DERM Regions

No.	Region
1	SOUTH EAST

Other Watercourses

No.	Stream Order
1	1
2	2
3	1
4	1

Watercourses 25k Remnant

No.	
1	Feature found but no further information available
2	Feature found but no further information available
3	Feature found but no further information available
4	Feature found but no further information available
5	Feature found but no further information available
6	Feature found but no further information available
7	Feature found but no further information available
8	Feature found but no further information available
9	Feature found but no further information available
10	Feature found but no further information available
11	Feature found but no further information available
12	Feature found but no further information available
13	Feature found but no further information available
14	Feature found but no further information available
15	Feature found but no further information available
16	Feature found but no further information available
17	Feature found but no further information available
18	Feature found but no further information available
19	Feature found but no further information available
20	Feature found but no further information available

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SEQ RCMP Coastal Management District polygon

No.	
1	Feature found but no further information available

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	Drainage Division
1	0	0	-	-	-	-	-	0	Brisbane	-	-	NORTH EAST COAST
2	131863	180256.02755255	Estuarine	No modifications observed		Tidal influence	estuary	0		-	manual	

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	Loca
1												10629.286		INDOOROOPILLY	STANLEY	BRISBANE CITY	MEIERS ROAD	INDO
2	2	RP209359	2RP209359	145				MEIERS	RD		INDOOROOPILLY	150479.251	FH	INDOOROOPILLY	STANLEY	BRISBANE CITY		INDO
3												15290.939		INDOOROOPILLY	STANLEY	BRISBANE CITY	ROAD	INDO
4	400	SL8424	400SL8424	293				MEIERS	RD		INDOOROOPILLY	310146.586	FH	INDOOROOPILLY	STANLEY	BRISBANE CITY		INDO
5												1112.891		INDOOROOPILLY	STANLEY	BRISBANE CITY	CREEK	INDO
6	2	RP149808	2RP149808	151				HARTS	RD		INDOOROOPILLY	656776.339	FH	INDOOROOPILLY	STANLEY	BRISBANE CITY		INDO
7												51110.121		INDOOROOPILLY	STANLEY	BRISBANE CITY	MEIERS ROAD	INDO

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8	1	RP886522	1RP886522	293	B			MEIERS	RD		INDOOROOPILLY	49938.688	FH	INDOOROOPILLY	STANLEY	BRISBANE CITY		INDO
9	1	AP11394	1AP11394									3648.725	LL	INDOOROOPILLY	STANLEY	BRISBANE CITY		INDO
10												146274.756		INDOOROOPILLY	STANLEY	BRISBANE CITY	BRISBANE RIVER	INDO
11	331	SL3662	331SL3662	140				MEIERS	RD		INDOOROOPILLY	40533.052	FH	INDOOROOPILLY	STANLEY	BRISBANE CITY		INDO
12												94018.271		INDOOROOPILLY	STANLEY	BRISBANE CITY	BRISBANE RIVER	INDO
13	2	RP886522	2RP886522	293	A			MEIERS	RD		INDOOROOPILLY	208464.703	FH	INDOOROOPILLY	STANLEY	BRISBANE CITY		INDO

Local Government Areas

No.	LGA Name
1	BRISBANE CITY

Coastal Permits ecotrack post October 2003

No.	Project Ref	Project Name	Permit Ref	Permit Type	Permit Status	Site Name	Tenure Type	Tenure No.	Lot	Plan	Latitude	Longitude	Principal Holder	Permit Group
1	272805	Coastal - MCU which will involve building works/145, 293 & 2	IPCC00255205A13	Concurrence Response for Operational Work	Assessment	145, 293 & 293A Meiers Road INDOOROOPILLY			400	SL8424			Mirvac Queensland Pty Ltd	IPA
2	EHBNE3674	Pontoon/293 Meires Road Indooroopilly/Brisbane City Council	ENAQ00986309	Allocation of Quarry Material Below Highwater Mark	Current	293 Meiers Road Indooroopilly			1	RP886522			Brisbane City Council	Environmenta Operation
3	272805	Coastal - MCU which will involve building works/145, 293 & 2	IPCC00255405A33	Concurrence Response for Reconfiguration	Assessment	145, 293 & 293A Meiers Road INDOOROOPILLY			2	RP209359			Mirvac Queensland Pty Ltd	IPA
4	272805	Coastal - MCU which will involve building works/145, 293 & 2	IPCC00255305A23	Concurrence Response for a MCU within a coastal management district	Assessment	145, 293 & 293A Meiers Road INDOOROOPILLY			2	RP886522			Mirvac Queensland Pty Ltd	IPA
5	272805	Coastal - MCU which will involve building works/145, 293 & 2	IPCC00255405A33	Concurrence Response for Reconfiguration	Assessment	145, 293 & 293A Meiers Road INDOOROOPILLY			400	SL8424			Mirvac Queensland Pty Ltd	IPA

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6	272805	Coastal - MCU which will involve building works/145, 293 & 2	IPCC00255305A23	Concurrence Response for a MCU within a coastal management district	Assessment	145, 293 & 293A Meiers Road INDOOROOPILLY			2	RP209359			Mirvac Queensland Pty Ltd	IPA
7	272805	Coastal - MCU which will involve building works/145, 293 & 2	IPCC00255205A13	Concurrence Response for Operational Work	Assessment	145, 293 & 293A Meiers Road INDOOROOPILLY			2	RP886522			Mirvac Queensland Pty Ltd	IPA
8	272805	Coastal - MCU which will involve building works/145, 293 & 2	IPCC00255305A23	Concurrence Response for a MCU within a coastal management district	Assessment	145, 293 & 293A Meiers Road INDOOROOPILLY			400	SL8424			Mirvac Queensland Pty Ltd	IPA
9	272805	Coastal - MCU which will involve building works/145, 293 & 2	IPCC00255405A33	Concurrence Response for Reconfiguration	Assessment	145, 293 & 293A Meiers Road INDOOROOPILLY			2	RP886522			Mirvac Queensland Pty Ltd	IPA
10	272805	Coastal - MCU which will involve building works/145, 293 & 2	IPCC00255205A13	Concurrence Response for Operational Work	Assessment	145, 293 & 293A Meiers Road INDOOROOPILLY			2	RP209359			Mirvac Queensland Pty Ltd	IPA

Coastal Permits ecotrack pre October 2003

No.	Project Ref	Project Name	Permit Ref	Permit Type	Permit Status	Site Name	Tenure Type	Tenure No.	Lot	Plan	Latitude	Longitude	Principal Holder	Permit Group	Complaint Reports	Compli Activiti
1	TR3806	Cable Crossing/Between lots 67 and 67 Hargreaves Street Chel	TR3806-1	Construct Works on Tidal Lands or Waters - other than private use	Current	Lot 2 Harts Road Indoorpilly			2	RP149808			POST MASTER GENERALS DEPARTMENT	Coastal	View Complaint Reports	View Complia Activitie
2	EHBNE3674	Pontoon/293 Meires Road Indooroopilly/Brisbane City Council	EHBNE3674-1	Construct Works on Tidal Lands or Waters - other than private use	Current	293 Meiers Road Indooroopilly			1	RP886522			Brisbane City Council	Coastal	View Complaint Reports	View Complia Activitie
													Espreon			

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3	333454	Coastal - Approvals Search/120a Meiers Road Indooroopilly/Es	CSSE00411209	Coastal Search	Current	140 Meiers Road Indooroopilly			331	SL3662			Property Services Pty Ltd	Coastal	View Complaint Reports	View Complia Activitie
4	EHBNE3674	Pontoon/293 Meires Road Indooroopilly/Brisbane City Council	CSAP00441509	Requests for Advice - MOA DPIF DNRW	Current	293 Meiers Road Indooroopilly			1	RP886522			Brisbane City Council	Coastal	View Complaint Reports	View Complia Activitie
5	EHBNE3674	Pontoon/293 Meires Road Indooroopilly/Brisbane City Council	EHBNE3674-2	Construct Works on Tidal Lands or Waters - other than private use	Current	293 Meiers Road Indooroopilly			1	RP886522			Brisbane City Council	Coastal	View Complaint Reports	View Complia Activitie
6	EHBNE3674	Pontoon/293 Meires Road Indooroopilly/Brisbane City Council	CSSE00410609	Coastal Search	Current	293 Meiers Road Indooroopilly			1	RP886522			Brisbane City Council	Coastal	View Complaint Reports	View Complia Activitie

Streets

No.	Street Name	Left Number From	Left Number To	Right Number From	Right Number To	Locality
1	INDOOROOPILLY GOLF CLUB ACCESS	0	0	0	0	INDOOROOPILLY
2	INDOOROOPILLY GOLF CLUB ACCESS	0	0	0	0	INDOOROOPILLY
3	INDOOROOPILLY GOLF CLUB ACCESS	0	0	0	0	INDOOROOPILLY
4	MEIERS ROAD	120	140	55	145	INDOOROOPILLY
5	MEIERS ROAD	0	0	293	293	INDOOROOPILLY
6	INDOOROOPILLY GOLF CLUB ACCESS	0	0	0	0	INDOOROOPILLY

Cadastre shaded by Base Parcel tenure

No.	Lot Number	Plan Number	Lot and Plan Number	Street No.	Street Suffix	Street No. 2	Street Suffix 2	Street Name	Street Type	Street Part	Loc Name	Area in sq metres	Tenure	Parish	County	LGA	Feature Name	Local
1												10629.286		INDOOROOPILLY	STANLEY	BRISBANE CITY	MEIERS ROAD	INDO
2	2	RP209359	2RP209359	145				MEIERS	RD		INDOOROOPILLY	150479.251	FH	INDOOROOPILLY	STANLEY	BRISBANE CITY		INDO
3												15290.939		INDOOROOPILLY	STANLEY	BRISBANE CITY	ROAD	INDO

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4	400	SL8424	400SL8424	293				MEIERS	RD		INDOOROOPILLY	310146.586	FH	INDOOROOPILLY	STANLEY	BRISBANE CITY		INDO
5												1112.891		INDOOROOPILLY	STANLEY	BRISBANE CITY	CREEK	INDO
6	2	RP149808	2RP149808	151				HARTS	RD		INDOOROOPILLY	656776.339	FH	INDOOROOPILLY	STANLEY	BRISBANE CITY		INDO
7												51110.121		INDOOROOPILLY	STANLEY	BRISBANE CITY	MEIERS ROAD	INDO
8	1	RP886522	1RP886522	293	B			MEIERS	RD		INDOOROOPILLY	49938.688	FH	INDOOROOPILLY	STANLEY	BRISBANE CITY		INDO
9												146274.756		INDOOROOPILLY	STANLEY	BRISBANE CITY	BRISBANE RIVER	INDO
10	331	SL3662	331SL3662	140				MEIERS	RD		INDOOROOPILLY	40533.052	FH	INDOOROOPILLY	STANLEY	BRISBANE CITY		INDO
11												94018.271		INDOOROOPILLY	STANLEY	BRISBANE CITY	BRISBANE RIVER	INDO
12	2	RP886522	2RP886522	293	A			MEIERS	RD		INDOOROOPILLY	208464.703	FH	INDOOROOPILLY	STANLEY	BRISBANE CITY		INDO

Aboriginal Representative Bodies

No.	Representative Body Name
1	Queensland South Native Title Services Ltd, PO Box 10832, Adelaide Street, Brisbane QLD 4000

Native Title Claim Boundaries

No.	Claim Number	Name and Number	Federal Court Number
1	QC03/015	JAGERA #2 QC03/015	QUD6014/03

SEQ RCMP Coastal Management District line

No.	Description	Line Number
1	MHWS + 40m	1547

SEQ RCMP Developed and Undeveloped Waterways

No.	Type	Description
1	estuary shoreline	Undeveloped
2	estuary shoreline	Undeveloped
3	estuary shoreline	Undeveloped

Queensland Fire and Rescue Service regional office boundaries

No.	QFRS Region	Office	Street Address	Postal Address	Phone No.	Fax No.	Mobile No.

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1	Brisbane Region	BRISBANE NORTH COMMUNITY SAFETY OFFICE	Level 3 Kedron Brook Building, cnr Gympie and Kedron Park Roads, Kedron, 4031	PO Box 000, Kedron, Qld, 4031	(07) 3247 8045	(07) 3247 8070	CTPI 49-Sch

Regional Harbour Master Areas

No.	Region Name
1	BRISBANE REGION

Regional Ecosystems shaded by VMA status

No.	Regional Ecosystem	VMA Status	Percent
1	estuary	-	100
2	estuary	-	100
3	non-rem	-	100
4	non-rem	-	100

Queensland

No.	Feature
1	Queensland Mainland

No Features Found in the following layer(s):

- EPA Referrable Wetlands
- GBR Wetland Protection Area trigger area
- GBR Wetland Protection Area HES wetland
- Wetland Management Area trigger area
- Wetland Management Area wetland
- Great Barrier Reef Wetland Protection Areas
- High Value Regrowth
- PMAV
- Regrowth Watercourses
- Remnant Vegetation
- Great Barrier Reef Wetlands
- Watercourses Remnant
- Interim Koala Habitat Protection Areas
- Protected Koala Bushland Habitat Areas
- Brigalow Belt Priority Species Records
- Brigalow Belt Priority Species Habitat
- Moreton Bay Marine Park Zoning 2008
- Wet Tropics World Heritage Area
- State plantation forest
- Wild River Area Boundaries
- Endangered Remnant Regional Ecosystems Biodiversity Status
- Cardwell Hinchinbrook AOSS Endangered Regional Ecosystems
- Wet Tropical Coast AOSS Endangered Regional Ecosystems
- Cardwell Hinchinbrook Coastal Management District P
- Cardwell Hinchinbrook Coastal Management District L
- Wet Tropical Coast Coastal Management District L

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- Wet Tropical Coast Coastal Management District P
- VMA Essential Habitat Points
- VMA Essential Habitat
- Coastal Aerial Photos Urangan to St Lawrence 2001
- Coastal Aerial Photos Tweed to Urangan 2004
- Coastal Aerial Photos Townsville to Cooktown 2001
- Recreation Areas
- State Marine Parks outlines
- Nature Refuges and Coordinated Conservation Areas
- World Heritage Areas
- S86 Point Permits
- S86 Line Permits
- Canal Estate Developments
- EPA Estate for ECSU
- Draft Pre clearing Endangered Regional Ecosystems for ECSU
- Directory of Important Wetlands
- IPA Trigger for ECSU
- State Marine Parks
- Great Barrier Reef Marine Park Zones
- Coastal Aerial Photos
- Marine Park Permits
- SEQ RCMP CMD Points
- Areas under Coastal Management Plans
- Erosion Prone Area Plans
- Coastal Management Control Districts
- Ramsar Sites
- Port Limits
- Wet Tropical Coast Coastal Management District
- Cardwell Hinchinbrook Coastal Management District
- Curtis Coast Coastal Management District
- Koala Plan 2006-2016 for ECSU
- Coastal Building Line
- Marine Plants
- Queensland Heritage Register Boundaries
- Fish Habitat Areas
- Major Towns
- Other States

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Southern Regional Office (Brisbane)
GPO Box 2771 BRISBANE QLD 4001
Phone: (07) 3225 1827 Fax: (07) 3247 3278
www.env.qld.gov.au ABN:87221158786

Queensland Government
Environmental Protection Agency
Queensland Parks and Wildlife Service

Notice of concurrence agency response

Sections 3.3.16 and 3.3.18 *Integrated Planning Act 1997*

This notice is issued by the administering authority pursuant to sections 3.3.16 and 3.3.18 of the *Integrated Planning Act 1997*, to advise you of a decision or action.

Enquiries to: Paul Neilson
Telephone: (07) 3224 5090 e-mail: paul.neilson@epa.qld.gov.au
Your reference: DRS/USE/H05-924965
Our reference: Appl'n: 1405 Part 1 File No.: BNE23163

CC: CTPI 49-Sch4
Wolter Consulting Group
PO Box 10447
Adelaide Street
BRISBANE QLD 4000

Brisbane City Council
GPO Box 1434
BRISBANE QLD 4001

Attention: Ms Sallie Battist

Re: Application (No. DRS/USE/H05-924965) for development approval for assessable development to be carried out at 145, 293 and 293a Meiers Road, Indooroopilly (Lot 2 on RP209359, Lot 2 on RP886522 and Lot 400 on SL8424).

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

- ☑ Item 6, Table 3 of Schedule 2 of the *Integrated Planning Regulation 1998*
- ☑ Item 12, Table 2 of Schedule 2 of the *Integrated Planning Regulation 1998*
- ☑ Item 13, Table 2 of Schedule 2 of the *Integrated Planning Regulation 1998*
- ☑ Item 21, Table 2 of Schedule 2 of the *Integrated Planning Regulation 1998*
- ☑ Item 22, Table 2 of Schedule 2 of the *Integrated Planning Regulation 1998*

The Environmental Protection Agency (EPA), acting as a concurrence agency under the *Integrated Planning Act 1997*, provides its response to the application detailed above as attached. It would be appreciated if Council could provide a signed hard copy of the final development approval issued by Council (which includes the Agency's concurrence conditions).

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

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

CTPI 49-Sch4 10-11-06

Signed Date

Delegate of Administering Authority
Environmental Protection Act 1994

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In accordance with Section 3.3.18(7) of the *Integrated Planning Act 1997* the reasons for the inclusion of development conditions are that the Environmental Protection Agency is recognised as a concurrence agency under the *Integrated Planning Regulation 1998* for:

- Coastal management, other than amenity and aesthetic significance or value. Development conditions placed on the development approval for the aplication are in accordance with Section 106 of the *Coastal Protection and Management Act 1995*; and
- Protection of the environment and the management of contaminated land under the *Environmental Protection Act 1994*.

The Activity for which this is issued is simply a restatement of the activity as prescribed in the legislation at the time of issuing this development approval. Where there is any conflict between the above description of the Activity for which this development approval is issued and the conditions as specified in this development approval as to the scale, intensity or manner of carrying out of the Activity, then such conditions prevail to the extent of the inconsistency.

This development approval authorises the Activity. It does not authorise environmental harm unless a concurrence agency condition within this development approval explicitly authorises that harm. Where there is no condition, or the development approval is silent on a matter, the lack of a condition or silence shall not be construed as authorising harm.As part of the concurrence agency response the following development conditions are to be attached to the development approval:

Part 1 - Material Change of Use - Contaminated Land

Conditions of the development approval

At all times while the use continues and the subject land is on the Environmental Management Register (EMR) the applicant must comply with the approved Site Management Plan (SMP) for Lot 2 on RP209359, Lot 2 on RP886522 and Lot 400 on SL8424 issued under the *Environmental Protection Act 1994* by the Environmental Protection Agency.

Additional comments or advice about the application

A copy of the current SMP, with an effective date of 9 October 2006, is attached. The SMP has specific requirements that apply to excavation during site construction works and for the removal of soil from the site.

~ End Of Part 1 – Material Change of Use – Contaminated Land ~

Part 2 – Reconfiguration of a Lot - Contaminated Land

Conditions of the development approval

The reconfiguration must be in accordance with the survey plan of Lot 2 on RP209359, Lot 2 on RP886522 and Lot 400 on SL8424, drawing number C670-08 prepared by Wolter Consulting Group and dated 7 July 2005. A copy of drawing number C670-08 is attached.

It is a requirement that the applicant notifies the Environmental Protection Agency (EPA) (Contaminated Land Unit) in writing within 5 working days of the survey plan being endorsed and provides a copy of the registered plan to the EPA (Contaminated Land Unit).

~ End Of Part 2 – Reconfiguration of a Lot - Contaminated Land ~

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Part 3 – Material Change of Use, Operational Works and the Reconfiguration of a Lot - Coastal Development

Conditions of the development approval

The reconfiguration shall be in accordance with Plan No. C670-08 Issue A, dated 7 July 2005 prepared by Wolter Consulting Group. A copy of drawing number C670-08 Issue A is attached.

The plan of development shall be in accordance with Drawing No. 00-DA0001 Revision F dated 17 August 2006 prepared by hpa Architects. A copy of Drawing No. 00-DA0001 Revision F is attached.

~ End Of Part 3 – Material Change of Use, Operational Works and the Reconfiguration of a Lot - Coastal Development ~

Part 4 – Third Party Matters – Biodiversity

Additional comments or advice about the application

The Environmental Protection Agency recommends the following be considered as part of any approval:

1. The buffer area between Meiers Road and the Brisbane River is to be rehabilitated to enhance and connect areas of habitat along the reach of the river to Indooroopilly Island and monitored in accordance with an approved vegetation management plan.

2. The proposed bike path within the buffer between Meiers Road and the Brisbane River is to be positioned to limit impact on the riparian and mangrove vegetation. The path should be positioned, as much as possible, in already cleared areas and in areas not susceptible to erosion.

3. Viewing platforms within the buffer between Meiers Road and the Brisbane River are to be constructed to limit impact on the riparian and mangrove vegetation. The platforms should be positioned, as much as possible, in already cleared areas and in areas not susceptible to erosion. Platforms should be landward to enable trees to be retained or minimally trimmed.

4. Lighting associated with the development is be installed and monitored to minimise impacts on fauna populations, both during construction and operation of the development.

5. Wherever possible, water sensitive urban design principles are applied throughout the development.

~ End Of Part 4 – Third Party Matters - Biodiversity ~

Yours sincerely

CTPI 49-Sch4

Signature

10-11-06

Decision Date

Mark Evans
Delegate
Environmental Protection Agency

Enquiries:
Paul Neilson - (Southern Region)
Environmental Protection Agency
PO Box 15155, CITY EAST QLD 4002
Telephone: 3224 5090
Facsimile: 3247 3278

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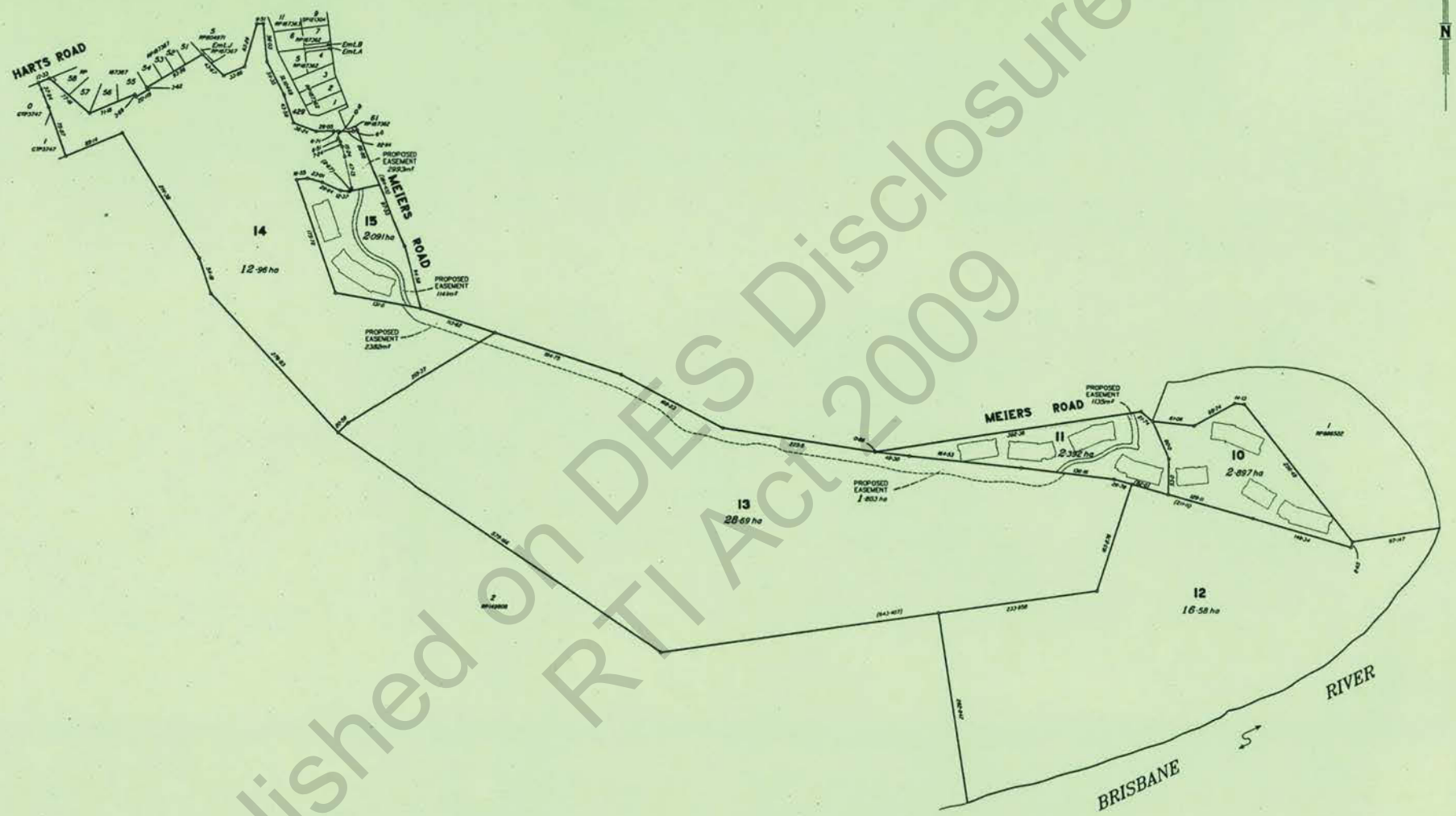

Scale 1:5000 @ A1 – Lengths are in Metres.

50 0 50 100 150 200 250 300 350 400 450

Notes Any licence, express or implied, to use this document for any purpose whatsoever is restricted to the terms of the agreement or implied agreement between Wolter Consulting Group and the instructing party.

Design subject to Local Authority approval and detailed engineering design requirements. Areas and dimensions are approximate only and are subject to survey.

Client:	MIRVAC GROUP
RP Description	Lot 2 on RP209359 Lot 400 on SL8424 Lots 2 on RP886522
Parish / County	Indooroopilly / Stanley
Date of Compilation	07/07/05
Local Authority	Brisbane City

PLAN OF RECONFIGURATION OF PROPOSED LOTS 10–15

WOLTER CONSULTING GROUP — LICENSED SURVEYORS & TOWN PLANNERS — DEVELOPMENT CONSULTANTS
LEVEL 12, 87 CREEK ST. BRISBANE 4000 — P.O.Box 10447 Adelaide Street BRISBANE 4000 — T (07) 32103033 F (07) 32103482

Reference Number: 6870-08 ISSUE A

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R

19-116

File A

project PENINSULA

hpa

DEVELOPMENT APPROVAL
OVERALL SITE PLAN

date MAY 06 scale @ A1 1:2000

job no. 518 00 0000 drawing no. 00-DA0001 rev F

Southern Regional Office (Brisbane)
GPO Box 2771 BRISBANE QLD 4001
Phone: (07) 3225 1827 Fax: (07) 3247 3278
www.env.qld.gov.au ABN:87221158786

Queensland Government
Environmental Protection Agency
Queensland Parks and Wildlife Service

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

This notice is issued by the administering authority pursuant to sections 3.3.16 and 3.3.18 of the *Integrated Planning Act 1997*, to advise you of a decision or action.

Enquiries to: Paul Neilson
Telephone: (07) 3224 5090 e-mail: paul.neilson@epa.qld.gov.au
Your reference: DRS/USE/H05-924965
Our reference: Appl'n: 1405 Part 1 File No.: BNE23163

CC: CTPI 49-Sch4
Wolter Consulting Group
PO Box 10447
Adelaide Street
BRISBANE QLD 4000

Brisbane City Council
GPO Box 1434
BRISBANE QLD 4001

Attention: Ms Sallie Battist

Re: Application (No. DRS/USE/H05-924965) for development approval for assessable development to be carried out at 145, 293 and 293a Meiers Road, Indooroopilly (Lot 2 on RP209359, Lot 2 on RP886522 and Lot 400 on SL8424).

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

- ☑ Item 6, Table 3 of Schedule 2 of the *Integrated Planning Regulation 1998*
- ☑ Item 12, Table 2 of Schedule 2 of the *Integrated Planning Regulation 1998*
- ☑ Item 13, Table 2 of Schedule 2 of the *Integrated Planning Regulation 1998*
- ☑ Item 21, Table 2 of Schedule 2 of the *Integrated Planning Regulation 1998*
- ☑ Item 22, Table 2 of Schedule 2 of the *Integrated Planning Regulation 1998*

The Environmental Protection Agency (EPA), acting as a concurrence agency under the *Integrated Planning Act 1997*, provides its response to the application detailed above as attached. It would be appreciated if Council could provide a signed hard copy of the final development approval issued by Council (which includes the Agency's concurrence conditions).

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

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

CTPI 49-Sch4
Signed

10-11-06
Date

Delegate of Administering Authority
Environmental Protection Act 1994

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ecoaccess
environmental licences and permits

Notice

Concurrence Agency Response

This notice is issued by the Environmental Protection Agency pursuant to sections 3.3.16 and 3.3.18 of the Integrated Planning Act 1997.

EPA approval number: IPCC000255305A23

Approval type: Development Permit – Concurrence Response

Date application received by EPA: 30 August 2005

RELEVANT LAWS AND POLICIES:	*Coastal Protection and Management Act 1995, Environmental Protection Act 1994*
CONCURRENCE AGENCY JURISDICTION:	*Integrated Planning Regulation 1998.*
ASSESSMENT MANAGER REFERENCE NUMBER:	Council Ref No: DRS/USE/H05-924965, Ecotrack No: 272805, File No: BNE23010
APPLICANT:	Mirvac Queensland Pty Ltd
ACTIVITY DESCRIPTION:	Material Change of Use and Reconfiguration of a lot for golf course residential development
DESCRIPTION OF SUBJECT LAND:	Lot: 2 Plan: RP209359 Lot: 2 Plan: RP886522 Lot: 400 Plan: SL8424

Response to Development Application

The EPA, acting as a concurrence agency under the *Integrated Planning Act 1997*, provides its response to the application as detailed above. The concurrence agency response is that applicable conditions for the approval are provided in this response.

Basis for inclusion of development conditions

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In accordance with Section 3.3.18(7) of the *Integrated Planning Act 1997* the reasons for the inclusion of development conditions are that the Environmental Protection Agency is recognised as a concurrence agency under the *Integrated Planning Regulation 1998* for:

- Coastal management, other than amenity and aesthetic significance or value. Development conditions placed on the development approval for the aplication are in accordance with Section 106 of the *Coastal Protection and Management Act 1995*; and
- Protection of the environment and the management of contaminated land under the *Environmental Protection Act 1994*.

The Activity for which this is issued is simply a restatement of the activity as prescribed in the legislation at the time of issuing this development approval. Where there is any conflict between the above description of the Activity for which this development approval is issued and the conditions as specified in this development approval as to the scale, intensity or manner of carrying out of the Activity, then such conditions prevail to the extent of the inconsistency.

This development approval authorises the Activity. It does not authorise environmental harm unless a concurrence agency condition within this development approval explicitly authorises that harm. Where there is no condition, or the development approval is silent on a matter, the lack of a condition or silence shall not be construed as authorising harm.As part of the concurrence agency response the following development conditions are to be attached to the development approval:

Part 1 - Material Change of Use - Contaminated Land

Conditions of the development approval

At all times while the use continues and the subject land is on the Environmental Management Register (EMR) the applicant must comply with the approved Site Management Plan (SMP) for Lot 2 on RP209359, Lot 2 on RP886522 and Lot 400 on SL8424 issued under the *Environmental Protection Act 1994* by the Environmental Protection Agency.

Additional comments or advice about the application

A copy of the current SMP, with an effective date of 9 October 2006, is attached. The SMP has specific requirements that apply to excavation during site construction works and for the removal of soil from the site.

~ End Of Part 1 – Material Change of Use – Contaminated Land ~

Part 2 – Reconfiguration of a Lot - Contaminated Land

Conditions of the development approval

The reconfiguration must be in accordance with the survey plan of Lot 2 on RP209359, Lot 2 on RP886522 and Lot 400 on SL8424, drawing number C670-08 prepared by Wolter Consulting Group and dated 7 July 2005. A copy of drawing number C670-08 is attached.

It is a requirement that the applicant notifies the Environmental Protection Agency (EPA) (Contaminated Land Unit) in writing within 5 working days of the survey plan being endorsed and provides a copy of the registered plan to the EPA (Contaminated Land Unit).

~ End Of Part 2 – Reconfiguration of a Lot - Contaminated Land ~

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Part 3 – Material Change of Use, Operational Works and the Reconfiguration of a Lot - Coastal Development

Conditions of the development approval

The reconfiguration shall be in accordance with Plan No. C670-08 Issue A, dated 7 July 2005 prepared by Wolter Consulting Group. A copy of drawing number C670-08 Issue A is attached.

The plan of development shall be in accordance with Drawing No. 00-DA0001 Revision F dated 17 August 2006 prepared by hpa Architects. A copy of Drawing No. 00-DA0001 Revision F is attached.

~ End Of Part 3 – Material Change of Use, Operational Works and the Reconfiguration of a Lot - Coastal Development ~

Part 4 – Third Party Matters – Biodiversity

Additional comments or advice about the application

The Environmental Protection Agency recommends the following be considered as part of any approval:

1. The buffer area between Meiers Road and the Brisbane River is to be rehabilitated to enhance and connect areas of habitat along the reach of the river to Indooroopilly Island and monitored in accordance with an approved vegetation management plan.

2. The proposed bike path within the buffer between Meiers Road and the Brisbane River is to be positioned to limit impact on the riparian and mangrove vegetation. The path should be positioned, as much as possible, in already cleared areas and in areas not susceptible to erosion.

3. Viewing platforms within the buffer between Meiers Road and the Brisbane River are to be constructed to limit impact on the riparian and mangrove vegetation. The platforms should be positioned, as much as possible, in already cleared areas and in areas not susceptible to erosion. Platforms should be landward to enable trees to be retained or minimally trimmed.

4. Lighting associated with the development is be installed and monitored to minimise impacts on fauna populations, both during construction and operation of the development.

5. Wherever possible, water sensitive urban design principles are applied throughout the development.

~ End Of Part 4 – Third Party Matters - Biodiversity ~

Yours sincerely

CTPI 49-Sch4

Signature

10-11-06

Decision Date

Mark Evans
Delegate
Environmental Protection Agency

Enquiries:
Paul Neilson - (Southern Region)
Environmental Protection Agency
PO Box 15155, CITY EAST QLD 4002
Telephone: 3224 5090
Facsimile: 3247 3278

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To: Annemarie,

Please manage Part of Lot 400 SL8424 and Part of Lot 2 RP 886522 – (open space – golf course)

RAP and SMP attached are below

Owner: (as per application form)
Indooroopilly Golf Course
PO Box 188
INDOOROOPILLY QLD 4068

Applicant:
as per application form
OR
CTPI 49-Sch4
Golder Associates Pty Ltd
PO Box 5823
CAIRNS QLD 4870

TPR:
CTPI 49-Sch4
URS Australia Pty Ltd
Level 14, 240 Queen Street
Brisbane QLD 4000

Studies:

Stage 1 Preliminary Site Investigation, Peninsula Residential Development Meiers Road Indooroopilly, Queensland, prepared by Golder Associates Pty Ltd dated July 2005, (Doc No.: 014-04633040).

Detailed Contaminated Land Assessment Peninsula Residential Development Dam Precinct Meiers Road, Indooroopilly, Queensland, prepared by Golder Associates Pty Ltd dated February 2006, (Doc No.: 029-04633040-Rev1).

Detailed Contaminated Land Assessment Peninsula Residential Development River Precinct Meiers Road, Indooroopilly, Queensland, prepared by Golder Associates Pty Ltd dated February 2006, (Doc No.: 028-04633040-Rev1).

Third Party Review, Summary and Certification Report Peninsula Residential Development Meiers Road, Indooroopilly, QLD part Lot 2 RP886522, part Lot 400 SL8424 and part 2 on RP209359, prepared by URS Australia Pty Ltd dated 28 July 2006.

Thanks

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Southern Regional Office (Brisbane)
GPO Box 2771 BRISBANE QLD 4001
Phone: (07) 3225 1827 Fax: (07) 3247 3278
www.env.qld.gov.au ABN:87221158786

Queensland Government
Environmental Protection Agency
Queensland Parks and Wildlife Service

Notice of Extension of Assessment period

Section 3.3.14 *Integrated Planning Act 1997*

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

Enquiries to: Paul Neilson
Telephone: (07) 3224 5090 e-mail: paul.neilson@epa.qld.gov.au
Your reference: DRS/USE/H05-924965
Our reference: **Appl'n No.:** 1405 **Part:** 1 **File No.:** BNE23163

CC: CTPI 49-Sch4
Wolter Consulting Group
PO Box 10447
Adelaide Street
BRISBANE QLD 4000

Brisbane City Council
GPO Box 1434
BRISBANE QLD 4001

Attention: Ms Sallie Battist

Re: Application for development approval.

The Environmental Protection Agency, acting as a concurrence agency **for contaminated land issues**, has extended the Assessment Period by 20 business days at the end of the current assessment period 9 October 2006.

The extended Assessment Period will end on **7 November 2006.**

Application Information

Applicant:	CTPI 49-Sch4 Mirvac Queensland Pty Ltd
Council Application number:	DRS/USE/H05-924965
Description:	Material Change of Use & Reconfiguration of a Lot
Street address of subject land:	145, 293 and 293a Meiers Road, Indooroopilly
Location details:	Lot 2 on RP209359, Lot 2 on RP886522 and Lot 400 on SL8424

Concurrence Agency Information

Application received by EPA:	8/08/2005
EPA No.:	1405 Part 1
Relevant Laws and Policies:	*Environmental Protection Act 1994*
Concurrence Agency Office:	Southern Regional Office (Brisbane)
Postal Address:	GPO Box 2771 BRISBANE QLD 4001

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

CTPI 49-Sch4

CTPI 49

Signed

4 October 2006
Date

Miguel Zavaleta - Romero
Operations Manager (Contaminated Land Unit)
Environmental Protection Agency

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Queensland Government

Environmental Protection Agency
Incorporating the
Queensland Parks and Wildlife Service

To: Annemarie,

Please manage Part of Lot 400 SL8424 and Part of Lot 2 RP 886522 – (open space – golf course) ~~if wording other than standard descriptions of B-F are required, please incl those here, otherwise just the letter is sufficient.~~

RAP and SMP attached are below

Owner: (as per application form)
Indooroopilly Golf Course
PO Box 188
INDOOROOPILLY QLD 4068

Applicant:
as per application form
OR
CTPI 49-Sch4
Golder Associates Pty Ltd
PO Box 5823
CAIRNS QLD 4870

TPR:
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Thanks

DRAFT
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