry

Team Leader (Contaminated Land Unit)

11/12/08
Cc: EPA (Ipswich), attn: Greg Benson, E: greg.benson@epa.qld.gov.au
Cc: Veolia Pty Ltd, attn: Joanne Salmon, E: joanne.salmon@veolia.com.au
Cc: Industrial Galvanizers, attn: Edward Foord, E: efoord@ingal.com.au
Cc: Industrial Galvanizers, attn: Greg Clabrough, E: gclabrough@ingal.com.au

Notice to Applicant

The conditions on this permit have been decided after consideration of the standard criteria (EP Act) and for the purpose of preventing environmental harm. The applicant may apply for a review or appeal against the decision within 10 business days of receipt of this notice (s521 and s531).

288 Edward Street Brisbane
Queensland 4000 Australia
GPO Box 2771, Brisbane Qld 4001
Telephone (07) 3225 1827
Facsimile (07) 3247 3278
Website www.env.qld.gov.au
ABN 87 221 158 786

Schedule 1 of 2 – Specific Conditions

The volume or mass of the contaminated soil shall not exceed **250** cubic metres (ex situ).

The soil is to be disposed of in accordance with the disposal facility approval letter dated 05 December 2008 at **Veolia Pty Ltd, Wattle Glen Landfill Facility** at Halletts Road / Patrick Street and Greenwood Village Road, REDBANK PLAINS, QLD 4031.

The soil must be disposed of between **11/12/2008** and **11/06/2009**.

Other conditions

- (a) The contaminated soil to be removed from the subject site must be stockpiled at the nominated receival facility and within a 30 business day period, must be sampled and analysed in accordance with the EPA Draft Guidelines for the Assessment and Management of Contaminated Land in Queensland, 1998.
- (b) Within the 30-day period outlined above, the applicant must also provide the EPA in writing with the analytical results and a confirmation of intent to landfarm the contaminated soil or alternate treatment/disposal options.
- (c) In the case where alternate treatment/disposal options require the stockpiled/partially treated soil to be removed from the nominated receival facility to another treatment/disposal facility, the applicant must apply for a new Disposal Permit prior to removal of the material from the nominated receival facility.

Schedule 2 of 2 – Standard Conditions**1. Volume / mass of contaminated soil**

This permit applies to the specified volume or mass only. Any increases to the specified quantity will require a new disposal permit.

2. Disposal time period

Disposal must occur within the dates specified or a new disposal permit must be sought.

3. Excavation and loading

The holder of this disposal permit must take all reasonable precautions necessary to prevent the spillage of contaminated soil during loading and prevent contaminated soil being transported from the site of origin on vehicle tyres and plant and equipment.

4. Transportation*(a) Transporter to be advised of permit conditions*

Prior to the removal of contaminated soil, the permit holder must provide a copy of the permit and conditions to the transporter.

(b) Load to be secured

The contaminated soil must be covered in the transportation vehicle to ensure that the contaminated soil or offensive or noxious gases are not released during transport.

(c) Cleaning of vehicles and plant equipment

An effective system must be employed for cleaning of vehicles and plant and equipment which are used to transport or handle contaminated soil which prevents release of contaminants onto any roadway or to any waters or stormwater drainage system.

(d) Spillage

Any spillage of contaminants must be cleaned up as quickly as practicable. Spillages must not be cleaned up by hosing, sweeping or otherwise releasing such contaminants or material to any stormwater drainage system, roadside gutter or waters.

5. Receival and disposal*(a) Licence conditions*

The acceptance and disposal of the contaminated soil must comply with the licence conditions and the specific requirements of the disposal facility.

(b) Disposal receipts

Copies of disposal acceptance receipts are to be submitted to the Administering Authority within 10 business days of the date of disposal. The holder of, or person acting under a disposal permit, must comply with the conditions of the permit (s425 of the *Environmental Protection Act 1994*).

Maximum penalty - 100 penalty units.

6. Interim storage

Contaminated soil which is temporarily stored at the site of origin or approved for storage at a separate property must be stockpiled and securely covered and/or managed to ensure that:

- (a) rainwater is drained away from the stockpiles;
- (b) contaminated soil is not transported from the stockpile by wind or rainwater;
- (c) offensive odours or noxious gases are not released; and
- (d) soil underlying the stockpiles is not affected by contamination.

A report is to be provided to the Administering Authority within 28 days of final disposal that verifies that the storage area is fully cleared of contamination.

7. Treatment of soil

(a) Licensed facility

When treatment is to be undertaken at a licensed general waste disposal facility or regulated waste treatment and disposal facility, acceptance receipts must be provided to the Administering Authority within 10 days of contaminated soil delivery. The contamination level in the soil must be reduced to a level agreed by the Administering Authority. When contaminated soil is stored at such facility pending treatment, storage is to be undertaken according to condition 6.

(b) Other treatment sites

(i) Soil remediation and validation report.

The permit holder must provide a report of the soil remediation including chemical test results that validate that the contamination has been lowered to levels agreed with the Administering Authority. The report must provide evidence that the land underlying the treatment activity is not affected by contamination.

(ii) Environmental harm.

Treatment activities must be carried out to ensure that environmental harm is not caused and that contaminants including treatment agents are not released from the site by wind, stormwater or as offensive or noxious gases. The requirements of condition 6 also apply.

(c) Final disposal

When soil contamination has been reduced to levels acceptable to the Administering Authority, the soil may be disposed of as general fill unless otherwise specified in Schedule 1. The location of the final disposal site of the soil is to be identified after treatment by written advice to the Administering Authority.

****End of Document****

For Regional Information & Filing

☒ Regional Action Required

Admin. Office: Contaminated Land Unit, Southern Region

Project No: 329481

Client No: 526843 EMR/CLR ID No: 40135

Permit No: CLEB00019908

Release

Ecoaccess Customer Service Unit

CROW No: 105737

Application for Disposal Permit (Contaminated Land) Checklist

☒	Part A and Part B application forms supplied and complete.
☒	Forms signed and dated
☒	All parts of the forms completed
☒	Letter of acceptance from Landfill etc
☐	TPR approval received (if one is appointed for the site (Contaminated Land Unit to action).

Applicant Name: INDUSTRIAL GALVANIZERS CORPORATION PTY LTD

Contact Name: GREG CLABROUGH

Location: CNR HOLT ST + CURTIN AVE (EAST) PINKENBA
LOT 1176 SP153111

Third Party Reviewer: (If applicable)

Co-ordinator: KARANAS

Date Received:

5/12/08

Due Date

(10 business days after application deemed valid):

19/12/08

Date Application Deemed Valid:

5/12/08

Due Date (TPR)

(5 business days after application deemed valid)

/ /

Record of consultation

Applicant name:

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

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

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

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