Concurrence agency response
Sections 3.3.16 and 3.5.18 *Integrated Planning Act 1997*

Applicant:	**Burdekin Airconditions and Electrical Pty Ltd**
Council Application Number:	TBA
EPA Application Number:	14635 Part 2
Date application received by EPA:	13/08/2004
Relevant Laws and Policies:	*Environmental Protection Act 1994*
Jurisdiction:	Chapter 7, Part 8 *Environmental Protection Act 1994*

Public Copy of DERM Disclosure Log
RTI Act 2009

Development Description:

Material Change of Use

where:

- ☐ the existing use of the land is, or if the land is vacant land with no existing use the most recent use of the land was, for a notifiable activity under the *Environmental Protection Act 1994.*
- ☐ the proposed use of the land is for child care, educational, recreational, residential or similar purposes and the existing use of the land is, or if the land is vacant land with no existing use the most recent use of the land was, for an industrial activity.
- ☑ the land is on the Environmental Management Register or Contaminated Land Register under the *Environmental Protection Act 1994.*
- ☐ the land is wholly or partly within an area for which an Area Management Advice for industrial activity or natural mineralisation has been issued and the proposed use of the land is for child care, educational, recreational, residential or similar purposes.
- ☐ the land is wholly or partly in an area for which an Area Management Advice for unexploded ordnance has been issued.

at the following place(s):

2/6 Robert Street, Ayr Qld 4807
(Lot 101 on A2658)

Response to Development Application

The Environmental Protection Agency, acting as a concurrence agency under the *Integrated Planning Act 1997*, provides its response to the application detailed above.

The concurrence agency response is that

- ☑ **conditions must attach to any development approval**
- ☐ any approval must be for part only of the development
- ☐ any approval must be a preliminary approval only
- ☐ there are no concurrence agency requirements;
- ☐ the application must be refused

R

Concurrence agency response
Sections 3.3.16 and 3.5.18 *Integrated Planning Act 1997*

Applicant:	**Burdekin Airconditions and Electrical Pty Ltd**
Council Application Number:	TBA
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where:

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☐ the proposed use of the land is for child care, educational, recreational, residential or similar purposes and the existing use of the land is, or if the land is vacant land with no existing use the most recent use of the land was, for an industrial activity.

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

☐ the land is wholly or partly within an area for which an Area Management Advice for industrial activity or natural mineralisation has been issued and the proposed use of the land is for child care, educational, recreational, residential or similar purposes.

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at the following place(s):

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Response to Development Application

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The concurrence agency response is that

☑ **conditions must attach to any development approval**
☐ any approval must be for part only of the development
☐ any approval must be a preliminary approval only
☐ there are no concurrence agency requirements;
☐ the application must be refused

R

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Conditions of the development approval

The following concurrence agency condition(s) is/are to be attached to any development approval issued for this application:

1. In the event that refuse material or other potentially contaminated soils are identified during the construction process, work in the area is to cease and the refuse and/ or contamination is to be delineated by a member of a prescribed organisation according to s381 of the *Environmental Protection Act 1994* and managed to a standard satisfactory to the Environmental Protection Agency.
2. No potentially contaminated soil may be removed from the site without adequate sampling and appraisal by a suitably qualified professional complying with Section 381 of the *Environmental Protection Act 1994* (EP Act). Contaminated soil must not be removed from the site without a S424 permit issued by the Environmental Protection Agency under the EP Act.

Reasons for inclusion of development conditions or refusal

In accordance with section 3.3.18 of the *Integrated Planning Act 1997* and section 27B of the Acts Interpretation Act 1954, a concurrence response must include reasons for a refusal or for the inclusion of development conditions.

The Environmental Protection Agency is recognised as a concurrence agency under the *Integrated Planning Regulation 1998* for the protection of the environment by the management of contaminated land. The Environmental Protection Agency concurrence agency conditions for this proposed development that are contained within this response are required to mitigate any potential risk to human health or the environment from possible hazardous contaminants present on the site.

Additional comments or advice about the application

Not applicable

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 ~

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R

IPA APPLICATION FILE NOTE

Street Address: 2-6 Robert Street, Ayr
Lot 101 on Plan A2658

Applicant: Burdekin Airconditions and Electrical Pty Ltd
App'n No: 14635 Part 2
File No: 900962
Council: Burdekin Shire

On EMR for: Yes, Lot 101 on A2658 is on the EMR for,
N.A. - 5 - Battery manufacture or recycling -

Any new ERA's?: No.

Existing ERA's?: No.

Responsibility: Nil

Referral Coordination: No

Proposal: **DP-MCU for Cold Storage Facility. A preliminary approval was issued by CLU for this application on 12 April 2000. The applicant is now seeking full DA.**

Current Use: Scrap Metal Depot

Past Use:

Recommendation:

The scrap metal depot is not continuing and all existing buildings are being demolished. The entire site is being covered by crusher dust, the roadways will be cemented and 10% of the site will be landscaped. I recommend providing concurrence with the following conditions:
In the event that refuse material or other potentially contaminated soils are identified during the construction process, work in the area is to cease and the refuse and/ or contamination is to be delineated by a member of a prescribed organisation according to s381 of the Environmental Protection Act 1994 and managed to a standard satisfactory to the Environmental Protection Agency.

No potentially contaminated soil may be removed from the site without adequate sampling and appraisal by a suitably qualified professional complying with Section 381 of the Environmental Protection Act 1994 (EP Act). Contaminated soil must not be removed from the site without a S424 permit issued by the Environmental Protection Agency under the EP Act.

CTPI 49-Sch4

Kathryn Wall

24/8/04

Noted

CTPI 49-Sch4

CTPI

C

24/8/-4

Agreed.

CTPI 49-Sch4

24/08/04.

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Burdekin Shire Council

145 YOUNG STREET, AYR
ABN: 66 393 843 289

ADDRESS ALL COMMUNICATIONS TO:

THE CHIEF EXECUTIVE OFFICER, P.O. BOX 974, AYR. Q.4807

PHONE: (07) 4783 9800 (MAIN OFFICE)

FAX NO: (07) 4783 9999 (MAIN OFFICE) (07) 4783 7096 (WORKSHOP)
(07) 4783 9992 (ENGINEERING) (07) 4783 2074 (FOREMEN)
(07) 4783 6052 (STORE) (07) 4783 9998 (THEATRE)

EMAIL: burdekinsc@burdekin.qld.gov.au

'The Burdekin – Queensland's Rural Growth Area'

CONTAMINATED LAND UNIT
13 AUG 2004

DATE: 06 August, 2004

FAX NO: (07) 3227 7677

TO: Environmental Protection Agency

ATTENTION: Contaminated Land Unit SOUTHERN REGION

FROM: ~~Shane Great~~ - Manager, Planning & Development

COMMENTS:

Re: Cons 04-08 – IDAS Development Application for Material Change of Use (Code Assessable) for Cold Storage Facility at 2/6 Robert Street, Ayr (Lot 101 on A2658) for Burdekin Airconditioning & Electrical Pty Ltd

Please find attached copies of Development Application for the abovementioned use. As the EPA is triggered as a Concurrence Agency in this instance could you please assess and reply as soon as convenient.

Please note that the Environmental Protection Agency acting as a Concurrence Agency under the Integrated Planning Act for this application has previously given advice including conditions back on the 12th April 2000 - your reference: 900962 (Application No. 14635). This response was related to a preliminary approval for the abovementioned application for which the applicant is now seeking a development permit.

S Great
MANAGER – PLANNING & DEVELOPMENT

APPLICATION NUMBER: 14635 pt 2.
FILE NUMBER: 900962.
REFERRAL DATE: 13/8/04.
DATE INFO REQUEST DUE: 27/8/04
RCU No.
OFFICER: CTPI 49-Sch4

NO. OF PAGES: 7 (including this page)

IF ANY PART OF THIS TRANSMISSION IS ILLEGIBLE OR TOTAL NUMBER OF PAGES NOT RECEIVED PLEASE CONTACT - Julie O'Shea

ON TELEPHONE: (07) 4783 9961 **OR RETURN FAX:** (07) 4783 9992

The role of the Burdekin Shire Council is to make the Burdekin District the best rural community in Australia in which to live.

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RTI Act 2009

Integrated Planning Act 1997

14 November 2003 Version 1.2

Form 1 Development Application

idas INTEGRATED DEVELOPMENT ASSESSMENT SYSTEM

PART A Common details for all applications

The completion of all the questions below (other than those indicated as "If applicable" or "Optional") is mandatory for all IDAS applications.
Any information requested on this form may be provided in an attachment to the application.
For further information about completing the following details refer to Guide 1 Making an IDAS Application available from the IPA website at www.ipa.qld.gov.au

1. Description of land

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

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

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

Street address (Include no., street, suburb / locality & postcode)
2-6 Robert St Ayr
Queensland Postcode 4807

Lot & plan details (Attach list if necessary)
Lot 101 A2658

Shop / tenancy no. (If applicable) | Storey / level (If applicable) | Total area of land (m² / ha)
4451 m²

In which local government area is the land situated?
Burdekin Shire Council

2. Proposal

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

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

Details of the proposal (Attach proposal report if necessary)
Cold Storage Facility

3. Other parts of the form completed

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

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

4. Applicant details

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

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

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

All correspondence will be mailed to this address.

Name
Burdekin Airconditioning + Electrical Pty Ltd

S CTPI 49-Sch4 Director/Secretary Date 28/6/04

Contact person CTPI 49-Sch4 Phone no. 47835590

Mobile no. CTPI 49-Sch4 Fax no. 47835929 Email address bae@tpg.com.au

Postal address
PO Box 2122 Ayr
Queensland Postcode 4807

5. Consent of land owner/s

Completion of Question 5 is only required if the applicant is not the owner or the person authorised to sign as owner.

Completion of Question 5 provides the owner's consent to the lodgement of this application. If there are multiple owners, the consent of each owner is required. If the owner is a company refer to Guide 1.

Where the provision of contact details is mandatory, the owner nominated under "Contact details" will receive a copy of the decision notice and approved plans.

Name (In full) (Attach list if necessary)

Signature/s (Or if a company, the ACN plus signature/s or company seal & signatories) Date
ACN 075 847 353

Contact details (Optional, except where Part B of this form applies for single detached class 1a buildings or class 10 buildings or structures)

Name	
Postal Address	

Common Seal
BURDEKIN AIRCONDITIONING AND ELECTRICAL PTY. LTD.
A.C.N. 075 847 353

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

R/N: 196766

FEE ($)	DATE RECEIVED	RECEIVING OFFICER'S NAME/S	REFERENCE NUMBER/S
$75 -	29.06.04	CTPI 49-Sch4	CONS 04/08 2004196

Notification of Engagement of Private Certifi... ...ivate certifiers)

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

Date of engagement: / / Accreditation Number _____

Name: _____ Signature: _____

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Form 1 Development Application

idas INTEGRATED DEVELOPMENT ASSESSMENT SYSTEM

PART D

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

Planning Scheme

For material change of use of premises

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

Nature of the application

A development permit authorises development to occur. Where a preliminary approval is used in the approval process and does not authorise development to occur.

1. This application is for: *(Tick one or more if applicable)*
   - ☐ Preliminary approval for a material change of use of premises including conceptual design for any associated works that require approval under the planning scheme *(ie consideration of the proposal concept)*

   AND / OR

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

Referral triggers

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

Referral coordination occurs when an application involves 3 or more concurrence agencies, by under transitional arrangements.

Referral coordination is further explained in the Referrals Checklist.

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

   Sec 2 Pre-Training Orders

Details of the land

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

4. How was the subject land identified in the planning scheme? *(Name the zone, precinct etc.)*: Industry
5. Existing gross floor area *(If applicable)*:
6. Are there any existing easements on the land? *(Tick applicable box)*
   - ☑ NO
   - ☐ YES *Attach plans of the location & purpose*

Proposal details

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

7. If the application is for preliminary approval for the use of the land, provide conceptual plans and other details / reports in support of the proposal.
8. If the application is for development permit for a material change of use of premises, including conceptual design for any associated works that require approval under the planning scheme, provide the following particulars on this application form, or alternatively clearly indicate on plans or documents accompanying this application:

   Site cover: N/A

   Proposed gross floor area: 161 m²

   Number of on-site car parking spaces: 3

   Number of storeys / maximum height above natural ground: Peak of Shed - approx 7.3m

   Number of employees: Nil

   Hours and days the use will operate: 7 days a week 8am - 5pm
   Infrequent use

Plans and documents

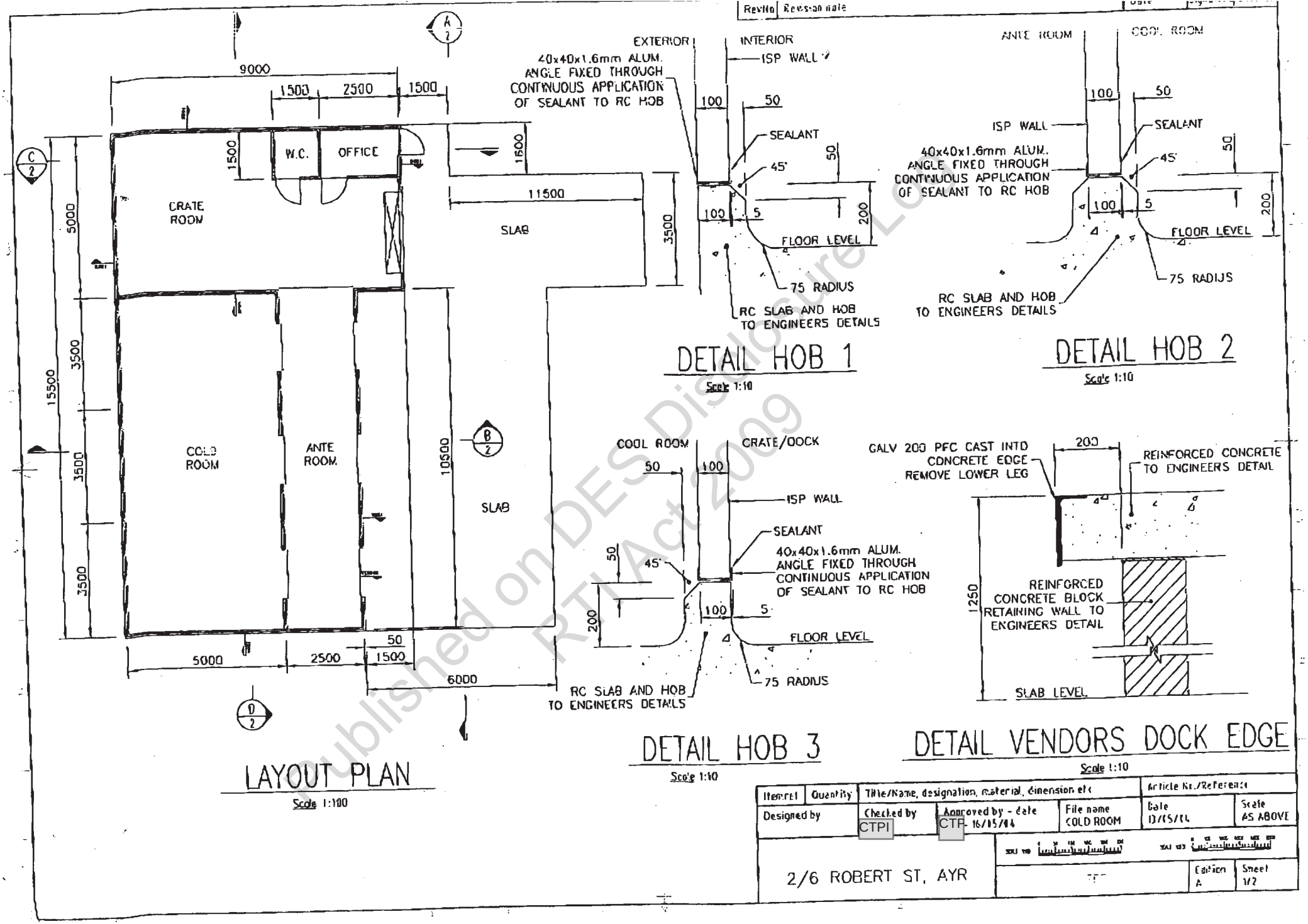
9. Is the application accompanied by: *(Tick applicable boxes)* Undertaking for EPA
   - ☑ Plans
   - ☐ Proposal Report
   - ☐ Other *(Specify)*

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

OFFICE USE ONLY *(applicable to assessment manager)*

DATE RECEIVED	REFERENCE NUMBER/S	R

PAGE 04/07 ◄ BURDEKIN COUNCIL 0747839992 0747839992 06/08/2004 12:08



LAYOUT PLAN
Scale 1:100

DETAIL HOB 1
Scale 1:10

DETAIL HOB 2
Scale 1:10

DETAIL HOB 3
Scale 1:10

DETAIL VENDORS DOCK EDGE
Scale 1:10

Item/Ref	Quantity	Title/Name, designation, material, dimension etc			Article No./Reference	
Designed by		Checked by CTPI	Approved by - date CTP 16/05/04	File name COLD ROOM	Date 13/05/04	Scale AS ABOVE
2/6 ROBERT ST, AYR					Edition A	Sheet 1/2

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PAGE 05/07
BURDEKIN COUNCIL
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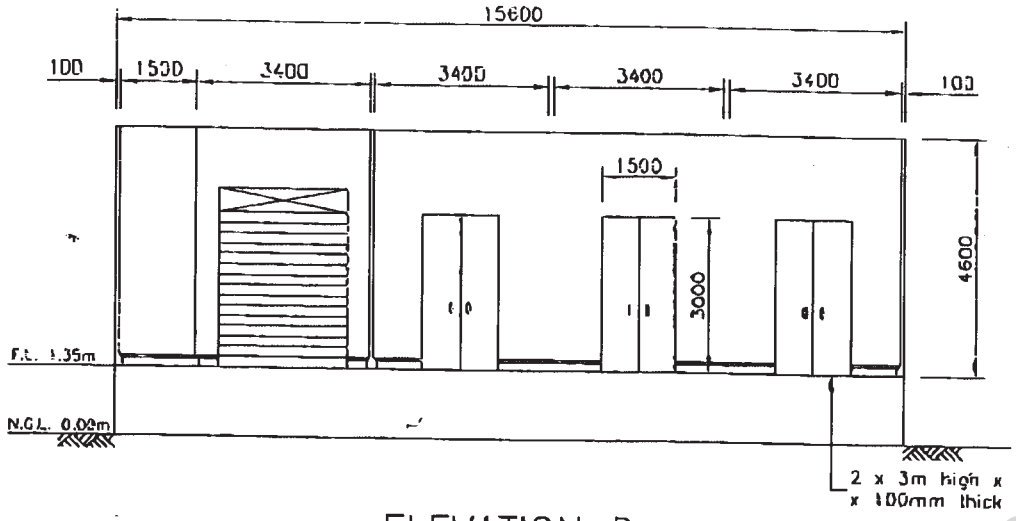
06/08/2004 12:08 0747839992

RevNo	Revision note	Date	Signature	Checked



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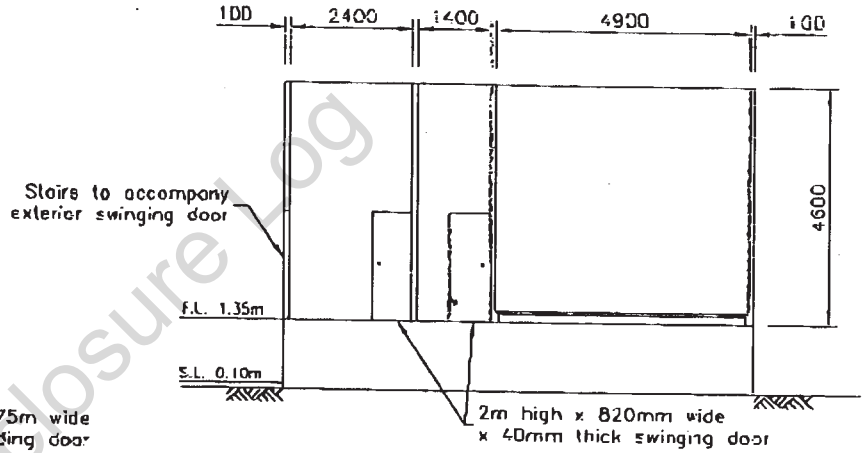

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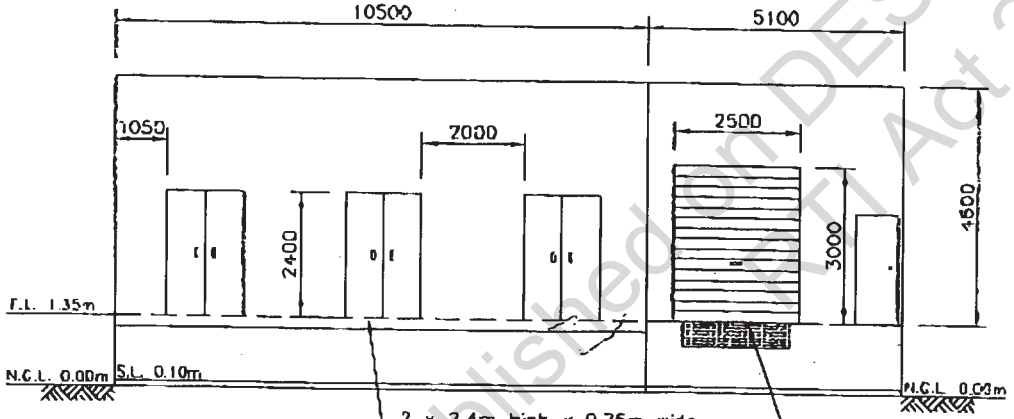

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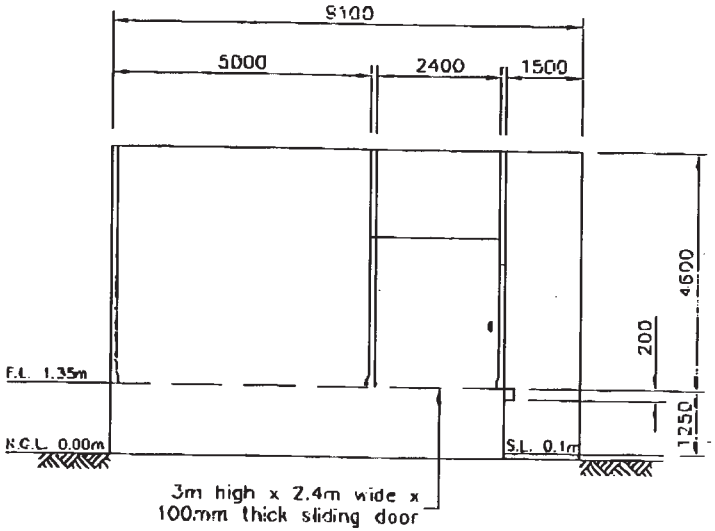

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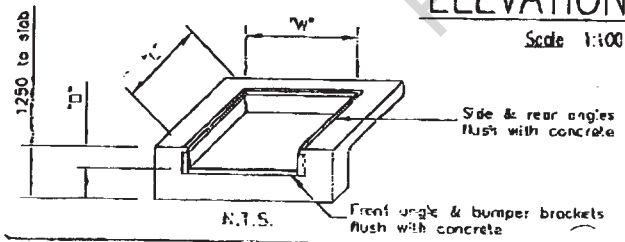

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703	470	2180	600

Item ref	Quantity	Title/Name, designation, material, dimension etc			Article No./Reference
Designed by		Checked by CTPI	Approved by - date CTP 16/15/16	File name COLD ROOM	Date 13/05/16
					Scale AS ABOVE

2/6 ROBERT ST, AYR

Edition

Sheet

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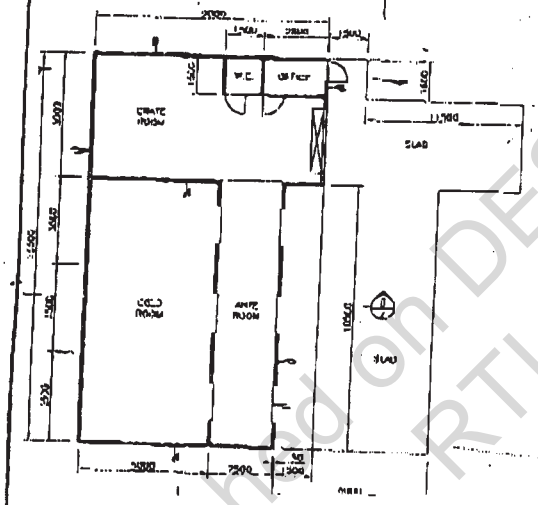
rt Street

Proposed Layout

6m entrance

Hardstand Area



80.468m

Property Description:
Lot 101 A 2658
2/6 Robert Street
Area: 4451m2

Landscape Area

55.322m

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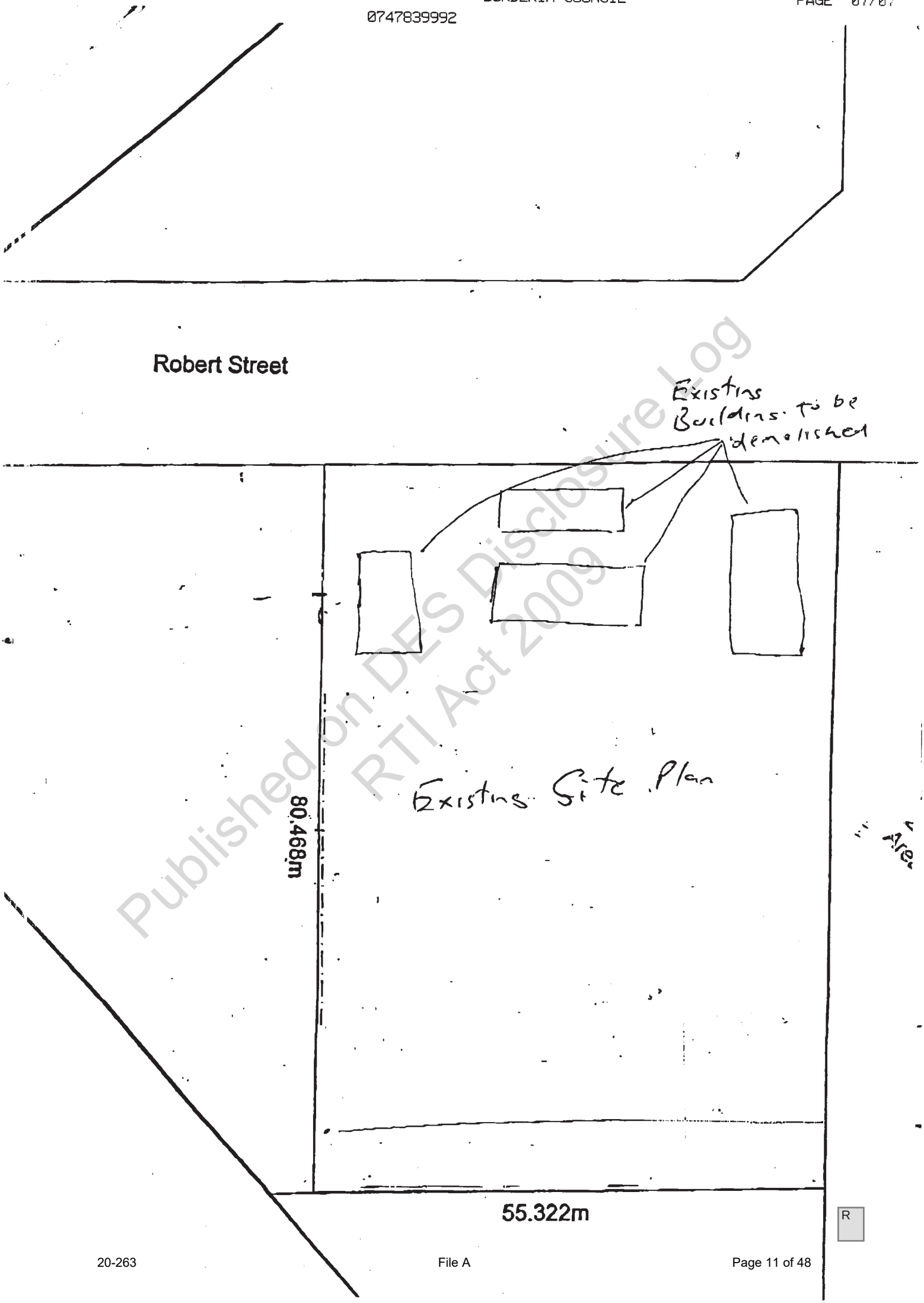
R

0747839992



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Burdekin Shire Council
145 YOUNG STREET, AYR

Enquiries to: Mr Garth Nolan

Your Ref: 900962

Our Ref: 1/5/3 & PERM/PA 00/01GDB: GKN

Letter No: Not Applicable

ADDRESS ALL COMMUNICATIONS TO:
THE CHIEF EXECUTIVE OFFICER,
P.O. BOX 974, AYR, Q. 4807
PHONE: (077) 832400
FAX: (077) 835100

CTPI 49-Sch4

18 April, 2000

Contaminated Land Unit
Environmental Protection Agency
PO Box 155
BRISBANE ALBERT STREET 4002

Dear Sir/Madam:

Perm/PA 00/01 – IDAS Development Application for Preliminary Approval for Building Work and Material Change of Use for a Cold Storage Facility at 2/6 Robert Street, Ayr (Lot 101 on A2658 Parish of Antill County of Gladstone) for Burdekin Airconditioning and Electrical Pty Ltd

I refer to your letter dated 12 April, 2000.

Attached is the Decision Notice for the abovementioned Development Application as required under **s3.5.15.(1)** of the *Integrated Planning Act 1997.*

Yours faithfully,

CTPI 49-Sch4

G.D. Bowtell
ACTING DIRECTOR OF COUNCIL SERVICES

CONTAMINATED LAND SECTION
03 MAY 2000

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Burdekin Shire Council
145 YOUNG STREET, AYR

Form 6 - Development Application Decision Notice
Integrated Planning Act 1997 S 3.5.15

Letter Number: Not Applicable

File Number: 1/5/3 & PERM 00/01

The Manager
Burdekin Airconditioning and Electrical Pty Ltd
PO Box 2122
AYR QLD 4807
Attn: CTPI 49-Sch4

Dear Sir

Perm/PA 00/01 – IDAS Development Application for Preliminary Approval for Building Work and Material Change of Use for a Cold Storage Facility at 2/6 Robert Street, Ayr (Lot 101 on A2658 Parish of Antill County of Gladstone)

was assessed and:

- ☐ Approved
- ☒ Approved with conditions
- ☐ Refused

The decision was made by the Burdekin Shire Council on 18 April, 2000.

The following schedule provides all the relevant details.

1. Referral agencies ***(if applicable)***

Concurrence Agencies

Contaminated Land Unit
Environmental Protection Agency
11th Floor
160 Ann Street
Brisbane 4001

CONTAMINATED LAND SECTION
03 MAY 2000

Advice Agencies — Not Applicable

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CONTAMINATED LAND SECTION
03 MAY 2000

2. Conditions *(if applicable)*

Assessment Manager's Conditions

1. Bear the cost of all alterations necessary to public utility mains, services or installations;

2. At least 10% of the site shall be landscaped and maintained to the satisfaction of the Council;

3. Provision shall be made within the curtilage of the building for the loading and unloading of all vehicles in an area specifically set aside for the purpose;

4. Construct a reinforced concrete industrial crossover at points of access for vehicular traffic to the satisfaction of the Director of Council Services;

5. Construct bitumen widening of the existing road surface to 6.6 metres along the full road frontage of the subject land to the satisfaction of the Director of Council Services;

6. Compliance with the Food Hygiene Regulations 1989;

7. a) For the Material Change of Use component of this application: This approval is valid for a period of four (4) years and will lapse unless it is commenced and substantially developed in that time. Please note that in terms of SECTION 3.5.22(1) of the Integrated Planning Act the currency period can only be extended if the request is received before the approval lapses.

   b) For the Carrying Out of Building Work component of this application: This approval is valid for a period of two (2) years and will lapse unless it is commenced and substantially developed in that time. Please note that in terms of SECTION 3.5.22(1) of the Integrated Planning Act the currency period can only be extended if the request is received before the approval lapses.

As advice only – This is an unsewered area and for the plumbing fixtures, a Plumbing Permit will be required. Also, to cover septic tank installation , a site and soil evaluation and design of septic tank and effluent disposal facility is to be submitted.

Concurrence Agency Conditions

1. All access roads to the site are to be sealed to prevent dust emissions.

2. All entries to the cold storage facility are to be sealed.

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3.	**Reasons for refusal** *(if applicable)* Explanation of refusal see Section 3.5.15(2)(e) of IPA	Not Applicable
4.	**Approval type**	☐ Development Permit ☒ Preliminary Approval
5.	**Further development permits** Development Permit for the Material Change of Use and Carrying Out Building Work. A Plumbing permit for applicable works.	
6.	**Compliance with Codes for Self Assessable Development** *(if applicable)*	Not Applicable
7.	**Properly made submissions**	Not Applicable
8.	**Rights of appeal**	See Attached

9. **Assessment Manager**

Name: *Burdekin Shire Council*

Signature: CTPI 49-Sch4

Date: 18 April 2000

Attach

CONTAMINATED LAND SECTION
03 MAY 2000

Published on DES Disclosure Log RTI Act 2009

Please update EMR & file CTPI 49-S 14/4/0

FILE COPY

160 Ann Street • Brisbane, Queensland • PO Box 155 • BRISBANE ALBERT STREET QLD 4002 • AUSTRALIA
Telephone 3227 6422 • Facsimile 3227 7677 • www.env.qld.gov.au

EMR Updated 18/4/00
Lot 101 PR 42158
Burdekin SC
CTPI 49

Enquiries Karen Hopper
Telephone (07) 3227 7983 Facsimile (07) 3227 7677
Your reference
Our reference 900962 Appln No: 14635

12 April 2000

CTPI 49-Sch4

Burdekin Airconditioning & Electrical
2 / 6 Robert Street
AYR QLD 4807

Dear CTPI 49-Sch4

The Environmental Protection Agency, acting as a concurrence agency under the *Integrated Planning Act 1997* for your application, advises that the correspondence indicated is attached:

- ☐ Information request (C-1)
- ☐ Notification of information request (C-2)
- ☐ Notification of receipt of applicant's response to information request (C-3)
- ☐ Extension of information request/assessment period (C-4)
- ☐ Request for applicant's written agreement to extension of information request/assessment period (C-5)
- ☐ Concurrence agency response cover sheet (C-6)
- ☐ Concurrence agency response about environmentally relevant activities (C-6 ERA)
- ☑ Concurrence agency response about contaminated land (C-6 CLM)
- ☐ Request for applicant's written acceptance of concurrence agency response after assessment period expires (C-7)
- ☐ Amended concurrence agency response about environmentally relevant activities (C-7 ERA)
- ☐ Amended concurrence agency response about contaminated land (C-7 CLM)
- ☐ Notification of decision in relation to a request to change or cancel a condition (C-8)
- ☐ Notification of proposal to change or cancel a condition (C-9)
- ☐ Notification of decision in relation to a proposal to change or cancel a condition (C-10)

20/4/00 - Spoke c CTPI 49-Sch4 . He was seeking clarificatn of reqmts of sealing road + was proposing ≈ 100mm road base ≈ 150mm Dev. Diswssed c MD. Advised CTPI 49-Sch4 that EPA require min ≈ 250mm material, however, reqmt was on him to ensure no dust + if not successful other means to be incorp. Advised that if Council require other sealing reqmts does not override CTPI 49-Sch4 .

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IP Act 2009

Application information:

Concurrence agency office: Contaminated Land Unit

Responsible officer: Karen Hopper

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

Telephone: 3227 7983 Fax: 3227 7677 E-mail: Karen.Hopper@env.qld.gov.au

EPA no.: 14635

Application no.: 200137

Street address of subject land: 6 Robert Street

Suburb/locality: Ayr Lot no.: 101 Registered Plan no.: A2658

Signed

CTPI 49-Sch4

Greg O'Brien
Chief Scientific Advisor (Contaminated Land Unit)

Published on DES Disclosure Log
RTI Act 2009

160 Ann Street • Brisbane, Queensland • PO Box 155 • BRISBANE ALBERT STREET QLD 4002 • AUSTRALIA
Telephone 3227 6422 • Facsimile 3227 7677 • www.env.qld.gov.au

Enquiries Karen Hopper
Telephone (07) 3227 7983 Facsimile (07) 3227 7677
Your reference
Our reference 900962 Appln No: 14635

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RTI Act 2009

12 April 2000

Mr Garth Nolan
Burdekin Shire Council
PO Box 974
AYR QLD 4807

Dear Mr Nolan

The Environmental Protection Agency, acting as a concurrence agency under the *Integrated Planning Act 1997* for your application, advises that the correspondence indicated is attached:

- ☐ Information request (C-1)
- ☐ Notification of information request (C-2)
- ☐ Notification of receipt of applicant's response to information request (C-3)
- ☐ Extension of information request/assessment period (C-4)
- ☐ Request for applicant's written agreement to extension of information request/assessment period (C-5)
- ☐ Concurrence agency response cover sheet (C-6)
- ☐ Concurrence agency response about environmentally relevant activities (C-6 ERA)
- ☑ Concurrence agency response about contaminated land (C-6 CLM)
- ☐ Request for applicant's written acceptance of concurrence agency response after assessment period expires (C-7)
- ☐ Amended concurrence agency response about environmentally relevant activities (C-7 ERA)
- ☐ Amended concurrence agency response about contaminated land (C-7 CLM)
- ☐ Notification of decision in relation to a request to change or cancel a condition (C-8)
- ☐ Notification of proposal to change or cancel a condition (C-9)
- ☐ Notification of decision in relation to a proposal to change or cancel a condition (C-10)

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Application information:

Concurrence agency office: Contaminated Land Unit

Responsible officer: Karen Hopper

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

Telephone: 3227 7983 Fax: 3227 7677 E-mail: Karen.Hopper@env.qld.gov.au

EPA no.: 14635

Application no.: 200137

Street address of subject land: 6 Robert Street

Suburb/locality: Ayr Lot no.: 101 Registered Plan no.: A2658

Signed

CTPI 49

Greg O'Brien
Chief Scientific Advisor (Contaminated Land Unit)

Published on DES Disclosure Log RTI Act 2009

Concurrence agency response

Integrated Planning Act 1997 ss3.3.16 and 3.3.18

EPA No.:	14635
Applicant:	Burdekin Airconditioning & Electrical
Application no.:	200137
Date received by EPA:	4 April 2000
Jurisdiction:	*Environmental Protection Act 1994*
Role:	Concurrence
Description:	Material Change of Use 6 Robert Street, Ayr Lot 101 on Registered Plan A2658

1 Type of development

☑ Material change of use

☐ Reconfiguration of a Lot

where:

☐ the existing use of the land is, or if the land is vacant land with no existing use the most recent use of the land was, for a notifiable activity under the *Environmental Protection Act 1994*.

☐ the proposed use of the land is for child care, educational, recreational, residential or similar purposes and the existing use of the land is, or if the land is vacant land with no existing use the most recent use of the land was, for an industrial activity.

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

☐ the land is wholly or partly within an area for which an Area Management Advice for industrial activity or natural mineralisation has been issued and the proposed use of the land is for child care, educational, recreational, residential or similar purposes.

☐ the land is wholly or partly in an area for which an Area Management Advice for unexploded ordnance has been issued.

2 Response to development application

The Environmental Protection Agency, acting as a concurrence agency under the *Integrated Planning Act 1997*, provides its response to the application detailed above.

The concurrence agency response is that -

☑ conditions must attach to any development approval

☐ any approval must be for part only of the development

☐ any approval must be a preliminary approval only

☐ there are no concurrence agency requirements;

☐ the application must be refused

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3 Condition(s)

The following concurrence agency condition(s) is/are to be attached to any development approval:

a) All access roads on the site are to be sealed to prevent dust emissions.

b) All entries to the cold storage facility are to be sealed.

4 Reasons for including condition(s) or refusal

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

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

5 Additional comments or advice

a) The removal of any contaminated soil requires prior approval from the Environmental Protection Agency (EPA) Contaminated Land Unit (CLU) under S118ZZF of the Environmental Protection Act 1994 (EP Act).

6 Additional information

This concurrence response under the *Environmental Protection Act 1994* does not remove the need to obtain any further approval for this development which might be required by other State and/or Commonwealth legislation. Applicants are advised to check with all relevant statutory authorities. Applicants also should comply with all relevant legislation.

Other Environmental Protection Agency approvals, licences and/or sanctions (for example, *Harbours Act 1955, Beach Protection Act 1968, Marine Parks Act 1982, Queensland Heritage Act 1992, Nature Conservation Act 1992*) that are required by this development or works are listed below. This response does not infer that the other necessary approvals, licences and/or sanctions will be granted.

End of Response

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IPA APPLICATION - 2 / 6 Robert Street, Ayr
(Lot 101 A2658)

Applicant: Burdekin Airconditioning & Electrical
App'n No: 14635
File No: 900962

Quoted App'n No 200137

On EMR for: Battery Manufacture or recycling

Proposal:
Preliminary Approval for Material Change of Use - construction of a cold storage facility on the site for storage of perishable and non-perishable goods.

Current & continuing Use:
scrap metal business

****what are the buildings that are being demolished currently used for?**
Battery metal recycling.

****Is the proposed building a new building or is the proposal to refurbish an existing building?**
The building that will contain the cold storage is totally new.

Where have the contaminating activities have been carried out in relation to where the cold storage room is being constructed?
All metal recycling has occurred at the front of the site (in one of the buildings to be demolished) at the front of the site. The area where the cold storage facility is to be constructed has been vacant.

Spoke to CTPI 49-Sch4 [redacted]

Recommendation:

Use of the site for scrap metal recycling is to continue. This application involves construction of a new storage facility that is not close to the existing notifiable activity. Therefore, I recommend:

no conditions, advice re s118zzf.

11/4/00 - Given that areas @ front of site are likely to be highly contam (ie battery recycling)
- Condition should be placed on application as follows:-
→ All access roads on the site are to be sealed to prevent dust emissions
→ All entries to the cold storage facility are to be sealed.
→ Advice re:- 118zzf. CTPI 49-Sch4 [redacted]

07.04.00

Entry roads
+ access roads

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EMR

Lot 101 **Plan** A2658 **Category** NOTIFIABLE ACTIVITY **Record Type** BP **ID** 14635
Hist ID 5-133

LGA BURDEKIN SHIRE COUNCIL **Region** N **AMA**

Site Name BATTERY MANU/RECYCLING AYR **Notified By** DATACONV **Notif Rec'd**

Street 2-6 ROBERT STREET **Entry Date** 27/06/1998 **Last Altered Date**

Suburb AYR QLD **Post code** 4807

Ext Ref

Owner PARKSIDE BUILDING SUPPLIED (AYR) PTY LTD

Owner Address PO BOX 967
AYR
QLD

Haz Cont

Post code 4807

Parcel Status C **Area** 44510 m² **File** 0 **Officer** NIL

Offsite Disposal Date

Notifiable Activities

BATTERY MANUFACTURE OR RECYCLING

Comments

Registered Site ID 14635

Date	User ID	Corr No	Officer Name	Finalised	How Finalised

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900762

BURDEKIN AIR-CONDITIONING AND ELECTRICAL P.T.Y. L.T.D.

PHONE: 07 4783 5590.
FAX:07 4783 5929

101 A2658

FACSIMILE TRANSMITTAL SHEET

TO: Darryl Byrne	FROM: CTPI 49-Sch4
COMPANY:	DATE:
FAX NUMBER: 07 3227 7677	TOTAL NO. OF PAGES INCLUDING COVER:
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
RE:	YOUR REFERENCE NUMBER:

☐ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

NOTES/COMMENTS:

Application as discussed

FAXED 4.4.09

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RTI Act 2009

P.O. BOX 2122 AYR, 4807.

Burdekin Shire Council
145 YOUNG STREET, AYR

Acknowledgment Notice to Applicant
Integrated Planning Act 1997

1. Applicant Details

Name: **BURDEKIN AIRCONDITIONING & ELECTRICAL**

Postal Address: **2/6 ROBERT STREET AYR QLD** Postcode: **4807**

Phone No: Mobile No: Fax:

2. Property Description

Street address *include suburb/locality:* **6 ROBERT STREET AYR**

Lot No.: **101 A2658**

Parish: **ANTILL** County: **GLADSTONE**

3. Owner's Details

Name: **BURDEKIN AIRCONDITIONING & ELECTRICAL PTY LTD**

Postal Address: **C/- 87 EDWARDS STREET AYR Q_** Postcode: **4807**

4. Copyright Holders

Consent from the following agencies has been received:
Name of authors of documentation contained within application
N/A

5. Development Approval

What approval is being sought?	Preliminary Approval	Development Permit
Building Work:	**YES**	**NO**
Cold Storage Facility		
Material Change of Use:	**YES**	**NO**
Cold Storage Facility		

6. Development Application (Superseded Planning Scheme)

Is the application for a Development Application (Superseded Planning Scheme)?

No ☒ *Go to 7* Yes ☐ **If yes, give details**

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Acknowledgment Notice to Applicant
Burdekin Shire Council

Application may proceed ☐
Requires Development Permit before application may proceed ☐ → **Explain**
Application will be assessed under existing Planning Scheme ☐

Explanation of decision

7. Code Assessment

Will Code Assessment be required?

No ☐ Yes ☒ *If yes, list codes*

Building Code of Australia;
Town Planning Scheme.

8. Impact Assessment

Will Impact Assessment be required?

No ☒ Yes ☐

9. Public Notification Details

What is required for Public Notification?

Public Notification has been attended to by the Assessment manager.

10. Referral Agencies

What are the names and addresses of Referral Agencies?

REFERRAL AGENCY	ADDRESS	REFERRAL - BASIS
Contaminated Land Unit	**11th Floor 160 Ann Street Brisbane 4000**	**Concurrence**

PLEASE NOTE THAT THIS REFERRAL IS THE APPLICANTS RESPONSIBILITY – SEE ATTACHED "REFERRAL PROCESS"

11. Information Request

Will a further Information Request be made by the Assessment Manager?

No ☒ Yes ☐

12. Referral Coordination

Does the application require Referral Coordination?

No ☒ Yes ☐ *If yes, refer application to:*
Chief Executive,
Department of Local Government and Planning,
P.O. Box 187,
BRISBANE QLD 4002

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Version 1 (3/98)

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Acknowledgment Notice to Applicant
Burdekin Shire Council

13. Assessment Manager

Name: Burdekin Shire Council Signature: CTPI 49-Sch4 Date:

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Burdekin Shire Council

145 Young Street, Ayr

Referral Process

INTEGRATED PLANNING ACT 1997, IDAS
DEVELOPMENT APPLICATION

Applicant gives material to referral agency

3.3.3.(1) The applicant must give each referral agency:

(a) a copy of the application (unless the referral agency already has a copy of the application); and

(b) a copy of the acknowledgment notice (unless the referral agency was the entity that gave the notice or is a building referral agency);and

(c) if the referral agency is a concurrence agency-the agency'sapplication fee prescribed under a regulation under this or another Act or, if the functions of the concurrence agency in relation to the application have been devolved or delegated to a local government, the fee that is, by resolution, adopted by the local government.

(2) The things mentioned in subsection (1)(a), (b) and (c) must be given to all referral agencies at about the same time.

(3) However, the applicant need not give a referral agency the things mentioned in subsection (1)(a), (b) and (c), if:

(a) the applicant gave the assessment manager a copy of the referral agency's response mentioned in section 3.3.2(1) with the application; and

(b) the referral agency's response states that:
(i) the agency does not require a referral under this section; or
(ii) the agency does not require a referral under this section if any conditions (including a time limit within which the application must be made) stated in the response are satisfied; and

(c) the statement is not stopped from having effect under section 3.3.2(2)(b), and any conditions mentioned in paragraph (b)(ii) are satisfied.

(4) The assessment manager may, on behalf of the applicant and with the applicant's agreement, comply with subsection (1) for a fee, not more than the assessment manager's reasonable costs of complying with subsection (1).

(5) To the extent the functions of a referral agency in relation to the application have been lawfully devolved or delegated to the assessment manager, subsections (1) to (4) (other than subsection (1)(c)) do not apply.

Applicant advises assessment manager

3.3.4.(1) After complying with section 3.3.3, the applicant must give the assessment manager written notice of:

(a) the day the applicant gave each referral agency the things mentioned in section 3.3.3(1)(a), (b) and (c); and

(b) if referral coordination is required-the day the applicant complied with section 3.3.5(2).

(2) To the extent the functions of a referral agency in relation to the application have been lawfully devolved or delegated to the assessment manager, subsection (1)(a) does not apply.

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87 EDWARD STREET, AYR 4807
P.O. BOX 2122, AYR 4807
PHONE: 4783 5590
FAX: 4783 5929
A.C.N. 075 847 353
Q.B.S.A. LIC. 077 525

BURDEKIN AIR-CONDITIONING & ELECTRICAL PTY LTD

AIR-CONDITIONING:
DOMESTIC
AGRICULTURAL
RURAL
INDUSTRIAL

REFRIGERATION:
COMMERCIAL
AGRICULTURAL
RURAL
INDUSTRIAL

ELECTRICAL:
COMMERCIAL
INDUSTRIAL
RURAL
IRRIGATION
DOMESTIC

COMMUNICATIONS:
AUSTEL LICENCED
PHONE OUTLETS
DATA OUTLETS

AGENTS FOR:
MITSUBISHI ELECTRIC
HITACHI
EMAIL AIR
VALET:
DUCTED VACUUMS
SECURITY GATES
ALARM SYSTEMS

ref: coldroom

Tuesday, 14 March 2000

Burdekin Shire Council
Building Department
Young St
AYR QLD 4807

Dear Sir

We have recently purchased a block of land at 2/6 Robert St, Ayr. We intend to build a cold storage facility on this site. Cold storage products may include anything from perishable to non-perishable products, either short or long term. We expect delivery from all types of vehicles from utilities to semi-trailers. We intend to retain the scrap metal business also from this site.

Attached is an approximate site plan for reference. At this stage we are seeking preliminary approval for the development and any special requirement (if any).

We would appreciate your earliest reply.

Yours sincerely

CTPI 49-Sch4

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COUNCIL OF THE SHIRE OF BURDEKIN

FORM 1A (Version 2) (12.10.98) - IDAS DEVELOPMENT APPLICATION

Integrated Planning Act 1997 (IPA) s 3.2.1

This form MUST be used for all development applications under the IPA, including those involving assessment under the Building Act 1975 and under the Environmental Protection Act 1994. It may also be used for plumbing and drainage work under the Sewerage and Water Supply Act 1949.

IDAS No.	
Date	
File No.	
Date	

Office Use Only

Building Fee Payable	Plumbing Fee Payable	QBSA Insurance Fee	Census District No.
Building Fee Receipt No	Plumbing Fee Receipt No.	QBSA Insurance Receipt No.	Owner Builder Yes ☐ No ☐
Date Received	Receiving Officer's Signature	Rates Assessment No.	P.L.S.L. Yes ☐ No ☐
Planning Fee	Planning Fee Receipt No.	Engineering Fee	Engineering Fee Receipt No.

MANDATORY INFORMATION
Items 1 - 13 Refer to the Explanatory Notes before completing

1. Applicant Details

Name *in full:* Burdekin Air conditioning + Electrical
Company Name: CTPI 49-Sch4
Postal Address: PO Box 2122
Ayr
Post Code: 4807
Phone: CTPI 49-Sch4 Fax:
Email
Signature

2. Property Description

Site Address: 2/6 Robert St
Suburb/Locality Ayr
Shop/Tenancy No.: Level:
Lot No. 101 RP/GTP/BUP/CP No. A-2658
If Plan not sealed supply previous:
Lot No. RP/GTP/BUP/CP No.
Parish: Antill County: Gladstone

3. Owner's Consent *If applicant is not the Owner*

Name/s *in full:*
Postal Address:
Postcode:
Phone: Mobile:
Signature/s, Company Seal or A.C.N. :

3(A) Builder's Details

Builder's Name:
Postal Address:
Phone: Mobile:
Reg. No. 20-263 Signature:

4. Application and Approval Type

What do you consider describes the aspect/s of development applied for and the approval/s sought?

	Development Permit	Preliminary Approval
Carrying out Building Work	☐	☑
Carrying out Plumbing or Drainage Work	☐	☑
Carrying out Operational Work	☐	☑
Making a Material Change of Use of Premises	☐	☐
Reconfiguring a Lot	☐	☐

Development Permit DP *Preliminary Approval PA*

5. Superseded Planning Scheme

Only applicable if assessment of the application is required under a planning scheme. Tick 'no' if not applicable.
Do you wish the application to be assessed under a superseded Planning Scheme?

No ☑ ~~Go to 6.~~
Yes ☐ Provide details which will identify the superseded Planning Scheme under which assessment is sought or development is proposed.

Planning Scheme
Date adoption notified in Gazette

6. Copyright Consent *NOW NOT REQUIRED - IPA AMENDMENT - DATED 12 OCTOBER 1998*

7a. Existing Use of Premises:

Scrap metal Business

7b. Proposed New Development: *(Refer explanatory notes)*

Cold Storage Facility
+ Retain Scrap metal Business

Intended Use:

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8. Referral trigger

Refer Explanatory Notes

Do you consider this application triggers **referral co-ordination of information requests?**

No ☑

Yes ☐

Do you consider this application triggers **referral to a referral agency?**

No ☑ *Go to 9*

Yes ☐ Specify each trigger *e.g. ERA, special fire services*

Specify each referral agency indicating whether a concurrence or advice agency e.g. Dept of Environment (concurrence), Qld Fire & Rescue Authority (advice)

If a referral response has already been received from a referral agency, indicate the agency and attach the response.

9. Plans and Supporting Information

Plans and supporting information are required to illustrate the intent of the proposal.

Are plans and supporting information attached?

No ☐ Yes ☑

If plans and supporting information are attached, do they include any plans or supporting information recommended by a referral agency?

No ☑ Yes ☐

No supporting information recommended ☐

Note:

1. For building work that is to be assessed under the Building Act, plans and supporting information must be submitted that comply with schedule 1 of this form.

2. If the Queensland Fire and Rescue Authority is a referral agency for the application, and plans and supporting information are supplied that comply with schedule 1, applicants should answer "yes" to the second part of the question, as schedule 1 includes the Authority's requirements.

10. Reconfiguring a Lot

Is this application for **reconfiguring a lot?**

No ☑ *Go to 11*

Yes ☐ *Specify the total area of land involved in this application.*

ha/m²

11. Building Work

Is this an application for building work requiring **assessment under the Building Act.**

No ☐ *Go to 12*

Yes ☑ *Complete the following*

New Work ☑ Alterations ☐ Demolition ☑

What is the total value of the building work?

Estimated value including all labour and materials?

$150 000.00

Construction Details

External Walls		Frame		Roof Covering	
Double Brick	☐ 11	Timber	☐ 40	Tiles	☐ 10
Brick Veneer	☐ 12	Steel	☑ 60	Slate, Concrete	☐ 20
Masonry, Concrete	☐ 20	Aluminium	☐ 70	Fibre Cement	☐ 30
Fibre Cement	☐ 30	Other	☐ 80	Steel	☐ 60
Timber	☐ 40	**Floor**		Aluminium	☐ 70
Curtain Glass	☐ 50	Timber	☐ 40	Other	☐ 80
Steel	☑ 60	Concrete	☑ 20		
Aluminium	☐ 70	Other	☐ 80		
Other	☐ 80				

Number of storeys 1

Floor Area - m²

New 450 Existing 100m².

TOTAL

Site area 4452 m². Zoning General Industry

Class

Intended Use Cold Storage Facility

Complete for residential work only

What best describes the dwelling type?

Single detached house	☐
Kit house	☐
Transportable/Relocatable house	☐
Attached housing (*includes row, terrace, townhouse*)	☐
Semi-attached housing (*duplexes, dual occupancies*)	☐
Apartment building/unit where units are layered one above another	☐
Apartment, unit or flat attached to an existing house	☐

No. of existing dwelling units

No. of new / additional self contained dwelling units

No. of dwelling units to be demolished

If dwelling unit, gross area of site m²

Release of Building Work information

Some local governments provide summary information of approvals, including the owner's name and address, for use by industry in marketing products.

Does the owner agree to the release of owner details and the street number of the site for marketing purposes?

No ☐ Yes ☑

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12. Plumbing and Drainage Work

Is this application for a plumbing or drainage work requiring assessment under the Sewerage and Water Supply Act?

No ☐ *Go to 13*
Yes ☑ *Complete the following*

Water Supply Plumbing

Is this application for a new water service?

No ☐ Yes ☐ ***Lodge a site plan showing the location of proposed driveways and water supply.***

Purpose of water service

Domestic ☐ Commercial ☑ Industrial ☐
Fire ☐ Other

Nature of Work

New ☐ Repair ☐ Alteration ☑
Disconnect existing service ☐ Other

Size of water service required ____ mm

Type and Class of pipe to be used on premises

Type of backflow prevention device (*if applicable*).
Attach list if necessary

Office Use Only

Date Entered:
Fee:
Approval No.
Drainage Plan No.

Site Plan to include the following:

* Existing Drainage
* Sewer Location
* Location of Fixtures
* Location of Water Supply

Sanitary Plumbing and Drainage

Nature of work

Alter an existing installation ☑
Disconnect existing service ☐
New / Additional sewer connection required ☐
Other

On Site Sewerage Facility

On-site sewage treatment plant ☐ Type

Septic tank ☑ Method of sullage disposal

Plumbing/Drainage plan

Do you want Council to prepare the design?

No ☑ Yes ☐

Is the design submitted for approval?

No ☑ Yes ☐

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DESCRIPTION OF WORK

Details:

	Ped	Bath	Sink	Basin	Shower	Urinal	Tubs	Other (specify)
Additional								
Replace								

PLUMBER

NAME: _____ **Phone:** _____

ADDRESS: _____

LICENCE NUMBER: Plumber: _____ **Drainer:** _____

SIGNATURE : _____

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13. FIRE FIGHTING FACILITIES

Refer Explanatory Notes

Is this an application for building work requiring fire safety installations or special fire services?

No ☐ Submit application

Yes ☑ Indicate which fire safety installations or special fire services are required

Special Fire Services

Fire mains ☐
Fire hydrants ☐
Sprinklers (including wall-wetting sprinklers) ☐
Special automatic fire suppression systems (including foam, deluge and gas flooding systems) ☐
Fire detection and alarm systems (other than stand alone smoke alarms not required to be interconnected or connected to a fire indicator panel) ☐
Fire control centres ☐
Stairwell pressurisation systems ☐
Air-handling systems used for smoke control ☐
Smoke and heat venting systems ☐
Smoke exhaust systems ☐
Emergency warning and intercommunication systems ☐
Emergency lifts ☐
Vehicular access for large isolated buildings ☐
Services provided under conditions imposed under Standard Building Regulation section 71 ☐
Services required under clause E1.10 of the Building Code of Australia ☐

Fire Safety Installations (Other than Special Services)

Structural features

Access panels through fire-rated construction ☐
Fire dampers ☐
Fire windows ☐
Fire shutters and doors ☐
Penetrations through fire-rated construction ☐
Fire curtains ☐
Structural fire protection ☐

Fire Protection Systems

Air handling systems ☐

Fire fighting equipment

Fire hydrants (including hydrant boosters) ☐
Fire extinguishers (portable) ☑
Fire hose reels ☐

Occupant Safety Features

Exit door hardware ☐
Emergency power supply ☐
Solid core doors ☐
Emergency lighting ☐
Fire doors ☐
Smoke proof doors ☐
Exit signs ☐

DETAILS OF WORKPLACE

Number of employees

Males [1] (Maximum)

Females [ ] (Maximum)

Show on a drawing:

1. The type of business in each room.
2. The number of persons in each room.

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R

20-263

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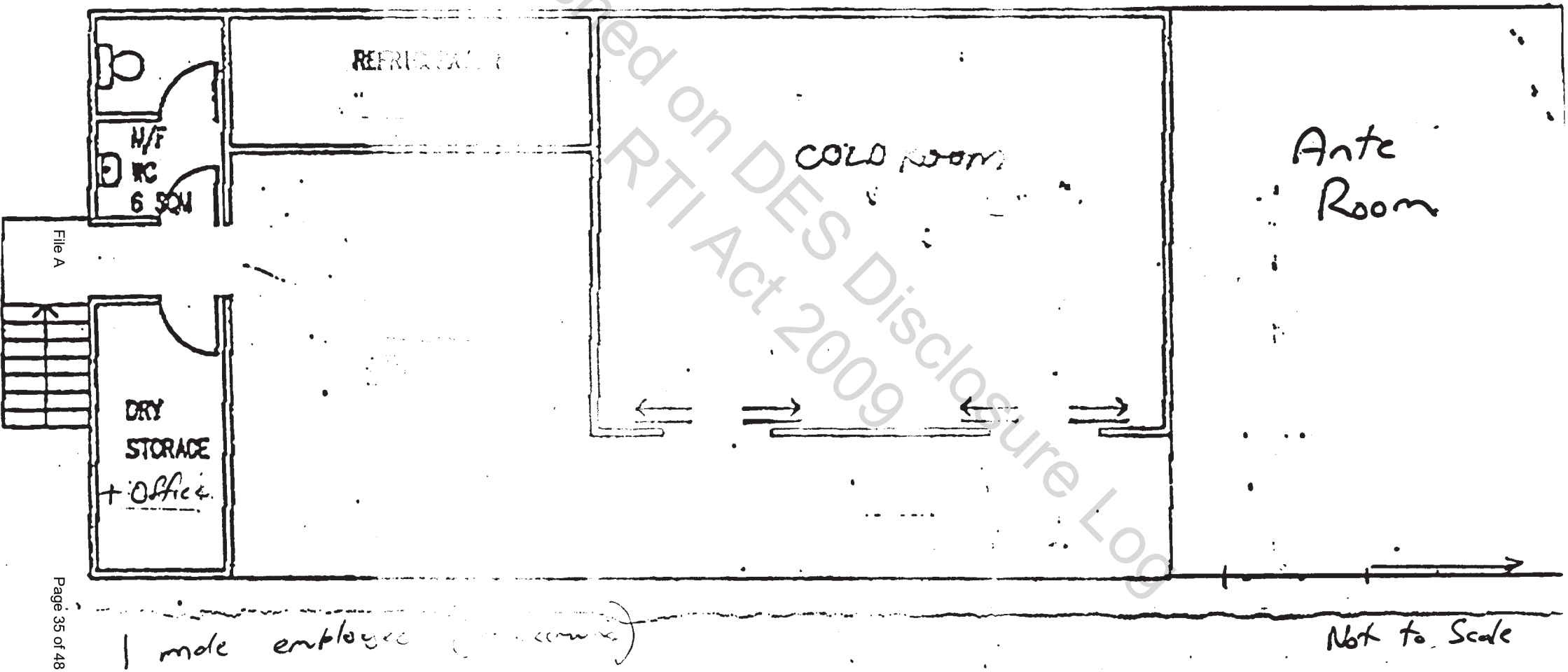

File A

R

BURDEKIN AIR-CONDITIONING AND ELECTRICAL P.T.Y. L.T.D.

PHONE: 07 4783 5590.

FAX:07 4783 5929

FACSIMILE TRANSMITTAL SHEET

TO: Dept of Byrne	FROM: CTPI 49-Sch4
COMPANY:	DATE:
FAX NUMBER: 07 4783 7677	TOTAL NO. OF PAGES INCLUDING COVER:
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
RE:	YOUR REFERENCE NUMBER:

☐ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

NOTES/COMMENTS:

Application as discussed

Published on DES Disclosure Log
RTI Act 2009

P.O. BOX 2122 AYR, 4807.

Burdekin Shire Council
145 YOUNG STREET, AYR

Acknowledgment Notice to Applicant
Integrated Planning Act 1997

1. Applicant Details

Name: **BURDEKIN AIRCONDITIONING & ELECTRICAL**

Postal Address: **2/6 ROBERT STREET AYR QLD** Postcode: **4807**

Phone No: Mobile No: Fax:

2. Property Description

Street address *include suburb/locality:* **6 ROBERT STREET AYR**

Lot No.: **101 A2658**

Parish: **ANTILL** County: **GLADSTONE**

3. Owner's Details

Name: **BURDEKIN AIRCONDITIONING & ELECTRICAL PTY LTD**

Postal Address: **C/- 87 EDWARDS STREET AYR Q** Postcode: **4807**

4. Copyright Holders

Consent from the following agencies has been received:
Name of authors of documentation contained within application
N/A

5. Development Approval

What approval is being sought?	Preliminary Approval	Development Permit
Building Work:	**YES**	**NO**
Cold Storage Facility		
Material Change of Use:	**YES**	**NO**
Cold Storage Facility		

6. Development Application (Superseded Planning Scheme)

Is the application for a Development Application (Superseded Planning Scheme)?

No ☒ *Go to 7* Yes ☐ **If yes, give details**

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Acknowledgment Notice to Applicant
Burdekin Shire Council

Application may proceed	☐	
Requires Development Permit before application may proceed	☐	Explain
Application will be assessed under existing Planning Scheme	☐	

Explanation of decision

7. Code Assessment

Will Code Assessment be required?

No ☐ Yes ☒ *If yes, list codes*

Building Code of Australia;
Town Planning Scheme.

8. Impact Assessment

Will Impact Assessment be required?

No ☒ Yes ☐

9. Public Notification Details

What is required for Public Notification?

Public Notification has been attended to by the Assessment manager.

10. Referral Agencies

What are the names and addresses of Referral Agencies?

REFERRAL AGENCY	ADDRESS	REFERRAL - BASIS
Contaminated Land Unit	**11th Floor 160 Ann Street Brisbane 4000**	**Concurrence**

PLEASE NOTE THAT THIS REFERRAL IS THE APPLICANTS RESPONSIBILITY – SEE ATTACHED "REFERRAL PROCESS"

11. Information Request

Will a further Information Request be made by the Assessment Manager?

No ☒ Yes ☐

12. Referral Coordination

Does the application require Referral Coordination?

No ☒ Yes ☐ *If yes, refer application to:*
Chief Executive,
Department of Local Government and Planning,
P.O. Box 187,
BRISBANE QLD 4002

Version 1 (3/98)

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Acknowledgment Notice to Applicant
Burdekin Shire Council

13. Assessment Manager

Name: Burdekin Shire Council Signature: CTPI 49-Sch4 Date:

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Version 1 (3/98)

Burdekin Shire Council

145 Young Street, Ayr

Referral Process

INTEGRATED PLANNING ACT 1997, IDAS DEVELOPMENT APPLICATION

Applicant gives material to referral agency

3.3.3.(1) The applicant must give each referral agency:

(a) a copy of the application (unless the referral agency already has a copy of the application); and

(b) a copy of the acknowledgment notice (unless the referral agency was the entity that gave the notice or is a building referral agency);and

(c) if the referral agency is a concurrence agency-the agency'sapplication fee prescribed under a regulation under this or another Act or, if the functions of the concurrence agency in relation to the application have been devolved or delegated to a local government, the fee that is, by resolution, adopted by the local government.

(2) The things mentioned in subsection (1)(a), (b) and (c) must be given to all referral agencies at about the same time.

(3) However, the applicant need not give a referral agency the things mentioned in subsection (1)(a), (b) and (c), if:

(a) the applicant gave the assessment manager a copy of the referral agency's response mentioned in section 3.3.2(1) with the application; and

(b) the referral agency's response states that:

(i) the agency does not require a referral under this section; or

(ii) the agency does not require a referral under this section if any conditions (including a time limit within which the application must be made) stated in the response are satisfied; and

(c) the statement is not stopped from having effect under section 3.3.2(2)(b), and any conditions mentioned in paragraph (b)(ii) are satisfied.

(4) The assessment manager may, on behalf of the applicant and with the applicant's agreement, comply with subsection (1) for a fee, not more than the assessment manager's reasonable costs of complying with subsection (1).

(5) To the extent the functions of a referral agency in relation to the application have been lawfully devolved or delegated to the assessment manager, subsections (1) to (4) (other than subsection (1)(c)) do not apply.

Applicant advises assessment manager

3.3.4.(1) After complying with section 3.3.3, the applicant must give the assessment manager written notice of:

(a) the day the applicant gave each referral agency the things mentioned in section 3.3.3(1)(a), (b) and (c); and

(b) if referral coordination is required-the day the applicant complied with section 3.3.5(2).

(2) To the extent the functions of a referral agency in relation to the application have been lawfully devolved or delegated to the assessment manager, subsection (1)(a) does not apply.

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87 EDWARD STREET, AYR 4807
P.O. BOX 2122, AYR 4807
PHONE: 4783 5590
FAX: 4783 5929
A.C.N. 075 847 353
Q.B.S.A. LIC. 077 525

BURDEKIN AIR CONDITIONING & REFRIGERATION PTY LTD

AIR-CONDITIONING:
DOMESTIC
AGRICULTURAL
RURAL
INDUSTRIAL

REFRIGERATION:
COMMERCIAL
AGRICULTURAL
RURAL
INDUSTRIAL

ELECTRICAL:
COMMERCIAL
INDUSTRIAL
RURAL
IRRIGATION
DOMESTIC

COMMUNICATIONS:
AUSTEL LICENCED
PHONE OUTLETS
DATA OUTLETS

AGENTS FOR:
MITSUBISHI ELECTRIC
HITACHI
EMAIL AIR
VALET:
DUCTED VACUUMS
SECURITY GATES
ALARM SYSTEMS

ref: coldroom

Tuesday, 14 March 2000

Burdekin Shire Council
Building Department
Young St
AYR QLD 4807

Dear Sir

We have recently purchased a block of land at 2/6 Robert St, Ayr. We intend to build a cold storage facility on this site. Cold storage products may include anything from perishable to non-perishable products, either short or long term. We expect delivery from all types of vehicles from utilities to semi-trailers. We intend to retain the scrap metal business also from this site.

Attached is an approximate site plan for reference. At this stage we are seeking preliminary approval for the development and any special requirement (if any).

We would appreciate your earliest reply.

Yours sincerely

CTPI 49-Sch4

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FORM 1A (Version 2) (12.10.98) - IDAS DEVELOPMENT APPLICATION

Integrated Planning Act 1997 (IPA) s 3.2.1

This form MUST be used for all development applications under the IPA, including those involving assessment under the Building Act 1975 and under the Environmental Protection Act 1994. It may also be used for plumbing and drainage work under the Sewerage and Water Supply Act 1949.

Date
File No.
Date

Office Use Only

Building Fee Payable	Plumbing Fee Payable	QBSA Insurance Fee	Census District No.
Building Fee Receipt No	Plumbing Fee Receipt No.	QBSA Insurance Receipt No.	Owner Builder Yes ☐ No ☐
Date Received	Receiving Officer's Signature	Rates Assessment No.	P.L.S.L. Yes ☐ No ☐
Planning Fee	Planning Fee Receipt No.	Engineering Fee	Engineering Fee Receipt No.

MANDATORY INFORMATION
Items 1 - 13 Refer to the Explanatory Notes before completing

1. Applicant Details

Name *in full:* Burdekin Accumulators & Electrical
Company Name: CTPI 49-Sch4
Postal Address: PO Box 2122
Ayr Post Code: 4807
Phone: CTPI 49-Sch4 Fax:
Email
Signature

2. Property Description

Site Address: 2/6 Robert St
Suburb/Locality Ayr
Shop/Tenancy No.: Level:
Lot No. 101 RP/GTP/BUP/CP No. A/2658
If Plan not sealed supply previous:
Lot No. RP/GTP/BUP/CP No.
Parish: Antill County: Gladstone

3. Owner's Consent *If applicant is not the Owner*

Name/s *in full:*
Postal Address:
Postcode:
Phone: Mobile:
Signature/s, Company Seal or A.C.N. :

3(A) Builder's Details

Builder's Name:
Postal Address:
Phone: Mobile:
Reg. No. Signature:

4. Application and Approval Type

What do you consider describes the aspect/s of development applied for and the approval/s sought?

	Development Permit	Preliminary Approval
Carrying out Building Work	☐	☐
Carrying out Plumbing or Drainage Work	☐	☐
Carrying out Operational Work	☐	☐
Making a Material Change of Use of Premises	☐	☐
Reconfiguring a Lot	☐	☐

Development Permit DP *Preliminary Approval PA*

5. Superseded Planning Scheme

Only applicable if assessment of the application is required under a planning scheme. Tick 'no' if not applicable.
Do you wish the application to be assessed under a superseded Planning Scheme?

No ☐ ~~Go to 6.~~
Yes ☐ Provide details which will identify the superseded Planning Scheme under which assessment is sought or development is proposed.

Planning Scheme
Date adoption notified in Gazette

6. Copyright Consent *NOW NOT REQUIRED - IPA AMENDMENT - DATED 12 OCTOBER 1998*

7a. Existing Use of Premises:

Scrap metal Business

7b. Proposed New Development: *(Refer explanatory notes)*

Cold Storage Facility
+ Retain Scrap metal Business

Intended Use:

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8. Referral trigger

Refer Explanatory Notes

Do you consider this application triggers referral co-ordination of information requests?

No ☑

Yes ☐

Do you consider this application triggers referral to a referral agency?

No ☐ *Go to 9*

Yes ☐ Specify each trigger *e.g. ERA, special fire services*

Specify each referral agency indicating whether a concurrence or advice agency e.g. Dept of Environment (concurrence), Qld Fire & Rescue Authority (advice)

If a referral response has already been received from a referral agency, indicate the agency and attach the response.

9. Plans and Supporting Information

Plans and supporting information are required to illustrate the intent of the proposal.

Are plans and supporting information attached?

No ☐ Yes ☑

If plans and supporting information are attached, do they include any plans or supporting information recommended by a referral agency?

No ☑ Yes ☐

No supporting information recommended ☐

Note:

1. For building work that is to be assessed under the Building Act, plans and supporting information must be submitted that comply with schedule 1 of this form.

2. If the Queensland Fire and Rescue Authority is a referral agency for the application, and plans and supporting information are supplied that comply with schedule 1, applicants should answer "yes" to the second part of the question, as schedule 1 includes the Authority's requirements.

10. Reconfiguring a Lot

Is this application for reconfiguring a lot?

No ☑ *Go to 11*

Yes ☐ *Specify the total area of land involved in this application.*

ha/m²

11. Building Work

Is this an application for building work requiring assessment under the Building Act.

No ☐ *Go to 12*

Yes ☑ *Complete the following*

New Work ☑ Alterations ☐ Demolition ☑

What is the total value of the building work?

Estimated value including all labour and materials?

$150 000.00

Construction Details

External Walls		Frame		Roof Covering	
Double Brick	☐ 11	Timber	☐ 40	Tiles	☐ 1
Brick Veneer	☐ 12	Steel	☑ 60	Slate, Concrete	☐ 2
Masonry, Concrete	☐ 20	Aluminium	☐ 70	Fibre Cement	☐ 3
Fibre Cement	☐ 30	Other	☐ 80	Steel	☐ 6
Timber	☐ 40	**Floor**		Aluminium	☐ 7
Curtain Glass	☐ 50	Timber	☐ 40	Other	☐ 8
Steel	☑ 60	Concrete	☑ 20		
Aluminium	☐ 70	Other	☐ 80		
Other	☐ 80				

Number of storeys: 1

Floor Area - m²

New: 450 Existing: 100 m²

TOTAL:

Site area: 4452 m² Zoning: General Industry

Class:

Intended Use: Cold Storage Facility

Complete for residential work only

What best describes the dwelling type?

Single detached house	☐
Kit house	☐
Transportable/Relocatable house	☐
Attached housing (*includes row, terrace, townhouse*)	☐
Semi-attached housing (*duplexes, dual occupancies*)	☐
Apartment building/unit where units are layered one above another	☐
Apartment, unit or flat attached to an existing house	☐

No. of existing dwelling units:

No. of new / additional self contained dwelling units:

No. of dwelling units to be demolished:

If dwelling unit, gross area of site: m²

Release of Building Work Information

Some local governments provide summary information of approvals, including the owner's name and address, for use by industry in marketing products.

Does the owner agree to the release of owner details and the street number of the site for marketing purposes?

No ☐ Yes ☑

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12. Plumbing and Drainage Work

Is this application for a plumbing or drainage work requiring assessment under the Sewerage and Water Supply Act?

No ☐ *Go to 13*
Yes ☑ *Complete the following*

Water Supply Plumbing

Is this application for a new water service?

No ☐ Yes ☐ *Lodge a site plan showing the location of proposed driveways and water supply.*

Purpose of water service

Domestic ☐ Commercial ☑ Industrial ☐
Fire ☐ Other

Nature of Work

New ☐ Repair ☐ Alteration ☑
Disconnect existing service ☐ Other

Size of water service required ____ mm

Type and Class of pipe to be used on premises

Type of backflow prevention device (*if applicable*).
Attach list if necessary

Office Use Only

Date Entered:
Fee:
Approval No.
Drainage Plan No.

Site Plan to include the following:

- Existing Drainage
- Sewer Location
- Location of Fixtures
- Location of Water Supply

Sanitary Plumbing and Drainage

Nature of work

Alter an existing installation ☑
Disconnect existing service ☐
New / Additional sewer connection required ☐
Other

On Site Sewerage Facility

On-site sewage treatment plant ☐ Type

Septic tank ☑ Method of sullage disposal

Plumbing/Drainage plan

Do you want Council to prepare the design?

No ☑ Yes ☐

Is the design submitted for approval?

No ☑ Yes ☐

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DESCRIPTION OF WORK

Details:

	Pod	Bath	Sink	Basin	Shower	Urinal	Tubs	Other (specify)
Additional								
Replace								

PLUMBER

NAME: _____ **Phone:** _____

ADDRESS: _____

LICENCE NUMBER: Plumber: _____ **Drainer:** _____

SIGNATURE : _____

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13. FIRE FIGHTING FACILITIES

Refer Explanatory Notes

Is this an application for building work requiring fire safety installations or special fire services?

No ☐ Submit application

Yes ☑ Indicate which fire safety installations or special fire services are required

Special Fire Services

Fire mains	?
Fire hydrants	☐
Sprinklers (including wall-wetting sprinklers)	☐
Special automatic fire suppression systems (including foam, deluge and gas flooding systems)	☐
Fire detection and alarm systems (other than stand alone smoke alarms not required to be interconnected or connected to a fire indicator panel)	☐
Fire control centres	☐
Stairwell pressurisation systems	☐
Air-handling systems used for smoke control	☐
Smoke and heat venting systems	☐
Smoke exhaust systems	☐
Emergency warning and intercommunication systems	☐
Emergency lifts	☐
Vehicular access for large isolated buildings	☐
Services provided under conditions imposed under Standard Building Regulation section 71	☐
Services required under clause E1.10 of the Building Code of Australia	☐

Fire Safety Installations (Other than Special Services)

Structural features

Access panels through fire-rated construction	☐	Penetrations through fire-rated construction	☐
Fire dampers	☐	Fire curtains	☐
Fire windows	☐	Structural fire protection	☐
Fire shutters and doors	☐		

Fire Protection Systems

Air handling systems ☐

Fire fighting equipment

Fire hydrants (including hydrant boosters)	☐	Fire extinguishers (portable)	☑
		Fire hose reels	☐

Occupant Safety Features

Exit door hardware	☐
Emergency power supply	☐
Solid core doors	☐
Emergency lighting	☐
Fire doors	☐
Smoke proof doors	☐
Exit signs	☐

DETAILS OF WORKPLACE

Number of employees

Males [1] (Maximum)

Females [ ] (Maximum)

Show on a drawing:

1. The type of business in each room.
2. The number of persons in each room.

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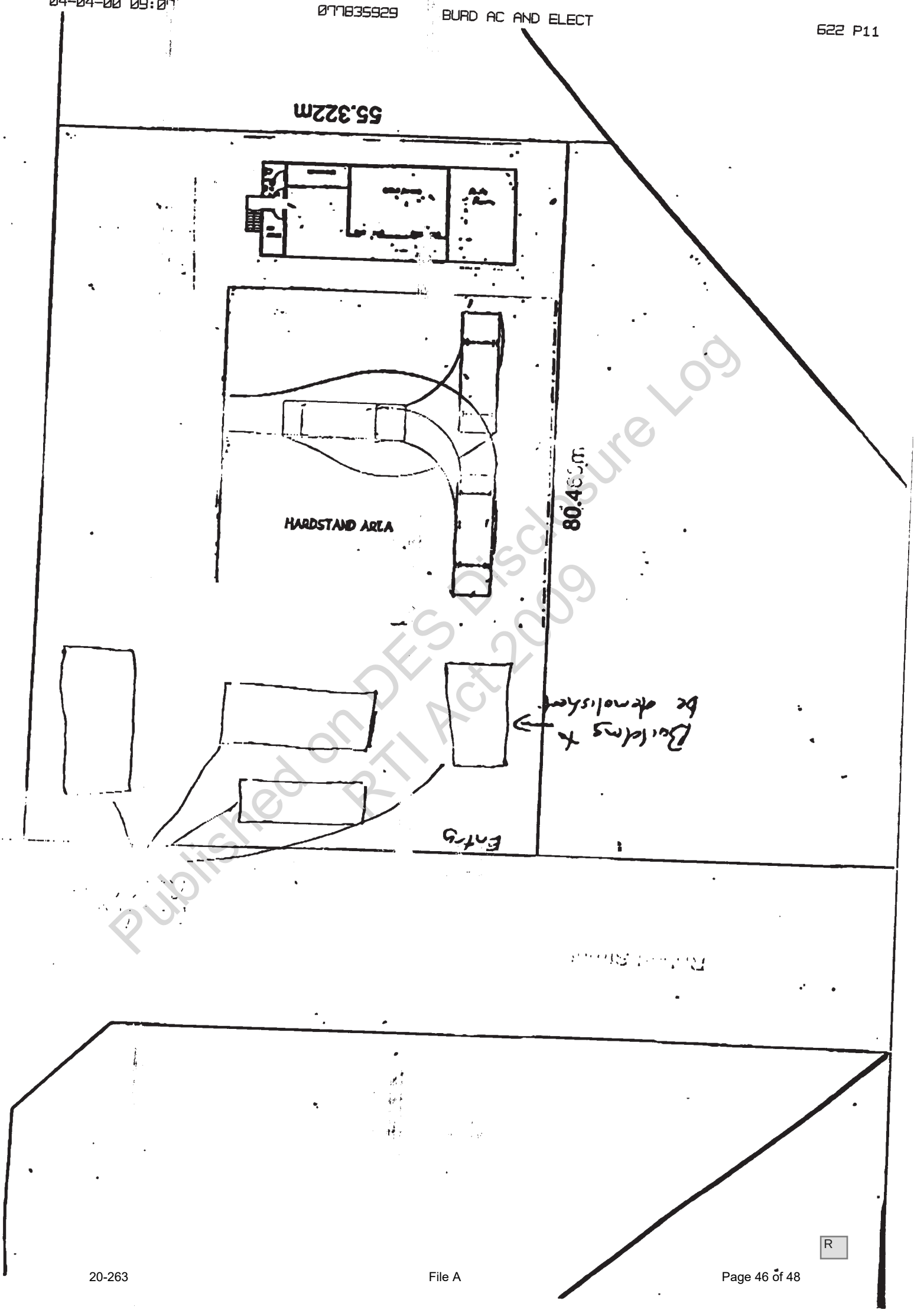

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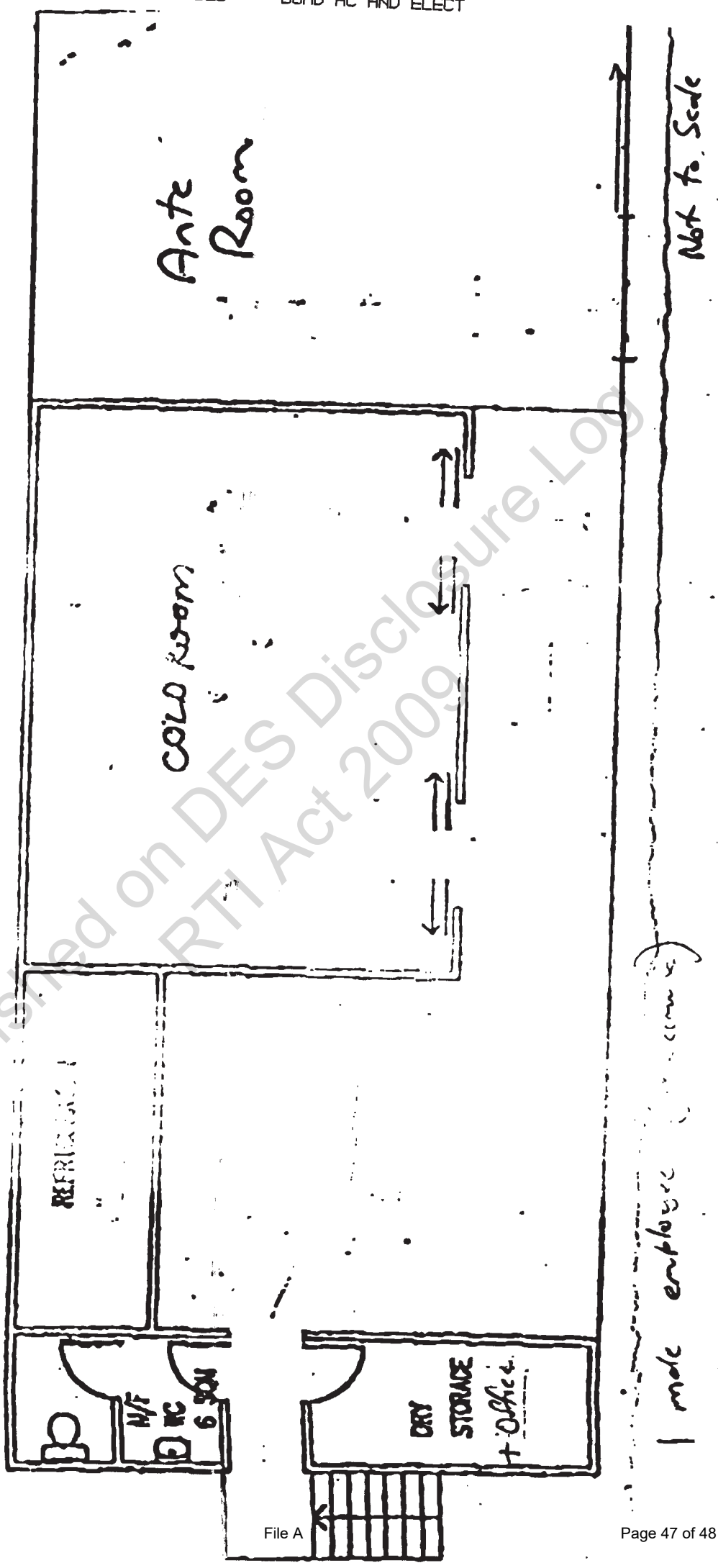

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005-000133 PRO

45.
SITE_NAME: ELLSLEY SCRAP METALS
LOCATION_STREET: 2-6 ROBERT STREET
LOCATION_SUBURB: AYR
LOCATION_POSTCODE: 4807
SITE_LOT: ALLOT 1
SITE_PLAN: SBN SEC42
OWNER_NAME: PARKSIDE BUILDING SUPPLIES (AYR) PTY LTD
OWNER_STREET: P.O. BOX 967
OWNER_SUBURB: AYR
OWNER_POSTCODE: 4807
AREA: 0.44510 ha
CURRENT_USE:
PAST_USE:
COMMENTS: BATTERY MANUFACTURE/RECYCLING

lot + plan.

(13) lot 101 A2658

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