File # 900109

Lucke Gavin

From: Roy Chrystal on behalf of DACoordinationSEQSouth
Sent: Tuesday, 11 October 2011 8:41 AM
To: Contaminated Land; ESNorth – Ipswich
Subject: IC0411BEE0008 IPS7673 Negotiated Decision Notice EcoTrack 301887
Attachments: IC0411BEE0008_IPS7673_Negotiated Decision Notice_Smart EDA pt 1.pdf; IC0411BEE0008_IPS7673_Negotiated Decision Notice_Smart EDA pt 2.pdf

Application for MCU – for Service/Trade use (storage and maintenance yard) Lot 7 on SP133329 (63 River Road, REDBANK)

File reference = IPS7673
Keeper reference = SER/041933
EcoTrack reference = AN: 456770 PN:301887
Other reference/s = Council: 850/2011/MCU

Hi All,

For your records please find attached negotiated decision notice for the above mentioned application.

Kind regards,

Chrystal Roy
Administration Officer Regional Planning and Coordination - Planning and Assessment
Telephone: 07 3884 8030 **Facsimile:** 07 3884 8024
Email: chrystal.roy@derm.qld.gov.au
www.derm.qld.gov.au

Department of environment and Resource Management
32 Tansey Street, Beenleigh Qld 4207
PO box 1164, Beenleigh Qld 4207

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Your reference
Our reference 850/11 BW:RH
Contact Officer Benjamin Williams
Telephone 3810 6897

City of Ipswich

Ipswich City Council

45 Roderick St
PO Box 191
Ipswich QLD 4305
Australia

Tel (07) 3810 6666
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Gemlava Pty Ltd
C/- PDE
PO Box 3733
LOGANHOLME QLD 4129

7 September 2011

SUSTAINABLE PLANNING ACT 2009

DEVELOPMENT APPLICATION NEGOTIATED DECISION NOTICE
Note: This Negotiated Decision Notice replaces Council's previous Decision Notice dated 7 July 2011

Application Details

Application No: 850/11

Real Property Description: Lot 7 on SP133329

Property Location: 63 River Road, Redbank

Decision Date: 7 September 2011

Decision Authority: Development Team Coordinator - East

Nature of Change:

- Part 3 'Approval Details' - amended
- Part 13 'Infrastructure Charges' - amended
- Condition 6(a) 'Car Parking Use – Use and Maintenance' - amended
- Condition 9(a) 'Mining' - unchanged
- Condition 10(a) 'Access and Parking' - amended
- Attachment A – Annexure A 'Adopted Infrastructure Charges Notice' - deleted
- Attachment B – Annexure A 'Adopted Infrastructure Charges Notice' - deleted

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1. Decision Details:

Development	Approval Type	Decision	Relevant Period
Material Change of Use of Premises – General Industry (Assembly, Storage, Repair and Maintenance of Transportable Building Units)	Development Permit	Approved subject to the conditions set out in Attachment A and B – Assessment Manager Conditions and Attachment C - Referral Agency Responses including conditions	Four (4) years

2. Preliminary Approval Affecting the Planning Scheme:

Not applicable to this decision.

3. Approved Plans

The approved plans for this development approval are:

(a) The plans referred to in the table of approved plans (including the amendments that are required to be made to those plans); and

(b) Where the amended version of the plans referred to in the table of approved plans have been approved by the assessment manager, the amended version of those plans; and

(c) The approved plans are attached to this decision notice.

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Table of Approved Plans:

Plan/ Document No	Description	Prepared By	Date	Amendments Required
A1-11007-PD 01 Revision ~~C~~ **D**	Site Layout Plan	Property Development Engineers	~~18 April~~ **9 August** 2011	Subject to the relocation of the 50 x 30m shed ~~not less than 50m further to east of the proposed location as marked in red on the approved plan.~~ **in accordance with the recommendations outlined in the submitted geotechnical report titled 'River Road, Redbank', prepared by Moreton Geotechnical Services Pty Ltd, and dated 6 April 2011.** ~~The developer must provide a minimum 8.0m wide access easement as detailed on attached plan to provide access to the adjoining land identified as Lot 1 on RP221176.~~ ~~The proposed stormwater outlet is to be relocated in accordance with Drawing Number A1-11007-PD-12, Revision B, titled 'Stormwater Layout Plan - Sheet 2', prepared by Property Development Engineers and dated 30 May 2011.~~
A1-11007-PD 02 Revision ~~C~~ **D**	Building Layouts/ Elevation Plan	Property Development Engineers	~~18 April~~ **9 August** 2011	N/A

Note: Amended plans shall be to the satisfaction of the assessment manager and submitted for endorsement prior to the submission of an operational works application.

Table Amended – Negotiated Decision

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4. Codes for Self Assessable Development

Not applicable to this decision.

5. Other Necessary Development Permits and/or Compliance Permits

Further development permits, as required by the *Sustainable Planning Act 2009,* shall be obtained in respect of any operational works, building works and plumbing works in relation to this approval prior to the commencement of works pursuant to the *Sustainable Planning Act 2009*.

6. Details of any Compliance Assessment Required for Documents or Work in Relation to the Development

Not applicable to this decision.

7. Submissions

Not applicable to this decision.

8. Conflict with a Relevant Instrument and Reasons for the Decision Despite the Conflict

Not applicable to this decision.

9. Referral Agencies

The referral agencies for this application are:

Referral Agency	Referral Role	Aspect of Development Requiring Referral	Address
Department of Transport & Main Roads	Concurrence Agency	Material Change of Use of Premises Queensland Transport - Future & existing public passenger transport facilities	Department of Transport and Main Roads PO Box 70 SPRING HILL QLD 4004
Department of Environment and Resource Management	Concurrence Agency	Material Change of Use of Premises - Coastal Management District - Contaminated Land	Department of Environment and Resource Management GPO Box 2454 BRISBANE QLD 4001

Note: Referral agency responses are attached to this decision notice.

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10. When Development Approval Lapses

The relevant period for this approval is as outlined in part 1 –'decision details' of this decision notice, starting the day the approval takes effect. This development approval lapses in accordance with section 341 of the *Sustainable Planning Act 2009*.

Should the assessment manager determine a new relevant period in writing, prior to the lapsing of this approval, then the use may continue for a further period of time, as specified in writing by the assessment manager.

11. When s.242 Preliminary Approval Lapses

Not applicable to this decision.

12. Conditions of Assessment Manager (Ipswich City Council)

(a) Refer to Attachment A for Assessment Manager conditions.

(b) Refer to Attachment B for Assessment Manager conditions for water and wastewater requirements issued by Council under delegation from the Central SEQ Distributor-Retailer Authority.

13. Infrastructure Charges

Not applicable to this decision.

Clause Amended – Negotiated Decision

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14. Appeal Rights

Attachment C is an extract from the *Sustainable Planning Act 2009* which details the applicant's appeal rights and the appeal rights of any submitters regarding this decision.

Yours faithfully

sch4p4(6) Personal information

Tim Foote
TEAM CO-ORDINATOR (EAST)

Cc Department of Transport and Main Roads
PO Box 70
SPRING HILL QLD 4004

Department of Environment and Resource Management
GPO Box 2454
BRISBANE QLD 4001

Enc.

- Assessment Manager Conditions (Attachment A)
- Assessment Manager Conditions issued under delegation from the Central SEQ Distributor-Retailer Authority (Attachment B)
- *Sustainable Planning Act 2009* extract on appeal rights (Attachment C)
- Approved Plans
- Referral Agency Responses

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Attachment A
File No: 850/11
Location: 63 River Road, Redbank
Assessment Manager (Ipswich City Council) Conditions

Conditions applicable to this approval under Sustainable Planning Act:

1. Basis of Approval

This approval is subject to these conditions, the facts and circumstances set out in the application and adherence to all relevant Council Local Laws and/or Planning Scheme Policies.

2. Minor Alterations

Notwithstanding the requirements detailed in this approval, any other minor alterations and/or modifications accepted in writing by the assessment manager will suffice.

3. Development Plans

The development of the site must be undertaken generally in accordance with the approved plans outlined in part 3 of the decision notice.

4. Demolition of Buildings

All buildings or other structures on the land must be demolished and/or removed, prior to approval of any application for building works associated with the material change of use, to the satisfaction of the assessment manager. Approval of an application for building works for the demolition and/or removal, must be obtained prior to the commencement of such works.

5. Hours of Construction

Unless otherwise determined in writing by the assessment manager, hours of construction must not exceed:

Monday to Saturday 6:30am to 6:30pm

Construction work must not be conducted from or on the premises outside the above hours or on Sundays or public holidays.

6. Car Parking - Use and Maintenance

(a) A minimum of forty-four (44) car parking spaces must be provided on site.

(b) Unless otherwise indicated on the approved plan of development or approved by the assessment manager, parking areas must not be:

(i) Exclusively used for staff parking at the expense of customer parking; or

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(ii) Exclusively used for customer parking at the expense of staff parking.

All parking areas must be:

(i) Kept exclusively for parking;

(ii) Used exclusively for parking;

(iii) Accessible to both staff and the customer during any approved hours of operation;

(iv) Appropriately signposted at the entry/entries to the car park, to the satisfaction of the assessment manager (eg "Staff and Customer Parking"), in accordance with the relevant Australian Standard; and

(v) Maintained to the satisfaction of the assessment manager.

Condition Amended – Negotiated Decision

7. Locality References

(a) Any place name used by the developer (excluding a reference to a building, structure or the like and excluding minor, subsidiary signage within a development) must specify the relevant, approved place name under the *Place Names Act 1994* and must comply with the following:

(i) Be in the same colour and background colour as the place name;

(ii) Be in lettering no less than 50% of the place name;

(iii) Be in the same orientation as the place name; and

(iv) Be in either title case or all in upper case.

(b) Any reference to the regional location of the site or the development must not refer to the place as being located in Brisbane or a Brisbane suburb or in the metropolitan area or in the western suburbs.

8. Engineering and Environment Requirements

The following engineering requirements, as detailed in Conditions 9 – 21, must be completed to the satisfaction of the Senior Development Engineer/ Team Coordinator (Environmental Planning).

Terms

(a) RPEQ - A Registered Professional Engineer of Queensland, suitably qualified and experienced in the particular area of expertise required. Furthermore, the RPEQ required for the analysis and reporting for mining shall be experienced in the analysis of underground and surface mining within the Ipswich area.

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(b) QUDM – The *Queensland Urban Drainage Manual (2007 Edition)*, produced by the Queensland Department of Environment and Natural Resources.

(c) MUTCD - The Manual of Uniform Traffic Control Devices, published by DTMR.

(d) QUU – Queensland Urban Utilities – trading name of the Central SEQ Distributor-Retailer Authority, providing water and wastewater services to Ipswich City under the *South-East Queensland Water (Distribution and Retail Restructuring) Act 2009*.

(e) DTMR - Department of Transport and Main Roads.

(f) DERM - Department of Environment and Resource Management.

9. Mining

(a) The developer must relocate the 50m x 30m shed not less than 50.0m further to the east of the existing position shown on Drawing Number A3-11007-PD 01, Revision B, prepared by Property Development Engineers, and dated 16 February 2011, in accordance with the recommendations outlined in the submitted geotechnical report titled '*River Road, Redbank*', prepared by Moreton Geotechnical Services Pty Ltd, and dated 6 April 2011. The amended plans must be submitted for approval in conjunction with an operational works application.

Condition Unchanged – Negotiated Decision

(b) The proposed development must be designed and constructed in accordance with the approved recommendations as outlined in the following geotechnical reports by Moreton Geotechnical Services Pty Ltd:

(i) Report titled 'River Road, Redbank', dated 6 April 2011,

(ii) Report titled 'River Road, Redbank – Stage 2 Detailed Study (Ref. 2005/29/11), dated 19 April 2006 (submitted as part of 2097/2008 approval)

(iii) Report titled 'River Road, Redbank – Stage 1 Detailed Study', dated 23 December 2005 (submitted as part of 2097/2008 approval).

(c) Prior to the approval of any application for building works, the developer must submit to Council a Structural Engineer's certification that the proposed structures have been designed in accordance with the abovementioned geotechnical report.

10. Access and Parking

(a) The developer must provide a minimum 8.0m wide access easement, as detailed on drawing number A1 11007-PD01, revision 'D' prepared by Property Development Engineers dated 9 August 2011, to provide access to the adjoining land identified as Lot 1 on RP221176.

Condition Amended – Negotiated Decision

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(b) Easement rights must be placed over the access for Lot 1 on RP221176 and the subject site, to allow for the provision of utility services and access.

(c) All access and parking must be designed and constructed in accordance with the provisions of the *Planning Scheme Parking Code* and *Australian Standards (2890 Series).*

(d) Parking and manoeuvring areas must accommodate the largest anticipated vehicle to use the site.

(e) Adequate facilities for servicing the development must be provided on site to ensure loading and/or unloading activities do not occur on-street.

(f) Provision must be made for all vehicles to enter and exit the site in forward gear.

(g) All parking, access and manoeuvring areas must be constructed of concrete, bitumen or equivalent materials approved by the assessment manager, and must be line-marked in accordance with the relevant Australian Standard.

(h) A concrete driveway slab, a minimum 6.0m wide, must be constructed from the bitumen edge seal to the property boundary for access to the proposed development in accordance with Council's Standard Drawing SR.13.

11. Stormwater Quantity

(a) The developer must provide all necessary internal and external stormwater drainage to service the development. Such drainage works (except for building gutters and downpipes) must be designed and constructed in accordance with QUDM such that the overall drainage system caters for a storm event with an ARI of 100 years.

(b) No ponding, concentration or redirection of stormwater may occur onto adjoining land unless specifically approved by Council in consultation with the owner of the adjoining land.

(c) All stormwater runoff from the development must be discharged in a manner and to a point to be approved by the assessment manager. In this instance, stormwater discharge from all impervious areas must be directed to the Brisbane River.

(d) The developer must provide a stormwater detention basin (or equivalent) on the subject land, which must be designed and constructed in accordance with *QUDM 2007*. The detention basin (or equivalent) must be constructed to ensure that flows at any point downstream in the catchment are not increased by the development for any combination of frequency and duration from the storm event with an ARI of one (1) year up to and including the storm event with an ARI of 100 years.

In this instance, the stormwater quantity treatment must be generally in accordance with 'Stormwater Management Plan' issue 'B' prepared by Property Development Engineers dated 31/05/2011.

(e) Stormwater drainage plans and calculations must be submitted for approval by the assessment manager, as part of the operational works application.

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12. Stormwater Quality

(a) Stormwater quality for the development must achieve a reduction in the average annual pollutant load as follows prior to discharge from the site in accordance with Planning Scheme Policy 3 Table 2.3.1:

- 80% for total suspended solids;
- 60% for total phosphorus;
- 45% for total nitrogen; and
- 90% for gross pollutants.

(b) The water quality objectives listed in (a) must be achieved through the installation of rainwater tanks, an Ecosol RSF100 GPT and one (1) bioretention basin in accordance with the Stormwater Management Plan (SMP) Issue B prepared by Property Development Engineers dated 31 May 2011 and the *Healthy Waterways Water Sensitive Urban Design Technical Design Guidelines (WSUD TDG) and Construction and Establishment Guidelines.*

(c) In conjunction with application for operational works, the developer must provide to Council for approval by the assessment manager, operational works drawings that detail, amongst other necessary items, the following:

(i) The bioretention basin must be designed and constructed in accordance with the parameters represented in Table 1 below:

Table 1

	Value
Surface Area (m^2)	1000
Filter Media Area (m^2)	1000
Filter Media Median Particle Size (mm)	0.45
Filter Media material	Sandy loam
Filter Media Depth (m)	0.6
Hydraulic conductivity (mm/hr)	180
Transition layer depth (mm)	0.1
Minimum drainage layer depth (mm)#	0.2
Extended detention depth (m)	0.3
Pre-treatment method ##	Sediment forebay
Maximum batter slope	1:4

The length of the bioretention basin will dictate the depth of the drainage layer, in order to maintain a minimum fall of 0.5% within the drainage pipes.

The area required for sediment forebay must be confirmed during detailed design, in accordance with WSUD TDG.

(ii) Plans and cross sections showing the final locations for stormwater infrastructure required by this condition, consistent with Council's Standard Drawings and the WSUD TDG (version current at the time of detailed design);

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(iii) Detail the area required for scour protection, in accordance with the design principles outlined in the WSUD TDG. The area required for scour protection must not be included in the total bioretention filter area;

(iv) Drainage and transitional layers that have been designed in accordance with Sections 5.3.4.2 and 5.3.4.3 of the WSUD TDG, respectively, and an underdrain design in accordance with Section 5.3.5 of the WSUD TDG;

(v) The slotted 100mm uPVC pipes placed within the drainage layer of the bioretention basin. The drawings must specify that these are not to be substituted with aggi pipes nor wrapped in geofabric;

(vi) Detail the grade at which drainage pipes must be laid, the relevant density and size of slots in the drainage pipes. A minimum fall of 0.5% is required for the drainage pipes and depending on the length of the bioretention this may impact significantly on the depth of the drainage layer specified in Table 1. The length of all 100mm slotted drainage pipes must not exceed 25m. For longer lengths the pipe diameter must be increased or duplicated to increase conveyance;

(vii) A uPVC inspection riser with screw cap lid at the head of each slotted pipe, for maintenance flushing. The risers are to be generally in accordance with BCC drawing UMS153, however, must extend a minimum of 150mm above the surface of the filter media. The drawings must contain a note that states that risers are not to be slotted;

(viii) A level (flat) surface of the bioretention basin filter media in order to allow even absorption through the filter media;

(ix) Soil specifications for the various bioretention basin filter media layers, which are provided in accordance with the current version of the Guidelines For Soil Filter Media In Bioretention Systems, Facility for Advancing Water Biofiltration (FAWB);

(x) Provide geofabric around the base of the drainage layer, walls and batters of the basins. Geofabric must not be laid between any of the filter layers or used to wrap the slotted uPVC drainage pipes;

(xi) Landscaping to the bioretention basin and detention basin, including filter media and batters, must be in accordance with plant species and densities outlined in Appendix A of the WSUD TDG. Bioretention basin filter media planting schedules (plant species, number and planting densities) must be included on the plans; and

(xii) Include a note which refers to the Healthy Waterways Bioretention Basin Construction and Establishment Guidelines and Sign Off Forms (including the Pre-start meeting form and Forms A-G) for use throughout construction. The operational works drawings must include notes referring to the staging and timing of the commissioning of the bioretention basin and measures to protect the filter media during development within the contributing catchment.

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(d) A copy of the calculations used to size the drainage, as required by Condition (c)(vi), must be provided at the time of lodging the operational works application. Similarly, calculations must be provided to demonstrate that the pipes connected downstream of the drainage pipes are suitably sized to avoid becoming the hydraulic control and the filter media is free draining.

(e) A staged implementation approach must be employed for the bioretention areas ensuring that filter media is either laid after or the filter is protected until 90% of the construction and building works have been completed for the area contributing to the bioretention basin. The staging and timing of the commissioning of the bioretention basin must be outlined as part of the operational works application.

(f) Prior to lodgement of detailed operational works drawings, the developer must receive certification from a RPEQ that the detailed drawings are in accordance with the approved Stormwater Management Plan, these conditions of approval and the WSUD TDG. A copy of the certification must be lodged in conjunction with an operational works application along with completed copies of the WSUD TDG Design Assessment Checklists and Calculation Summary Checklists.

13. Landscaping Plan

(a) In conjunction with application for operational works, the developer must submit to Council for approval a landscape plan (by a Registered Landscape Architect, or other suitably qualified and experienced professional) that complies with Section 27 of Ipswich City Council's Planning Scheme Policy 2, Parking Code and the Regional Business Zone Code Zone Code. Such plan must include, amongst other necessary items, the following features and details:

(i) Extent of all landscaped areas;

(ii) A 60mm(h) x 80mm(w) clear space (at A3 size) in the right hand margin of each drawing for approval stamping;

(iii) A planting schedule for the bioretention basin that separates out the different planting zones (ie. filter media, batters etc), that includes the species name, densities and total number of each species;

(iii) A minimum of four (4) species is to be planted in the filter media of the bioretention basin for plant survivability;

(iv) A schedule of plant species, size (see Note 1 below) and densities (see Note 2 below) for all other landscaped areas; and

(v) Exclude the use of invasive species and environmental weeds.

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Note 1: Minimum planting sizes

	Pot size
Street and features trees	45L
Other trees	300mm
Larger shrubs	140mm
Groundcovers	140mm

Note 2: Approximate planting densities

	For buffer planting	**All other instances**
Trees	2m centres	5m centres
Shrubs	1m centres	2m centres
Groundcovers	0.5-1m centres	0.5-1m centres

(b) The bioretention basin required at Condition 12 (Stormwater Quality) above, must not be covered in river stone but planted out in accordance with species and densities detailed in Appendix A of the WSUD TDG (version current at the time of detailed design). The filter area must be treated with 75mm sugar cane mulch held down with either jute mesh (not matting) or suitable fine netting.

(c) All stormwater outlets proposed to be located within the buffer area must be stabilised and rehabilitated. Details for the stabilisation and the rehabilitation must be submitted as part of the landscape plan requested in (a) above.

(d) In conjunction with an application for operational works, a separate landscape plan for the riparian zone must be submitted subject to Condition 14 (Regional Business and Industry Buffer Zone Revegetation) below.

14. Regional Business and Industry Buffer Zone Revegetation

(a) In conjunction with an application for operational works, the applicant is required to submit a Landscape Plan for the revegetation of the land within Regional Business and Industry Buffer zone adjacent to the Brisbane River, that includes, but is not limited to, the following:

(i) Extent of landscaped areas;

(ii) A 60mm(h)x 80mm(w) clear space (at A3 size) in the right hand margin of each drawing for approval stamping;

(iii) A schedule of plant species (scientific and common name), size , density and locations proposed for the revegetation of the Regional Business and Industry Buffer zone;

(iv) Details of proposed revegetation of all areas disturbed by works (more specifically, the stormwater outlet area);

(v) The location for the stormwater outlet;

(vi) Details of the proposed scour protection measures for the stormwater outlet in accordance with Councils Waterway and Channel Rehabilitation Guidelines;

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(vii) Details of erosion mitigation measures for pre and post landscape and all construction works;

(viii) A four (4) strand wire fence must be installed in accordance with ICC standard details at each end of the property boundary for the Regional Business and Industry Buffer zone, and the common boundary between the Regional Business and Industry Buffer and Regional Business and Industry zones. Details of the location of the fence are to be submitted to Council as part of the operational works application;

(ix) A slip rail or knee rail fence must be installed at the end of the easement to prevent vehicle access to the Regional Business and Industry Buffer zone; and

(x) A 5m wide mowable edge to the riparian zone where no dense revegetation is to occur.

(b) The Landscape Plan required in (a) above must be prepared by a Registered Landscape Architect, or other suitably qualified and experienced professional.

15. Hours of Operation

Unless otherwise determined in writing by the assessment manager, hours of operation (including deliveries) must be:

Monday to Friday	6.00 a.m. to 6.30 p.m.
Saturday	8.00 a.m. to midday

Work or business must not be conducted from the premises outside the above hours or on Saturdays, Sundays or Public Holidays.

16. Lighting

Lighting used to illuminate any areas of the premises (i.e. advertising, security or flood lighting) must be designed, constructed, located and maintained to the satisfaction of the assessment manager so as not to cause nuisance to the occupants of nearby properties or passing traffic. In any case, all lighting must be angled or shaded in such a manner so that light does not directly illuminate any nearby premises or roadways and does not cause extraneous light to be directed or reflected upwards

17. Earthworks and Retaining Walls

(a) Earthworks and any retaining structures must comply with the requirements of Ipswich Planning Scheme Part 12, Division 15 – Earthworks Code. Notably, cut/fill should not exceed a maximum height of 2.0 metres. Retaining walls should not exceed a maximum height of 1.2 metres with 1 in 4 batters from the top and toe of the wall.

(b) Retaining walls, including footings and drainage systems, must be constructed entirely within the boundaries of the lot and in accordance with the requirements of Planning Scheme Policy 3 – General Works. All retaining walls greater than 1.0m in height must be RPEQ certified to be structurally sound. Retaining walls greater than 1.0 m in public places must be provided with railings or other barriers to provide pedestrian safety.

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(c) Any fill must be compacted in accordance with Section 5 (Compaction Criteria) of AS 3798 – 1996 *"Guidelines on Earthworks for Commercial and Residential Developments"*.

18. Erosion & Silt Management

(a) As part of the application for operational works, the developer must submit an Erosion and Silt Management Plan designed in accordance with "*Best Practice Erosion and Sediment Control*" published by the International Erosion Control Association (Australasia) November 2008, or equivalent.

(b) The developer must install silt management facilities at commencement of construction and maintain these facilities until the development has been released "Off Maintenance" by Council.

(c) Prior to the Pre-Start meeting for operational works, the developer must lodge a $5,000.00 Siltation and Erosion Performance Bond with Council. This bond shall only be released by Council at the termination of the maintenance period.

(d) If the assessment manager determines that silt damage has occurred as a result of this development, the developer shall be responsible for restoration of any damage. Such restoration must be completed within a time to be advised by the assessment manager. Should the developer fail to complete the works determined by the assessment manager within the specified time, Council may elect to complete the works and recover all costs associated with that work from the developer.

19. Public Utilities

Adequate provision must be made for the proposed development to cater for the public utility services that would normally serve the development.

20. Operational Works – Internal Works (stormwater, earthworks and retaining walls) (ie Works not being handed over to Council)

Internal Works refers to engineering works performed within private property and includes but is not limited to, earthworks, retaining walls, driveways and stormwater management systems.

(a) Engineering plans must be submitted to Council prior to the commencement of construction on site and must show full construction details, layout dimensions, and finished surface levels.

(b) Engineering drawings must be marked as confirmation that they have been checked and approved by an RPEQ.

(c) The drawings must be submitted as four (4) hardcopy A3 size sets and with two (2) hardcopy sets of any reports and supporting information. One set of drawings will be returned to the applicant with the Decision Notice. The submission must also include a compact disk containing electronic data as follows:

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(i) A full set of all engineering drawings contained in one file;

(ii) Separate individual files containing layouts for sewerage, water supply and drainage;

(iii) Any reports submitted in support of the application. Each report must be included as a separate file; and

(iv) An index of all files on the Compact Disc including descriptions of contents of each file. All files must be submitted in PDF format.

Where municipal works are also being undertaken, it is usually appropriate to make a combined submission.

(d) The developer must submit a Certificate of Design signed by an RPEQ, certifying that the design is in accordance with all conditions of the development approval, relevant engineering standards, Council's requirements and standards, and sound engineering practice.

(e) On completion of the works a certificate signed by an RPEQ must be submitted to Council, certifying that the works have been constructed in compliance with the approved plans and specifications and in accordance with Council's construction standards. The RPEQ must personally undertake the necessary inspections to make this certification.

(f) Council reserves the right to require further amendments and/or additions at a later date, should design errors or omissions become apparent.

21. General

(a) All works required for this development must take due regard of any and all existing services and, if considered necessary by the relevant authority or the assessment manager, such works must be altered at the cost of the developer.

(b) Any fill intended to be placed over Council's underground services must be approved in advance by the assessment manager.

(c) Any allotment or other filling for building works creating a soil depth greater than 500mm must be conducted in accordance with *Australian Standard 3798* at Responsibility Level 1. Test results as required by *Australian Standard 3798*, and a certificate of quality and uniformity of fill, must be provided by an RPEQ.

(d) Batters and slopes greater than 1:4 resulting from cutting and filling of the site must be certified by an RPEQ as stable and properly drained.

(e) All imported and exported materials may be transported only on routes approved by the assessment manager.

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(f) All disturbed verge, allotment and other grassed areas must be rehabilitated and revegetated (including provision of topsoil to a minimum depth of 50mm) and turfed or seeded to the satisfaction of the assessment manager and in accordance with Planning Scheme Policy 3 - General Works (specifically part 6.1.6). Grass cover must be achieved as early as possible during the development and a minimum grass coverage of 80% must be achieved before the development can be accepted "Off Maintenance".

22. Compliance with Conditions

Unless otherwise stated, all conditions must be completed prior to commencement of the change of use of the site or as determined in writing by the assessment manager.

The developer be further advised of the following:

1. Fire Ants

(a) In accordance with the *Plant Protection Act 1989* and the Plant Protection Regulation 1990, a quarantine notice has been issued for the State of Queensland to prevent the spread of the Red Imported Fire Ant (ant species Solenopsis invicta) and to eradicate it from the State.

(b) It is the legal obligation of the land owner or any consultant or contractor employed by the land owner to report the presence or suspicion of Fire Ants to the Department of Employment, Economic Development and Innovation on 132523 within 24 hours of becoming aware of the presence or suspicion, and to advise in writing within seven days to:

Director General
Department of Employment, Economic Development and Innovation
GPO Box 15168
CITY EAST QLD 4002

(c) It should be noted that the movement of Fire Ants is prohibited, unless under the conditions of an Inspectors Approval. More information can be obtained from the Department of Employment, Economic Development and Innovation website www.deedi.qld.gov.au.

(d) The land over which you have made a development application is within a suburb known to have Fire Ants and as such is within a "Restricted Area". The presence of Fire Ants on the site may affect the nature, form and extent of works permitted on the site. In view of this it will be necessary for you to contact the Department of Employment, Economic Development and Innovation to investigate the site and for you to implement any necessary matters required by that Department prior to the commencement of any works.

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2. Mining

The land to which this approval relates may have been worked by underground coal mining operations. Council, and its servants and agents, accept no liability or responsibility for any loss or damage to person or property of whatever nature or however caused as the direct or indirect consequence of the granting of the approval herein contained. Such approval has been granted at the request of the developer and in reliance of information submitted by the developer in support thereof.

3. Portable Long Service Leave

Where the works are valued at $80,000 or more and match the definition of Building and Construction Industry, the *Building and Construction Industry (Portable Long Service Leave) Act 1991* requires that evidence of payment of the Portable Long Service Leave (QLeave) Levy be received by Council as a condition of issuing a Development Permit. This applies to Building Works, Operational Works and Plumbing and Drainage Works applications, as defined under the *Sustainable Planning Act 2009*.

If such evidence is not received by the time of issuing the Decision Notice, Council may only issue a Preliminary Approval, notifying the developer that the application is approved, but not permitting commencement of Operational Works.

All statutory timeframes applying under the *Sustainable Planning Act 2009* for appeals and expiry of the Approval continue in force after issuing of the Decision Notice containing the Preliminary Approval.

If a Preliminary Approval is issued in the absence of evidence of payment of the QLeave Levy, a subsequent Development Permit will have to be issued by Council upon receipt of evidence of payment. This will require a new Application and fees will apply.

If you require clarification in regard to the *Building and Construction Industry (Portable Long Service Leave) Act 1991*, you should contact QLeave on 1800 803 481 (free call) or (07) 3212 6855.

4. Submission of Drawings

Any engineering drawings submitted for Council review and approval in conjunction with an operational works application should be arranged to leave a blank space with minimum dimensions 6 cm wide and 14 cm high near the right border for a Council Stamp of Approval, so that any existing notes are not over-written by the stamp.

5. Dangerous Goods

Where flammable and combustible liquids are stored on site, there may be a need to hold a licence to do so under the *Dangerous Goods Safety Management Act 2001*. You are advised to contact the Environmental Planning Team of the Planning and Development Department of Ipswich City Council for advice regarding this matter by ringing 3810 6828.

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Attachment B

File No: 850/11

Location: 63 River Road, Redbank

Assessment Manager Conditions issued by Ipswich City Council under delegation from the Central SEQ Distributor-Retailer Authority and relate to requirements for development for water and wastewater

Under the *South East Queensland Water (Distribution and Retail Restructuring) Act 2009*, the Central Distributor-Retail Authority (Queensland Urban Utilities) is a concurrence agency with regard to this development assessment, and delegates its functions under the *Sustainable Planning Act 2009* to Ipswich City Council. The attached conditions for Water and Wastewater form part of this Decision Notice.

1. Water Supply

(a) All works on live water mains must be carried out by QUU in accordance with *Planning Scheme Policy 3 Section 11.1.2*, and at the developer's expense.

(b) The developer must lodge a private works request for QUU to:

(i) Supply and install a suitable metered water connection for proposed development;

(ii) Amend the existing connection if necessary; and

(iii) Seal off any existing water connections if necessary.

The relevant fees must be paid and evidence of payment submitted to Council in conjunction with any application for operational works.

(c) The Ipswich water supply system has been designed to achieve the target levels of service as outlined in Planning Scheme Policy 3 Section 4.1.2 *Standard of Service*. It is the responsibility of the developer to provide any fire fighting requirements over and above Council's target levels of service, at their expense, internally and without adverse impact to the water supply system.

2. Sewerage

(a) Structures constructed on the development site must be positioned to comply with one of the following in order of preference:

(i) No part of a structure, including footings, shall be located within 1.5m of the outer edge of the existing sewer mains, or within 2.0m of the access chamber respectively;

(ii) If any structure cannot be positioned outside these limits, the sewer must be located, removed and re-laid around the proposed structures;

(iii) Should (i) and (ii) above be deemed impractical by the assessment manager, then the developer must submit to Council for approval, an application to Build Over Infrastructure.

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(b) The developer must obtain and forward to Council the written consent of the controlling entity for the easement to allow the redirection of the existing sewer main and any associated works in conjunction with operational works application.

(c) The developer must pay the full cost for QUU to provide a suitable connection into the existing sewerage reticulation system. All works on live sewers must be carried out by QUU at the developer's expense in accordance with *Planning Scheme Policy 3 Section 10.1.2*, unless arranged otherwise with QUU.

(d) No work on the sewerage reticulation system may commence prior to the approval of the operational works application.

3. Operational Works – Municipal Works (Sewer)
(ie Works being handed over to Council)

External Municipal Works relates to those works external to the subject site and located in dedicated public areas, for example existing road or drainage reserve, or private property not subject to developer ownership.

(a) Municipal works must be completed in accordance with a detailed design certified by an RPEQ and approved by Council Engineers with appropriate fees payable, a works pre-start meeting on-site and various detailed construction and audit inspections by Council officers. In accordance with Planning Scheme Policy 3, a maintenance period applies for the works and a maintenance security deposit is required.

(b) The requirements of Council's Planning Scheme Policy 3 - General Works and Council's Standard Drawings shall apply to the municipal works. Where inconsistencies between any documents occur, Planning Scheme Policy 3 has precedence and must prevail to the extent of the inconsistency.

(c) All engineering drawings must be submitted in accordance with *Planning Scheme Policy 2 – Information Local Government May Request* and include as a minimum the following:

(i) Engineering drawings must be marked as confirmation that they have been checked and approved by an RPEQ;

(ii) The drawings must be submitted as four (4) hardcopy, A3 size sets. Reports and supporting information must be submitted as two (2) hardcopy sets.
The submission must also include a compact disk containing electronic data as follows:

- One (1) full set of all engineering drawings contained in one file;
- Separate individual files containing layout plans for sewerage, water supply and drainage;
- Any reports submitted in support of the application. Each report must be included as a separate file; and
- An index of all files on the compact disk including descriptions of contents of each file.

All files must be submitted in PDF format.

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(d) The developer must submit a Certificate of Design signed by an RPEQ, certifying that the design is in accordance with all conditions of the development approval, relevant engineering standards, Council's requirements and standards, and sound engineering practice.

(e) All works must be supervised by an RPEQ competent in civil works and must be undertaken by a nominated principal contractor experienced in the construction of municipal works. Council reserves the right to request evidence of the principal contractor's competency. Should the contractor not be able to demonstrate the necessary competency to the satisfaction of the assessment manager or if the contractor has constructed substandard works for Council in the past, Council reserves the right to reject the nominated contractor.

(f) Prior to the Pre-Start meeting, the developer must submit to Council a Development Performance Bond of not less than 10% of the value of external municipal works (minimum $5,000.00), as security for the performance of the various construction and certification obligations (including provision of "As Constructed" information).

(g) Municipal works must be accepted "On Maintenance" prior to commencement of use. On completion of the works, an "On Maintenance" acceptance inspection may be arranged by submission of a certificate signed by an RPEQ certifying that the works have been constructed in accordance with the approved plans and specifications and in compliance with Council's construction standards. It is expected that the RPEQ will undertake the necessary inspections to make this certification.

(h) Upon formal acceptance of the works "On Maintenance", the Development Performance Bond shall be reduced to an amount not less than 5% of the value of the works or $5,000.00 whichever is greater, and shall be retained by Council during the maintenance period as a Maintenance Security Bond for the performance of the maintenance obligations. Alternatively the developer may submit a separate Maintenance Security Bond of equivalent value. This Bond shall be retained by Council in accordance with *Planning Scheme Policy 3*, until the works are accepted "Off Maintenance" by Council.

(i) "As Constructed" information and final construction issue engineering design drawings, compiled in accordance *with Planning Scheme Policy 2 for Municipal Works*, with a Contributed Assets Financial Apportionment Form, must be submitted to Council and approved prior to the formal acceptance of the works "On Maintenance". This data must be submitted electronically on a compact disk labelled appropriately to indicate the contents.

(j) Council reserves the right to require further amendments and/or additions at a later date, should design errors or omissions become apparent in regard to the works relevant to the operational works approval.

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The developer be further advised of the following:

1. Water Meter

All new commercial, industrial or large multi-residential property connections with a projected annual consumption greater than or equal to 20,000kL must have installed, at the customer's expense, an electronic water meter with a data logger and an approved back-to-base communication system as specified by QUU.
Properties with electronic water meters are subject to billing on a monthly basis in accordance with the metered monthly consumption.

If the proposed development is likely to have an annual water consumption equal to or greater than 20,000kL, the developer will be required to contact QUU on telephone 13 26 57 to arrange installation of an electronic flow meter.

2. Water Use Declaration

The use of potable or recycled water on any development site must be approved by QUU. The developer must obtain and maintain current, an approved Water Use Declaration (WUD), by completing a Water Use Declaration form and submitting it to QUU for approval. Evidence of possession of an approved WUD must be submitted to the assessment manager prior to the pre-start meeting.

3. Trade Waste

(a) All disposal of waste waters generated by activities on site must be removed by a licensed waste contractor.

(b) Waste water directed to sewer must only be carried out in accordance with a current

Trade Waste Permit issued for the site. Trade Waste enquiries can be directed to Queensland Urban Utilities phone 132 657.

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Attachment C

Appeal Rights

The following is an extract from the *Sustainable Planning Act 2009*

Chapter 7, Part 1, Division 8

Division 8 Appeals to court relating to development applications and approvals

461 Appeals by applicants

(1) An applicant for a development application may appeal to the court against any of the following—
- (a) the refusal, or the refusal in part, of the development application;
- (b) any condition of a development approval, another matter stated in a development approval and the identification or inclusion of a code under section 242;
- (c) the decision to give a preliminary approval when a development permit was applied for;
- (d) the length of a period mentioned in section 341;
- (e) a deemed refusal of the development application.

(2) An appeal under subsection (1)(a), (b), (c) or (d) must be started within 20 business days (the ***applicant's appeal period***) after—
- (a) if a decision notice or negotiated decision notice is given—the day the decision notice or negotiated decision notice is given to the applicant; or
- (b) otherwise—the day a decision notice was required to be given to the applicant.

(3) An appeal under subsection (1)(e) may be started at any time after the last day a decision on the matter should have been made.

462 Appeals by submitters—general

(1) A submitter for a development application may appeal to the court only against—
- (a) the part of the approval relating to the assessment manager's decision about any part of the application requiring impact assessment under section 314; or
- (b) the part of the approval relating to the assessment manager's decision under section 327.

(2) To the extent an appeal may be made under subsection (1), the appeal may be against 1 or more of the following—
- (a) the giving of a development approval;
- (b) any provision of the approval including—
  - (i) a condition of, or lack of condition for, the approval; or
  - (ii) the length of a period mentioned in section 341 for the approval.

(3) However, a submitter may not appeal if the submitter—
- (a) withdraws the submission before the application is decided; or
- (b) has given the assessment manager a notice under section 339(1)(b)(ii).

(4) The appeal must be started within 20 business days (the ***submitter's appeal period***) after the decision notice or negotiated decision notice is given to the submitter.

463 Additional and extended appeal rights for submitters for particular development applications

(1) This section applies to a development application to which chapter 9, part 7 applies.

(2) A submitter of a properly made submission for the application may appeal to the court about a referral agency's response made by a prescribed concurrence agency for the application.

(3) However, the submitter may only appeal against a referral agency's response to the extent it relates to—
- (a) if the prescribed concurrence agency is the chief executive (environment)—development for an aquacultural ERA; or
- (b) if the prescribed concurrence agency is the chief executive (fisheries)—development that is—
  - (i) a material change of use of premises for aquaculture; or
  - (ii) operational work that is the removal, damage or destruction of a marine plant.

(4) Despite section 462(1), the submitter may appeal against the following matters for the application even if the matters relate to code assessment—
- (a) a decision about a matter mentioned in section 462(2) if it is a decision of the chief executive (fisheries);
- (b) a referral agency's response mentioned in subsection (2).

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464 Appeals by advice agency submitters

(1) Subsection (2) applies if an advice agency, in its response for an application, told the assessment manager to treat the response as a properly made submission.

(2) The advice agency may, within the limits of its jurisdiction, appeal to the court about—

(a) any part of the approval relating to the assessment manager's decision about any part of the application requiring impact assessment under section 314; or

(b) any part of the approval relating to the assessment manager's decision under section 327.

(3) The appeal must be started within 20 business days after the day the decision notice or negotiated decision notice is given to the advice agency as a submitter.

(4) However, if the advice agency has given the assessment manager a notice under section 339(1)(b)(ii), the advice agency may not appeal the decision.

465 Appeals about decisions relating to extensions for approvals

(1) For a development approval given for a development application, a person to whom a notice is given under section 389, other than a notice for a decision under section 386(2), may appeal to the court against the decision in the notice.

(2) The appeal must be started within 20 business days after the day the notice of the decision is given to the person.

(3) Also, a person who has made a request under section 383 may appeal to the court against a deemed refusal of the request.

(4) An appeal under subsection (3) may be started at any time after the last day the decision on the matter should have been made.

466 Appeals about decisions relating to permissible changes

(1) For a development approval given for a development application, the following persons may appeal to the court against a decision on a request to make a permissible change to the approval—

(a) if the responsible entity for making the change is the assessment manager for the application—

(i) the person who made the request; or

(ii) an entity that gave a notice under section 373 or a pre-request response notice about the request;

(b) if the responsible entity for making the change is a concurrence agency for the application—the person who made the request.

(2) The appeal must be started within 20 business days after the day the person is given notice of the decision on the request under section 376.

(3) Also, a person who has made a request under section 369 may appeal to the court against a deemed refusal of the request.

(4) An appeal under subsection (3) may be started at any time after the last day the decision on the matter should have been made.

467 Appeals about changing or cancelling conditions imposed by assessment manager or concurrence agency

(1) A person to whom a notice under section 378(9)(b) giving a decision to change or cancel a condition of a development approval has been given may appeal to the court against the decision in the notice.

(2) The appeal must be started within 20 business days after the day the notice of the decision is given to the person.

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Queensland Government

21 April 2011

Mr Carl Wulff
Chief Executive Officer
Ipswich City Council
PO Box 191
Ipswich Qld 4305

RECEIVED
-3 MAY 2011
Doc. No.
Applic. No. 850/11/mcu
Action Off. B. Williams

Attention: Benjamin Williams

Dear Sir/Madam

REFERRAL AGENCY'S RESPONSE

Ipswich City: 235-1 Non State-Controlled Road
Proposed Material Change of Use – Storage and Maintenance Yard
Council Application No: 850/2011/MCU
Lot 7 on SP133329
Situated at 63 River Road, Redbank

I refer to the above application received by the Department of Transport and Main Roads on 6 January 2011 requesting approval for development.

This is a response from the Department of Transport and Main Roads as a referral agency for the state controlled road network, land use and transport coordination and the operational safety and integrity of railways and future railways.

Pursuant to section 258 of the Sustainable Planning Act 2009, an assessment of the proposed development on the department's jurisdiction, namely the state controlled road network under the *Transport Infrastructure Act 1994*, land use and transport coordination under the *Transport Planning and Coordination Act 1994* and the operational safety and integrity of railways and future railways under the s258 of the *Transport Infrastructure Act 1994* has been completed.

It is advised that the proposal is supported with the conditions of development attached. These conditions must be included in any decision notice issued for this proposal.

Should this response not be included in a development permit within two years from the date of this

Department of Transport and Main Roads
Assets and Operations
Metropolitan Region
170 Leichhardt Street
Spring Hill Queensland 4000
PO Box 70 Spring Hill Queensland 4004
ABN 57 836 727 711

Our ref 500/934 (METRO-398)
Your ref 850/2011/MCU
Enquiries Johan Pretorius
Telephone +61 7 3135 5548
Facsimile +61 7 3137 8363
Website www.tmr.qld.gov.au
Email developmentcontrol@tmr.qld.gov.au

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letter, it is to be treated as a preliminary approval only and conditions may be reviewed, amended and new conditions applied.

A copy of this Referral Agency Response has been sent to Gemlava Pty Ltd for their information.

Yours sincerely

sch4p4(6) Personal information

Stephen Smaha
Principal Advisor (Development Control)

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Department of Transport and Main Roads
Assets and Operations
Metropolitan Region
170 Leichhardt Street
Spring Hill Queensland 4000
PO Box 70 Spring Hill Queensland 4004
ABN 57 836 727 771

Our ref 500/934 (METRO 398)
Your ref 850/2011/MCU
Enquiries Johan Pretorius
Telephone +61 7 3135 5548
Facsimile +61 7 3137 8363
Website www.tmr.qld.gov.au
Email developmentcontrol@tmr.qld.gov.au

CONDITIONS OF DEVELOPMENT AND STATEMENT OF REASONS

Ipswich City: 235-1 Non State-Controlled Road
Proposed Material Change of Use – Storage and Maintenance Yard
Council Application No: 850/2011/MCU
Lot 7 on SP133329
Situated at 63 River Road, Redbank

Timing	Condition	Jurisdiction and reasons
Stormwater and Drainage Prior to the Building Approval	1. The applicant shall submit to the Department of Transport and Main Roads plans and stormwater calculations, certified by a RPEQ, to ensure that stormwater and drainage associated with the development: a) does not cause a net increase or concentration of existing stormwater or flooding flows discharging from upstream of the development onto the rail corridor land (Lot 501 on SP130146 and Lot 2 on RP22321); during construction or thereafter and b) does not interfere with stormwater or flooding from or within the rail corridor land (Lot 501 on SP130146 and Lot 2 on RP22321); and c) does not exceed stormwater discharge for all flood and stormwater events which exist prior to development; and, d) that all construction works and drainage works are not located on Lot 501 on SP130146 and Lot 2 on RP22321; and, e) the applicant shall ensure that rail corridor land (Lot 501 on	Section 258 of the *Transport Infrastructure Act 1994* The proposed development should ensure the safety and operational integrity of railways and future railways.

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Department of Transport and Main Roads
Assets and Operations
Metropolitan Region
170 Leichhardt Street
Spring Hill Queensland 4000
PO Box 70 Spring Hill Queensland 4004
ABN 57 836 727 771

Our ref 500/834 (METRO-398)
Your ref 850/2011/MCU
Enquiries Johan Pretorius
Telephone +61 7 3135 5548
Facsimile +61 7 3137 8363
Website www.tmr.qld.gov.au
Email developmentcontrol@tmr.qld.gov.au

CONDITIONS OF DEVELOPMENT AND STATEMENT OF REASONS

	SP130146 and Lot 2 on RP22321) is protected from ponding or nuisance from stormwater runoff as a result of the development.	
Prior to the first certificate of classification for building work or operational works is issued.	2. The applicant will provide to TMR, RPEQ certification that the drainage works have been constructed in accordance with the RPEQ certified engineering plans referred to in condition 1.	As Above.

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Department of Environment
and Resource Management

Notice

Request applicant agreement to amended Referral Agency Response

This notice is issued by the Department of Environment and Resource Management pursuant to section 290 of the Sustainable Planning Act 2009 ("the Act").

Gemlava Pty Ltd
C/- PDE
PO Box 3733
LOGANHOLME QLD 4129

DERM reference: IC0411BEE0008, IPS7673, 301887

Re: Requesting agreement from the applicant to the amended Referral Agency Response

1. The Chief Executive, Department of Environment and Resource Management (DERM) as a concurrence agency, requests the applicant's written agreement to the amended Referral Agency Response for the following application.

2. **Application Details**

Date application properly referred to DERM:	1 April 2011
Development approval applied for:	Development permit for MCU for Service/Trade use (storage and maintenance yard)
Property/Location description:	Lot 7 on SP133329 (63 River Road, Redbank) – Ipswich City Council

3. The Chief Executive, Department of Environment and Resource Management (DERM), advises that the previously issued DERM referral agency response of 15 June 2011 has been amended to include both the DERM concurrence agency response for coastal management (permit number SPCC01688911) and the DERM concurrence agency response for contaminated land (permit number SPCL01688811).

4. Please review the attached Amended Referral Agency Response and, if in agreement, sign this Notice where indicated below. Please return the signed document via email to DACoordinationSEQSouth@derm.qld.gov.au and/or via post to PO Box 1164, Beenleigh QLD 4207.

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Notice

Request applicant agreement to amended referral agency response

Applicant agreement

I/We as the above named applicant agree to the amended Referral Agency Response, dated **5 July 2011**.

sch4p4(6) Personal information

APPLICANT SIGNATURE

6th July 2011.

DATE

For & on behalf of GEMLAVA Hotel

sch4p4(6) Personal information

PRINT NAME(S) OF SIGNATORY

sch4p4(6

Delegate
Jillyan Kelly
A/Senior Officer (Planning and Assessment)
Beenleigh Planning – South East Region
5 July 2011

Enquiries:
Jillyan Kelly
Department of Environment and Resource Management
32 Tansey Street, Beenleigh QLD 4207
PO Box 1164, Beenleigh QLD 4207
Phone: 07 3884 8041
Fax: 07 3884 8024
Email:DACoordinationSEQSouth@derm.qld.gov.au

Attachment – DERM's Amended Referral Agency Response

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sch4p4(6) Persona

Department of Environment
and Resource Management

Notice

Amended Referral Agency Response

This notice is issued by the Department of Environment and Resource Management pursuant to sections 290 of the Sustainable Planning Act 2009 ("the Act").

Chief Executive Officer
Ipswich City Council
PO Box 191
IPSWICH QLD 4305

Attention: **Benjamin Williams**

Reference: 850/2011/MCU

cc. Gemlava Pty Ltd
C/- PDE
PO Box 3733
LOGANHOLME QLD 4129

Attention: sch4p4(6) Personal ir

DERM reference: IC0411BEE0008_IPS7673_301887

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Re: Amended Referral Agency Response

1. Application details

Assessment Manager ref.:	850/2011/MCU
Date application properly referred to DERM:	1 April 2011
Development approval applied for:	Development permit for MCU for Service/Trade use (storage and maintenance yard)
Aspects of development:	Coastal Management District – *Sustainable Planning Regulation 2009* – Schedule 7, Table 3, Item 5
	Contaminated Land – *Sustainable Planning Regulation 2009* – Schedule 7, Table 2, Item 23
Property/Location description:	Lot 7 on SP133329 (63 River Road, Redbank) – Ipswich City Council

2. The Chief Executive, Department of Environment and Resource Management (DERM), issues an amended referral agency response in order to combine the DERM concurrence agency response for Contaminated Land with the DERM concurrence agency response for Coastal Management. This amended referral agency response replaces the response previously issued on 15 June 2011.

3. **General advice to assessment manager**

Pursuant to sections 334 and 363 of the Act, a copy of a decision notice or negotiated decision notice issued by the assessment manager must be forwarded to DERM as a referral agency for the relevant application at *PO Box 1164, BEENLEIGH QLD 4207* and an electronic copy to *eco.access@derm.qld.gov.au*.

The State's Native Title Work Procedures provide that responsibility for assessment of native title issues for an IDAS application rests with the assessment manager. Therefore, DERM as a referral agency for the relevant application has not provided notification to native title parties.

Aboriginal Cultural Heritage Act 2003

Under section 23 of the *Aboriginal Cultural Heritage Act 2003* a person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage (the "cultural heritage duty of care"). Maximum penalties for breaching the duty of care are $1,000,000 for a corporation and $100,000 for an individual.
Applicants will comply with the duty of care in relation to Aboriginal cultural heritage if they are acting in accordance with cultural heritage duty of care guidelines gazetted under the *Aboriginal Cultural Heritage Act 2003*, available on the DERM website, or in accordance with an agreement with the Aboriginal party for the area or a cultural heritage management plan approved under part 7 of the *Aboriginal Cultural Heritage Act 2003*.
Applicants are also encouraged to undertake a search of the Aboriginal Cultural Heritage Database and the Aboriginal Cultural Heritage Register, administered by the Cultural Heritage Coordination Unit, DERM. Application forms to undertake a free search of the Cultural Heritage Register and the Database may be obtained by contacting the Cultural Heritage Coordination Unit on (07) 3239 3647 or on the DERM website www.derm.qld.gov.au/cultural_heritage

Clearing native vegetation under the Vegetation Management Framework

A search of the regrowth vegetation mapping, version 2.0 - accessed 2 March 2010 - has identified the subject site contains an area shown as high value regrowth. A free copy of this mapping can be downloaded from www.derm.qld.gov.au.

Queensland's vegetation management framework regulates the clearing of certain native vegetation. It protects the State's biodiversity and, by conserving native vegetation, addresses land degradation issues such as salinity, soil degradation, erosion and declining water quality. If landholders want to clear native vegetation regulated under the vegetation management framework, the clearing must either qualify for an exemption, be conducted in accordance with the regrowth vegetation code or a permit must be obtained from the Department of Environment and Resource Management (DERM).

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A guide to the exemptions under the Vegetation Management Framework is available from www.derm.qld.gov.au or alternatively, you can contact the Ipswich Office of DERM on 3884 5300 and request a copy be sent directly to you.

sch4p4(6) Pers

Delegate

Jillyan Kelly
A/Senior Planning Officer-Planning and Assessment
Regional Planning and Coordination – SE Region
Delegate of the Chief Executive, Department of Environment and Resource Management
5 July 2011

Enquiries:

Nick Domalewski
South East Region, Planning and Assessment Unit
Department of Environment and Resource Management
32 Tansey Street, BEENLEIGH QLD 4207
PO Box 1164, BEENLEIGH QLD 4207
Phone: 07 3884 8061
Fax: 07 3884 8024
Email: DACoordinationSEQSouth@derm.qld.gov.au

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Attachments – DERM Referral Agency Response for each of the following jurisdictions:

DERM Coastal Management District Concurrence Agency Response. Permit No. SPCC01688911.

DERM Contaminated Land Concurrence Agency Response. Permit No. SPCL01688811.

Department of Environment
and Resource Management

Sustainable Planning Act 2009

DERM Permit [1] number: SPCC01688911

Assessment manager reference (if any):	850/2011/MCU
Date application received:	1 April 2011
Permit type:	concurrence agency response
Date of decision:	10 June 2011
Decision:	The application is approved subject to conditions which are attached to this permit.
Relevant laws and policies:	*Coastal Protection and Management Act 1995* and subordinate legislation, State Coastal Management Plan.
Jurisdiction(s):	Material change of use – Coastal management district *Sustainable Planning Regulation 2009* – Schedule 7, table 3, item 5.

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Development Description(s)

Property/Location		Development
63 River Road, Redbank 4301.	Lot 7 on Plan SP133329	Storage, repair and service of portable and transportable building units.

Reason(s) for inclusion of conditions

In accordance with section 289 of the *Sustainable Planning Act 2009*, the reason(s) for inclusion of conditions stated in this permit required by the concurrence agency response for the application are as follows.

Development conditions placed on the development approval for the application are in accordance with section 106 of the *Coastal Protection and Management Act 1995*.

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

General advice to assessment manager

Pursuant to sections 334 and 363 of the Act, a copy of a decision notice or negotiated decision notice issued by the assessment manager must be forwarded to DERM as a referral agency for the relevant application at PO Box 864 Ipswich 4305 and an electronic copy to palm@derm.qld.gov.au.

The subject site is partly within the designated erosion prone area for this section of the Brisbane River which is defined as the plan position of Highest Astronomical Tide (HAT) or 40m inland of the plan position of Mean High Water Spring (MHWS) tide.

In this regard it should be noted that Policy 2.2.2 (erosion prone areas) of the State Coastal Management Plan which, for the purposes of making a statutory decision, has the same effect as a state planning policy. The **assessment manager** is required to give due consideration to the relevant State planning policies when deciding the application. Policy 2.2.2 (erosion prone areas) of the State Coastal Management Plan states that to the extent practicable, erosion prone areas are to remain undeveloped apart from acceptable temporary or relocatable structures for safety and recreational purposes.

Erosion prone areas are areas that are vulnerable to erosion or encroachment from tidal waters within a 50 year planning cycle. These areas provide a buffer between land uses and the river to allow the natural fluctuations to occur without the need for intervention to protect human life and property. Fluctuations in the position of the river banks and periodic inundation of some areas are part of the natural processes. In the past, development has occurred within areas vulnerable to erosion and in many cases this development amounts to substantial private and public investment. Protection works for the built environment in these areas can result in adverse impacts on coastal resources and their values.

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sch4p4(6) Personal informatio

Delegate
Scott Blanchard
Delegate, Chief Executive administering the *Coastal Protection and Management Act 1995*, *Environmental Protection Act 1994* and *Sustainable Planning Act 2009*.
Department of Environment and Resource Management.
10 June 2011

CONDITIONS

Works must not be undertaken within the Coastal Management District except for stormwater management works in accordance with the approved plans listed below. A copy of the approved plans are attached to this concurrence agency response as Schedule A.

Document No.	Document Name	Date
Drawing number A1-11007-PD11 Revision A (Property Development Engineers)	Stormwater Layout Plan – Sheet 1 - Proposed Commercial Development – 63 River Rd, Redbank	March 2011
Drawing number A1-11007-PD12 Revision B (Property Development Engineers)	Stormwater Layout Plan – Sheet 2 - Proposed Commercial Development – 63 River Rd, Redbank	March 2011

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END OF CONDITIONS

Department of Environment
and Resource Management

Sustainable Planning Act 2009

DERM Permit [1] number:SPCL01688811 (MCU)

Assessment manager reference:	850/2011/MCU
Date application received:	1 April 2011
Permit type:	Development Permit
Date of decision:	14 April 2011
Decision:	For a **concurrence agency response** conditions that must attach to any development approval
Relevant laws and policies:	*Environmental Protection Act 1994* and any related statutory instruments and subordinate legislation>
Jurisdiction(s):	Material change of use - Contaminated land - *Sustainable Planning Regulation 2009* - Schedule 7, table 2, item 23

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Development Description(s)

Property/Location		Development
Lot 7 on SP133329	63 River Road, Redbank	The proposal seeks approval for material change of use (MCU) – store, repair and service portable and transportable building units.

Reason(s) for inclusion of conditions

In accordance with section 289 of the *Sustainable Planning Act 2009*, the reason(s) for inclusion of conditions stated in this permit required by the concurrence agency response for the application are as follows.

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

Release

The Department of Environment and Resource Management is recognised as a concurrence agency under the *Sustainable Planning Regulation 2009* for the protection of the environment by the management of contaminated land. The Department of Environment and Resource Management concurrence agency conditions for this proposed development that are contained within this response are required to prevent or mitigate any potential risk to human health or the environment from possible hazardous contaminants present on the site.

sch4p4(6) Personal infor

Delegate
Kim Barry
Delegate, Chief Executive administering the
Environmental Protection Act 1994
Department of Environment and Resource Management

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CONDITIONS

Condition

1. 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 129 on SP123302 issued under the *Environmental Protection Act 1994* by the Department of Environment and Resource Management (DERM) - Contaminated Land Unit (CLU).

Advice

A copy of the current SMP, with an effective date of 1/2/2000, is attached. The SMP has specific requirements which apply to excavation during site construction works and for the removal of soil from the site.

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END OF CONDITIONS

Queensland Government

Level 8, 400 George St • Brisbane, Queensland • GPO Box 2454 • Brisbane QLD 4001 •AUSTRALIA
http://www.derm.qld.gov.au/environmental_management/land/contaminated_land/

ANNEXURE 1 - SITE MANAGEMENT PLAN

LOT : 129 PLAN : SP123302 FILE REF : 900109 PRINTED: 14/04/2011

DATE OF EFFECT : 01/02/2000

SUMMARY OF CONTAMINATION

Lot 129 on SP 123302, was formerly used for wool weaving, fabric production and wool scouring until its decommissioning in 1980's. The site is located on level ground which is elevated above the east bank of the Brisbane River on River Road, Redbank.

An isolated area (approximately 160m^2) of mainly copper and zinc heavy metal contamination as a result of past landfilling operations, was found as shown in area A on the attached figure 1. The former settling ponds were emptied of sludge and filled in during 1996. No soil contamination investigations have been conducted on site since this filling operation, as such the presence of contamination in this area is unknown , this area is indicated as area B on the attached figure 1.

OBJECTIVE OF SITE MANAGEMENT PLAN

The objective of this Site Management Plan (SMP) is to manage contamination remaining on site in a manner which protects human health and the environment. This objective will be achieved through:

- the application of controls on site excavation works;

- the placement and maintenance of a barrier which safely separates users of the site and contamination; and

- the implementation of a monitoring program.

ACHIEVEMENT AND MANAGEMENT OBJECTIVES

It is the responsibility of the property owner to ensure that the following conditions are complied with:

Areas A and B as identified in Figure 1 are to be capped with an impermeable layer such as concrete, bitumen/asphalt paving, compacted clay to a minium depth of 0.5 m and/or other equivalent impermeable cover to maintain a barrier between contamination and site users. The impervious layer is to be maintained in good condition and prevent the infiltration of water. The capping material is to be immediately reinstated upon the completion of any excavation work carried out in this area.

A Workplace Health and Safety Plan which satisfies relevant obligations of the *Workplace Health and Safety Act 1989* subordinate legislation or its equivalent is to be developed for all site work involving excavation of the capped areas.

Contaminated soil must not be removed from the site without adequate sampling and prior approval from the Administering Authority under Section 118ZZF of the *Environmental Protection Act 1994* or equivalent.

Site works relating to excavation, removal and/or disposal of soil from the capped area (figure 1, area A and B) must include provisions which ensure that the environment is protected eg preventing spread of

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Release

contamination by controlling site runoff, dust generation and spillage from haulage trucks or improper disposal of contaminated stormwater seepage. All contamination safety and excavation processes are to be documented and records kept which demonstrate site management compliance.

MONITORING AND REPORTING CONDITIONS

The owner is to undertake and document a biennial inspection of the site to ensure that the capping of areas A and B remain in good condition. Records are to be kept of the inspections, any contaminated soil disposal and site management plan compliance for review by the Administering Authority. The Administering Authority may undertake periodic site inspections. The biennial period is to commence from the effective date of this plan.

NOTE: This Site Management Plan (SMP) has been developed to manage site contamination present at the issue date. Subsequent uses of the site may result in the need to review the plan.

This Site Management Plan supersedes the Site Contamination Report dated 26 March 1996 issued for Lot 2 on RP866872 and the Site Contamination Report dated 29 April 1992 for Lot 1 on RP49631. This SMP makes reference to a plan attachment that is available from the EPA if required.

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wait for file 900109 14/04/11 plnreq-TPR-Std info req

PALM

To: DACoordinationSEQSouth; ESNorth -- Ipswich; Contaminated Land

Subject: Applicaiton Number : 456770

Please note: To assist with meeting statutory timeframes this application has been uploaded to SharePoint (see below).
The paper copy is for filing purposes only.

A development application has been received and validated by Permit and Licence Management (PALM) in the Implementation and Support Unit (ISU). A review has been undertaken for the potential impacts of the proposed development on the State Interests administered by the department, including jurisdictional matters under the *Sustainable Planning Act 2009*.

Our findings suggest that the application is a **Multi** jurisdiction application. If however, you find additional triggers please contact PALM to discuss further action.

As the application is multi jurisdiction it is forwarded to your business group to commence assessment. The relevant DA coordination team will contact you regarding your timeframes to provide your response to them in order for your response to be included in the DERM coordinated response.

This application has been lodged via Smart EDA (ref:1297741109766). **Please finalise this application in Smart EDA as per the Smart EDA trial procedure.**

The copy of the application has been placed on SharePoint for access by you. Please click the attached link to take you to SharePoint. http://sharepoint/sites/DevelopmentApplications/Shared%20Documents/Forms/AllItems.aspx

Application Number:	456770
Project Number:	301887
Project Director:	sch4p4(6) Person
Client Name:	Gemlava Pty Ltd
Location:	61 River Road REDBANK QLD 4865
Lot Plan:	Lot 7 on SP133329
Assessment Manager:	Ipswich City Council
Agency Role:	CONCURRENCE
Application Type:	Material Change of Use
Jurisdictions:	COASTAL
	CONTAMINATED LAND
Date properly made/referred:	1 April 2011
ISU (PALM) Contact:	Grant Mogridge
Sharepoint Folder:	SEQ South
Hardcopy sent to:	Contact Name: sch4p4(6) Perso
	Business Unit: DA Coordination – Ipswich Shire
	Postal Address: PO Box 1164, Beenleigh QLD 4207

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Regards,
ISU

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Release

PART ONE

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Release

☐ (LEVEL 1)For Information & Filing ☑ (LEVEL 2) Regional Action Required

DA Coordinator / Business Unit..... Ecotrack # 301887

Client # SPCC0168811 CROW # 56413

Track Job # SPCL0168811 Application ID # 456770

Department of Environment and Resource Management Validation Checklist

Development Approval Application Single ☐ Multi ☑ Smart eDA ☑

Smart eDA ref: 129774110976 6 Filepath G:ECSU/Smart eDA/ MULTI / GemLava

Individual / Company / Business Name Gemlava Pty Ltd

Contact Person sch4p4(6) Personal information PALM Coordinator Grant Magnuson

Application Received: 09/03/2011

Properly Made Date: 01/04/2011

Acknowledgement Notice Due: ...../...../.....
(If Assessment Manager)

Advice Response Due: ...../...../..... 9/5/11

Information Request Due: ~~18/11/11~~ ...../...../.....

Lot: 7 (Refer to form 1) Plan: SP 133329 (Refer to form 1) LGA: IPSWICH CITY COUNCIL

Application type

(PART OF TRIAL) MULTI - Smart eDA

☒ Material Change of Use (form 5) ☐ Operational Works (form 6) ☐ Reconfiguring a Lot (form 7)

Referral Type

☒ Concurrence Agency ☐ Advice Agency ☐ Third Party Advice

☐ Assessment Manager ☐ (referral agencies) .....

☐ Alternate Assessment Manager (referral agencies) .....

Indicate by Yes ☑ or No ☒. Leave unmarked if not applicable
A ☒ in any of the checkboxes may indicate a not a properly made or properly referred application

All Applications		When DERM is Concurrence Agency/Advice/Third Party Advice	
SPA Forms 1, 2, 3, 4, 5, 6, 7, 8, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 23, 24, 28, 29, 30, 33	☑	Acknowledgement Notice Attached & valid	☑
IDAS Checklist Completed	☐	SPA - within 20 bus days of date of Acknowledgement Notice	☑
Mandatory Requirements provided	☑	IPA - within 3 months of date of Acknowledgement Notice	☐
		Revived - ____/____/____	

APPLICATION PROCESSING		Indicate Yes ☑ or No ☒
Is the Application properly made	☑	if ☒, proceed Notice of not a properly made Application
Is the Application properly referred	☑	if ☒, proceed Notice of not a properly referred Application
Native Title Notification Required	☒	if ☑, attach copy of Notification to applicant
Native Title Assessment Completed	☒	complete the assessment sheet and attach copy
Resource Entitlement required	☒	Required for all applicable Jurisdictions
Resource Entitlement granted	☒	Granted for all applicable Jurisdictions
Owners Consent Required	☑	Owners consent required for MCU & RaL, not Ops Works
Owners Consent provided (F)	☑	
Acknowledgement Notice Prepared	☒	Date Prepared: ...../...../..... Processor's initials: ...NAR

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☐ Building Work: Form 2 completed

- ○ The information required under chapter 3, parts 1 and 2 of the Building Act 1975
- ○ Plans, drawings and specifications to enable assessment against section 30 (Building assessment provisions) of the Building Act 1975

☐ Reconfiguring a Lot: Form 7 completed

☐ Material Change of Use: Form 5 completed

☐ Tidal Works and CMD's: Form 23 Completed

☑ COASTAL

- ☐ Constructing artificial waterway
- ☐ Interfering with Quarry material
- ☐ Works in a watercourse
- ☐ Reclaiming Land
- ☐ Draining across Coastal land
- ☐ Ponded pastures
- ☐ Interfering with Coastal Dunes
- ☐ Disposing of Dredge spoil

Written description of the proposal including a report that addresses the following:

- ○ natural coastal, riverine and estuarine processes
- ○ natural topography and drainage of coastal land
- ○ coastal wetlands and other coastal ecological systems
- ○ places or objects that have cultural heritage, landscape, historical, anthropological, archaeological or aesthetic significance or value
- ○ public access to the foreshore

Plans certified by a registered professional engineer of Queensland (RPEQ) (or an interstate or international equivalent registered with the appropriate professional body) showing:

- ○ the location (real property description and boundaries) and dimensions of the proposed works
- ○ in relation to the land (including tidal land) that would abut or adjoin the proposed works
- ○ the proposed works in relation to the locations and levels of lowest astronomical tide, highest astronomical tide, mean high water springs and the coastal management district
- ○ the slope angles of the beds/ banks of the tidal area and the finished levels of the proposed works

Other documents:

- ○ a copy of the certificate of title for the land (including tidal land) that would abut or adjoin the proposed works

☐ Form 28 completed

☐ Prescribed Tidal Works

Plans certified by a registered professional engineer of Queensland (RPEQ) (or an interstate or international equivalent registered with the appropriate professional body) showing:

- ○ the location (real property description and boundaries) and dimensions of the proposed works in relation to the land (including tidal land) that would abut or adjoin the proposed works
- ○ the proposed works in relation to the locations and levels of lowest astronomical tide, highest astronomical tide, mean high water springs and the coastal management district
- ○ the slope angles of the beds/ banks of the tidal area and the finished levels of the proposed works

Written statements or evidence

- ○ a copy of the certificate of title for the land (including tidal land) that would abut or adjoin the proposed works
- ○ details of how the proposed work addresses the IDAS code for prescribed tidal work in the Coastal Protection and Management Regulation 2003, schedule 4A
- ○ details of the largest vessel, if any, to be moored at the structure
- ○ evidence that the proposed work will not prejudice the access rights of adjoining property owners in the form of: letters of support from adjoining property owner, or plans illustrating a water allocation area

For **applications within a cul-de-sac, a bend in the waterway or other location where the side boundaries of the lot connect to the work and neighbouring lots are not at right angles to the waterway**

- ○ photos of any constructed neighbouring structures or information about approved but unconstructed neighbouring structures

☐ ENVIRONMENTAL OPERATIONS

☐ Form 8 completed Era No/s .....

About the subject land (other than for a mobile and temporary ERA)

- ○ description of the site, including site maps showing vegetation, topography and any areas of cultural significance)
- ○ description of the receiving environment, including maps showing surrounding land uses
- ○ details of the distance to any watercourse, dam, bore or other water on, adjoining or near premises
- ○ details of any known acid sulphate soils within or adjoining the premises

About the proposed ERA

- ○ a description of the activity, including proposed operation, discharge points, operating hours and process details
- ○ details about how the activity achieves best practice environmental management, including technology used, management approach, environmental management plans, and monitoring
- ○ details of the proposed release of any contaminant or emission to air, land or water and the impacts on the receiving environment, including how the activity conforms with the management hierarchy in the Environmental Protection (Air) Policy 2008

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☐ HERITAGE	Heritage Register No. 60 _ _ _ _ ☐ Building Work: Form 2 completed o The information required under chapter 3, parts 1 and 2 of the Building Act 1975 o Plans, drawings and specifications to enable assessment against section 30 (Building assessment provisions) of the Building Act 1975 ☐ Development in a Heritage Registered place: Form 3 completed o a heritage impact statement—this statement must be prepared by an appropriately qualified person (that is, a person who has qualifications in archaeology, architecture or history or is a member of a professional heritage organisation, for example Australia ICOMOS) and must provide a detailed analysis of how the development will conserve or impact upon the physical attributes of the place, the setting or context of the place, and other factors that contribute to the cultural heritage significance of the place (as described in the Queensland Heritage Register) o recent photographs of the Queensland heritage place—the photographs must depict areas of the place that be affected by the development o a site plan to scale showing the location of the proposed development in relation to existing features of the Queensland heritage place o plans, sections and elevations to scale of the proposed development in relation to existing features of the Queensland heritage place o consultants' reports—a report must be provided where there are specific technical issues, such as structural, economic or safety issues. The report must demonstrate how potential detrimental impacts will be managed be prepared by appropriately qualified persons o Mandatory supporting information for development that shares a common boundary with a lot that comprises contains a Queensland Heritage Place, shares a common boundary with a Queensland heritage place or comprises or contains a Queensland heritage place o a heritage impact statement—this statement must be prepared by an appropriately qualified person and describe the setting and context of the place and how the proposed development will affect the cultural heritage significance of the place o recent photographs of the Queensland heritage place and its setting—the photographs must show the wider streetscape or context of the place o plans, sections and elevations to scale of the proposed development in relation to existing features of the Queensland heritage place
☐ CONSERVATION SERVICES	☐ Koala conservation area ☐ Koala sustainability area **Is DERM the Assessment Manager for the development application?** Yes ☐ - go to the next step No ☐ - no obligation to check koala habitat under SPRP, ensure that Koala Plan has been adequately considered **For all DA's with bushland habitat area and Interim koala habitat area.** Was the application properly made before 2 November 2009? Yes ☐ - exempt from the planning regulatory provisions- proceed with assessment No ☐- go to the next step **Is it a declared significant project under the *State Development and Public works Organisation 1971* or in a state development area?** Yes ☐ - exempt from the planning regulatory provisions- proceed with assessment No ☐ - move to the next step **Was the application lodged on or after 02nd November 2009 but before 28 February 2010?** Yes ☐ - consider requirements of November 2009 SPRP No ☐- consider requirements of February 2010 SPRP **Development in the protected koala bushland habitat area under February 2010 SPRP** Is the development occurring within the mapped area of the bushland habitat area? Yes ☐ - move to next step. No ☐- proceed with assessment **Is the development for a private residence on a lot?** Yes ☐ - DERM has no role in assessing this application- return to (applicant/AM) No ☐- go to next step **Will the development result in no more than 500m² of native vegetation being cleared?** Yes ☐ - deemed as prohibited development- application cannot be lodged. No ☐ - go to the next step **Is the DA for community infrastructure* carried out by or on behalf of a public sector entity?** Yes ☐ - proceed with assessment No ☐- deemed as prohibited development- application cannot be lodged. **Needs assessment if it:** Reconfiguration of a lot- increasing the number of lots DA for a private residence on a lot; and Development that will result in: A gross floor area of more than 500m²; and The clearing of more the 2500m² of native vegetation; and the excavation or filling of an area greater than 5000m²; and there will be loss of mature koala trees
☑ CONTAMINATED LAND	☑ Form 24 completed ☑ EMR/CLR ☐ Natural Mineralisation/Industrial Activity ☐ UXO ☑ Notifiable activity/Industrial Activity o plans showing where any notifiable activities, hazardous contaminant or potentially contaminated activity has occurred on the premises o if the application involves a material change of use from an industrial use to a more sensitive use(e.g. child care, educational, recreational or residential purposes), then a detailed site history outlining previous potentially contaminated uses on the premises
☐ WILD RIVERS	☐ Agricultural activities: Form 29 completed o a survey plan or chart showing the location of the activity (including GPS coordinates and zone reference—GDA94 preferred) and important features in the surrounding area (the coordinates should be the average of at least three readings taken with as much time as possible between each reading) o plans showing lot boundaries and descriptions o plans showing existing licensed or permitted works o plans showing the position of any watercourses or water bodies o plans showing the position of any roads o plans showing the shortest distance from the boundary and the outer bank of each nominated waterway o details of the proposed agricultural activities o GPS coordinates for each point locating the boundary of the proposed development area corresponding to the numbered points on the accompanying survey plan or chart o how the proposed development complies with wild rivers code mentioned in the Wild Rivers Act 2005, sect 6A

Public Interest Disclosure Act 2009

Release

☐ Animal husbandry: Form 30 completed

- o a survey plan or chart showing the location of the activity (including GPS coordinates and zone reference—GDA94 preferred) and important features in the surrounding area (the coordinates should be the average of at least three readings taken with as much time as possible between each reading)
- o plans showing lot boundaries and descriptions
- o plans showing existing licensed or permitted works
- o plans showing the position of any watercourses or water bodies
- o plans showing the position of any roads
- o details of the proposed animal husbandry activity
- o GPS coordinates for each point locating the boundary of the proposed development area corresponding to the numbered points on the accompanying survey plan or chart
- o how the proposed development complies with wild rivers code mentioned in the Wild Rivers Act 2005, sect 6A

☐ **CLEARING VEGETATION**

☐ **LAND FREEZE**

☐ Email sent

koala.plan@derm.qld.gov.au

Concurrence role

(MCU, RaL or Op Works)

Notes:
Correctly referred checks and properly referred checks at right, both need to be conducted in full.

The 'correct referral' checks at right are preliminary and not entirely conclusive.

VM officers can provide direct assistance to ISU staff regarding the applicability of exemptions for clearing in specific situations.

Questions raised by applicants regarding the basis for referral to DERM should be directed to the Assessment Manager in the first instance – as per instructions in the 'Not properly referred (incomplete)' Notice .

MATERIAL CHANGE OF USE

☐ **Correctly referred– Freehold and Indigenous land**
(All boxes must be ticked)
☐ Not for a single residence on an existing lot where no residence currently exists or for a community Residence on Indigenous land
☐ Any existing lot is 2ha or more
☐ Any existing lot contains either remnant vegetation or category A or B vegetation on a PMAV

☐ **Correctly referred– State leasehold land**
(All boxes must be ticked)
☐ Not for a single residence on an existing lot where no residence currently exists
☐ Any existing lot is 2ha or more

☐ **Correctly referred– Other State land: USL, trust land, roads, land subject to a licence or Permit or boundary watercourses**
(All boxes must be ticked)
☐ Any existing lot is 2ha or more
☐ Any existing lot contains native vegetation (regardless of whether it's shown as remnant vegetation)

☐ **Properly referred – all tenures** (Bolded boxes must be ticked)
☐ **Fee**
☐ Total application area is <5ha - $3000 OR ☐ Total application area is 5ha or more - $5000
☐ **Form 11 completed**
☐ **PVMP provided**
If ☑, PVMP must include
☐ Relevant purpose + ☐ Code/policy addressed + ☐ Map showing buildings/fences/roads/ firebreaks + ☐ Location and extent of clearing shown on an image displaying 5 GPS coordinates OR ☐ A list of MGA coordinates encompassing the extent of clearing

RECONFIGURING A LOT

☐ **Correctly referred** (All boxes must be ticked)
☐ Freehold land ☐ Any existing lot is 2ha or larger ☐ The size of any lot created is 25ha or smaller
☐ Any existing lot contains either remnant vegetation or category A or B vegetation on a PMAV

☐ **Properly referred** (Bolded boxes must be ticked)
☐ **Fee**
☐ Reconfiguring any number of lots into 2 lots - $331.20 OR
☐ Total application area is <5ha - $3000 OR ☐ Total application area is 5ha or more - $5000
☐ **Form 11 completed**
☐ **PVMP provided**
If ☑, PVMP must include
☐ Code/policy addressed + ☐ Map showing buildings/fences/roads/ firebreaks + ☐ Location and extent of clearing shown on an image displaying 5 GPS coordinates OR ☐ A list of MGA coordinates encompassing the extent of clearing

OPERATIONAL WORKS

An application can not be accepted by the Assessment Manager or DERM without:
☐ Written confirmation from DERM that proposed clearing is for a relevant purpose under s22A VMA

☐ **Correctly referred– Freehold and Indigenous land or agricultural and grazing leases** (All boxes must be ticked)
☐ Application does not contain confirmation from DERM that clearing is exempt development
☐ Subject lot/s contains either remnant vegetation or category A or B vegetation on a PMAV
☐ Application identifies that clearing of remnant vegetation or category A or B vegetation will occur

☐ **Correctly referred– Other tenures** (All boxes must be ticked)
☐ Application does not contain confirmation from DERM that clearing is exempt development
☐ Application identifies that clearing of native vegetation will occur

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☐ **Properly referred** (Bolded boxes must be ticked)

☐ **Fee** (dependant on nature of the 'confirmed' relevant purpose)
- ☐ Public Safety or control of non-native plants & declared pests 22A(b or c)- $ NIL
- ☐ Significant project s22A(a)- $5000
- ☐ Fence/firebreak/road/track/built infrastructure s22A(d) + clearing <5ha- $1200
- ☐ Extractive industry + not a key resource area s22A(i)- $1200
- ☐ Extractive industry + in a key resource area s22A(i)- $3000
- ☐ All other purposes s22A(d-h, j) - $331.20

☐ **Form 11 completed**

☐ **PVMP provided**

If ☑, PVMP must include

☐ Relevant purpose confirmation from DERM + ☐ Relevant code/policy addressed + ☐ Location and extent of clearing shown on an image displaying 5 GPS coordinates OR ☐ A list of MGA coordinates encompassing the extent of clearing

☐ CLEARING VEGETATION

☐ LAND FREEZE

☐ Email sent

koala.plan@derm.qld.gov.au

Assessment Manager role

Notes:
Assessable development checks and properly made checks at right both need to be conducted in full.

The 'assessable development' checks are preliminary and not entirely conclusive.

It is recommended that applicants consult directly with VM officers in a relevant regional office if there are questions concerning the applicability of particular exemptions for clearing in specific situations.

☐ **Clearing is assessable development– Freehold and Indigenous land or agricultural and grazing leases** (All boxes must be ticked)
- ☐ Application does not contain confirmation from DERM that clearing is exempt development
- ☐ Subject lot/s contains either remnant vegetation or category A or B vegetation on a PMAV
- ☐ Application identifies that clearing of remnant vegetation or category A or B vegetation will occur

☐ **Clearing is assessable development– Other tenures** (All boxes must be ticked)
- ☐ Application does not contain confirmation from DERM that clearing is exempt development
- ☐ Application identifies that clearing of native vegetation will occur

☐ **Properly made** (Bolded boxes must be ticked)

☐ **Form 11 completed**

☐ **Fee**
- ☐ Public Safety or control of non-native plants & declared pests 22A(b or c)- $ NIL
- ☐ Significant project s22A(a)- $5000
- ☐ Fence/firebreak/road/track/built infrastructure s22A(d) + clearing <5ha- $1200
- ☐ Extractive industry + not a key resource area s22A(i)- $1200
- ☐ Extractive industry + in a key resource area s22A(i)- $3000
- ☐ All other purposes s22A(d-h, j)- $331.20

☐ **PVMP provided**

If ☑, PVMP must include

☐ Justification for relevant purpose + ☐ Code/policy addressed + ☐ Location and extent of clearing shown on an image displaying 5 GPS coordinates OR ☐ A list of MGA coordinates encompassing the extent of clearing

☐ WATER

The 'Consent of the chief executive' to accompany all water Take or Interfere Applications. Ensure all parts of the Consent have been completed by the regional delegate.

Form 1, Q9 table G:
Copy of evidence to be provided (eg. water licence, water permit, interim water allocation, water allocation, seasonal water assignment)

Question 8 on the works application - all are mandatory

☐ Taking or interfering with artesian/sub-artesian water: Form 12 complete
- O the location of the proposed works, if known, and any existing works for taking artesian or sub-artesian water
- O lot boundaries and descriptions
- O existing licensed or permitted works
- O the position of any watercourses or water bodies
- O the position of any roads
- O the position of any area to be irrigated

☐ Watercourse pump: Form 13 completed
- O the location of the proposed water pump and any existing pump
- O lot boundaries and descriptions
- O existing licensed or permitted works
- O the position of any watercourses or water bodies
- O the position of any roads
- O the position of any area to be irrigated

☐ Water storage: Form 14 completed
- O the location of the proposed water storage and any existing storage
- O lot boundaries and descriptions
- O existing licensed or permitted works
- O the position of any watercourses or water bodies
- O the position of any roads
- O the position of any area to be irrigated

☐ Gravity diversion from a watercourse: Form 15 completed
- O the location of the proposed gravity diversion and any existing gravity diversion
- O lot boundaries and descriptions
- O existing licensed or permitted works
- O the position of any watercourses or water bodies
- O the position of any roads
- O the position of any area to be irrigated
- O details of any vegetation within the water body or watercourse proposed to be cleared
- O details of any filling or excavation proposed in the watercourse or water body

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☐ WATER cont.

Referable dams require dam Failure impact assessment first. If not provided return to region for referral to Dam Safety

☐ Referable dam: Form 16 completed
- O the location of the proposed water storage and any existing storage
- O lot boundaries and descriptions
- O existing licensed or permitted works
- O the position of any watercourses or water bodies
- O the position of any roads
- O details of any vegetation within the water body or watercourse proposed to be cleared
- O a copy of 'Notice Accepting a Failure Impact Assessment' from the chief executive of the Department of Environment and Resource Management

☐ Watercourse diversion: Form 17 completed
- O the location of the proposed water storage and any existing storage
- O lot boundaries and descriptions
- O existing licensed or permitted works
- O the position of any watercourses or water bodies
- O the position of any roads
- O the position of any area to be irrigated
- O a scaled plan showing design details of the proposed diversion
- O details of the proposed diversion including a description of any impacts on the existing watercourse or water body, or vegetation
- O details of any vegetation within the water body or watercourse proposed to be cleared

Quarry works applications must be accompanied by a copy of the Quarry Material Allocation Notice (QMAN). Consent of the chief executive is not required for this type of application

☐ Removal of quarry material from a watercourse: Form 18 completed
- O the location of the proposed work and any existing works for removing quarry material
- O lot boundaries and descriptions
- O existing licensed or permitted works
- O the position of any watercourses or water bodies
- O the position of any roads
- O operations plan
- O Copy of Quarry material allocation notice

☐ Taking overland flow: Form 19 completed
- O the location of the proposed work and any existing works for taking overland water
- O lot boundaries and descriptions
- O existing licensed or permitted works
- O the position of any watercourses or water bodies
- O the position of any roads
- O the position of any area to be irrigated
- O a copy of the notification acknowledgement letter containing the notification acknowledgement number for authorised taking of overland water
- O a certified report in accordance with schedule 1 of the Code for assessable development for operational works for taking overland flow water detailing the proposed location, extent and operation of all the proposed reconfigured works and proposed new works (not required if work for stock and domestic water use or rehabilitating degraded land)

For an application for capturing agricultural runoff
- O a copy of a land and water management plan approved under the Water Act 2000 or an industry best practice management audit

For an application for taking water required by an environmental authority or development permit
- O a copy of the relevant environmental authority or development permit
- O a report demonstrating:
  - O how the proposed works meet the requirements of the environmental authority or development permit
  - O how the proposed works minimise the taking of water

For an application for rehabilitating degraded land (applicable to the Warrego, Paroo, Buloo or Nebine Water Resource Plan areas)
- O a certificate from a professional, qualified in soil science, stating the area concerned is degraded and the works be an appropriate method for rehabilitating the area
- O evidence the works are required under the Land Act 1994
- O evidence the works have been approved for funding under the Primary Industries Productivity Enhancement Landcare Loans Scheme

Check WRP to see if regulated And any Wild River requirements

☐ Work in a watercourse not covered by Form 12 - 20: Form 21 completed

A sketch plan showing
- O the location of the proposed work and any existing works for taking overland flow water
- O lot boundaries and descriptions
- O existing licensed or permitted works
- O the position of any watercourses or water bodies
- O the position of any roads
- O the position of any area to be irrigated

For Wild River areas

☐ Interfering with overland flow: Form 20 completed
- O the location of the proposed works and any existing works for interfering with overland flow water
- O lot boundaries and descriptions
- O existing licensed or permitted works
- O the position of any watercourses or water bodies
- O the position of any roads
- O the position of any area to be irrigated
- O hydrology report assessing the potential impact of the proposed works on any adjacent watercourse or water body and surrounding floodplain

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☐ WATER cont.	**Declared catchment area (If lot created is less than 16ha)** ☐ **Reconfiguring a Lot: Form 7 completed** ☐ **Fee** ☐ **Catchment area is NOT in the SEQ region (See SPA Contact list)** FYI: If the Catchment area is in the SEQ region - Queensland Bulk Water Supply Authority ABN 75 450 239 876 trading as Seqwater is the concurrence agency. As DERM is not a concurrence agency the assessment manager will need to be notified.
☐ WETLANDS	**Is the application for development for an urban purpose? Yes / No** ☐ **Not domestic housing activity** ☐ **Great Barrier Reef (GBR) Water Protection Act (WPA)** ☐ **ROL** (Must be ticked to be properly made) ☐ More than 6 lots or any < 5 h ☐ Op works involve High Impact Earthworks ☐ More than 100 m³ ☐ More than 1000 m³ (& more than 200m from the wetlands) ☐ **MCU** (Must be ticked to be properly made) ☐ Op Works involve High Impact Earthworks ☐ More than 100 m³ ☐ More than 1000 m³ (& more than 200m from the wetlands) ☐ **OP Works** (Must be ticked to be properly made) ☐ Op Works involve High Impact Earthworks ☐ More than 100 m³ ☐ More than 1000 m³ (& more than 200m from the wetlands ☐ **Plans** (Must be ticked to be properly made) ☐ a survey plan or chart showing the location of the activity (including GPS coordinates and zone reference—GDA94 preferred) and important features in the surrounding area ☐ a scaled site plan showing the details of the structures or works associated with the operational works including: • dimensions of the proposed works and any building envelopes and distance to the wetland and wetland buffer, drainage channels and lot boundaries ☐ the slope angles of the area that would abut or adjoin the proposed works and the finished level of the proposed works ☐ the existing and proposed contours ☐ the location and level of any permanent survey marks or reference stations used as datum for the works ☐ the internal driveways/movement routes which vehicles will use during the works ☐ the storage area of materials including earth associated with excavation or filling or construction (confirmed/not applicable) ☐ the defined flood level (confirmed/not applicable) ☐ the defined fill level (confirmed/not applicable) ☐ **Written Documentation** (Must be ticked to be properly made) a. the hours of operation of construction and machinery and vehicles used b. the quantity of materials including earth associated with construction to be stored on site c. if an alternative mapped boundary of the wetland is proposed to satisfy a required outcome under the code, a map of the alternative boundary and assessment prepared in accordance with the code requirements (confirmed/not applicable) d. if an alternative wetland buffer width is proposed to satisfy a required outcome under the code, an assessment of the baseline ecological values of the site and potential impacts of the works used to determine and justify the alternative buffer width (confirmed/not applicable) e. if the proposal does not adopt the default wetland buffer width to satisfy a required outcome under the code, an assessment of the baseline ecological values of the site and potential impacts of the works (confirmed/not applicable) f. a hydrology report assessing the existing surface water regime and potential impact of the proposed works on the wetland to satisfy a required outcome under the code (confirmed/not applicable) g. a hydrology report assessing the existing ground water regime and potential impact of the proposed works on the wetland to satisfy a required outcome under the code (confirmed/not applicable) h. details of stormwater management and disposal required to satisfy a required outcome of the code (confirmed/not applicable) i. details of operational management measures during construction to satisfy a required outcome under the code including pest and invasive species and noise, light and visual disturbance. (confirmed/not applicable)

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Advice Triggers

☐ Wetlands - within 100m	☐ MCU assessable under planning scheme and any part of the land is in the wetland management area ☐ RaL – greater than 6 lots or any lot less than 5 ha, and any part of the land is in the wetland area.
☐ Conservation Estate - within 100m ☐ Protected area ☐ Forest reserve ☐ Critical habitat ☐ State forest ☐ Timber reserve ☐ Marine park ☐ Recreation area ☐ World heritage ☐ CCA ☐ Nature Refuge ☐ Brisbane Forest Park	☐ MCU for urban purposes ☐ RaL – greater than or equal to 10 lots or any lot created < 5ha
☐ Heritage - shares common boundary	☐ MCU assessable under the planning scheme ☐ RaL
☐ Acid Sulfate Soils	☐ MCU assessable under the planning scheme ☐ RaL ☐ Operational Works ☐ Building work assessable under the planning scheme

DERM Interests (tick for applicable)(**Bold** denotes mapped on EcoMaps please check at regional level until new layers added)

☐ Acid Sulfate Soil	☐ Good Quality Agricultural Land	☐ Removal of Quarry Material
☐ **Coastal Building Line**	☐ Groundwater	☐ Salinity
☑ **Coastal Management District**	☑ **Koala Habitat Areas**	☐ Soil Health
☐ Declared Sub Artesian	☐ Landslide	☐ Soil Conservation
☐ Declared Catchments Area	☐ **Marine Parks**	☐ State Land
☐ Drainage and Embankment	☐ **Marine Plants**	☐ Stock Routes
☐ **EMR or CLR (continuing activity)**	☐ **Nature Refuges**	☐ Surface Water
☐ **EPA Referrable Wetland**	☐ Notifiable activity	☐ Taking/Interfering with water
☑ **Erosion prone areas**	☐ Native Vegetation	☐ Water Quality (Surface)
☐ **Fish Habitat Areas**	☐ **Protected Areas**	☐ **Wild Rivers**
☐ Flood plain Management	☐ Referable Dam	☐ **Wetland Management Area**
☑ Other		

Receipt Details: Fees Correct ☐ N/A ☐

Receipt No. 3982744 **Date:** 01/04/2011

Amount Paid $ 1810.00

Receipt sent to client Yes ☐ No ☐

Portable Long Service Leave Paid Yes ☐ No ☐
(the Building and Construction Industry (Portable Long Service Leave) Act 1991 requires the levy to be paid before a development permit is issued)

Payment Method:

Cheque ☑ EFT ☐

Cash ☐ Credit ☐

Cheque No.....

Drawer: .....

Copy of Receipt attached ☐

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Release

DATE	Person Contacted:	Phone No:
	Information Requested:	
	Response:	
	PALM Contact:	

DATE	Person Contacted:	Phone No:
	Information Requested:	
	Response:	
	PALM Contact:	

DATE	Person Contacted:	Phone No:
	Information Requested:	
	Response:	
	PALM Contact:	

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ADDITIONAL NOTES

* Amended ack notice received 24/3/2011.

* Fees received 01/04/2011.

Release

Integrated Development Assessment System form

Application Details - IDAS form 1

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

You **MUST** complete **ALL** questions unless the form indicates otherwise. Incomplete forms or forms without all necessary information and documentation will result in your application not being a properly made application.

For all development applications, you must:

- complete this form (*Application details - IDAS form 1)*
- complete any other forms relevant to your application
- provide any mandatory supporting information identified on the forms as being required to accompany your application.

All terms used on this form have the meaning given in the *Sustainable Planning Act 2009* or the *Sustainable Planning Regulation 2009*.

Applicant details (note: the applicant is the person responsible for making the application and need not be the owner of the land. The applicant is responsible for ensuring the information provided on all IDAS application forms is correct. Any development permit or preliminary approval that may be issued as a consequence of this application will be issued to the applicant.)

Please note: If there is more than one applicant, provide additional applicant details by clicking the "Add another applicant" button below.

Name/s (individual or company name in full)	**Gemlava Pty Ltd**
For companies, contact name	sch4p4(6) Personal inf
Postal address	**C/o PDE, PO Box 3733, Loganholme, 4129**
Contact phone number	**07 3388 0851**
Mobile number (non-mandatory)	
Fax number (non-mandatory)	**07 3388 0743**
e-mail address (non-mandatory)	sch4p4(6) **@pdeconsultants.com.au**

1. What is the nature of development proposed? (tick all applicable boxes)

- ☒ material change of use of premises
- ☐ building work
- ☐ operational work
- ☐ reconfiguring a lot

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2. What type of approval is being sought?

- [x] development permit
- [ ] preliminary approval
- [ ] both - provide details below

3. Is the application for a mobile and temporary environmentally relevant activity (ERA)?

- [x] No
- [ ] Yes - complete table A and then go to question 5

4. Location of the premises (complete table B and/or table C as applicable. Identify each lot in a separate row)

Table B - street address/lot for the premises or street address/lot on plan for the land adjoining or adjacent to the premises

	Street Address				Lot on plan description		Local government area (e.g. Logan,Cairns)
	Unit No.	Street No.	Street name and official suburb/locality name	Post code	Lot No.	Plan type and plan no.	
1		63	RIVER RD REDBANK	4301	7	SP133329	Ipswich City

- [x] Street address / lot on plan
- [ ] Street address / lot on plan for the land adjoining or adjacent to the premises (appropriate for development in water e.g. jetty, pontoon)

Table C - premises coordinates (appropriate for development in remote areas, over part of a lot or in water e.g. channel dredging in Moreton Bay)

	Coordinates (note: place each set of coordinates in a separate row)				Zone reference	Datum	Local government area (If applicable)
	Easting	Northing	Latitude	Longitude			
1			-27.598551	152.864694		[x] GDA94 [ ] WGS84 [ ] other	Ipswich City

5. Total area of the premises on which the development is proposed (indicate hectares or m²)

106,364 m²

6. Current use/s of the premises (e.g. vacant land, house, apartment building, cane farm, etc.)

1	Vacant Industrial Site

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

Proposed to store, repair and service portable and transportable buildings units.

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☐☐☐

8. Is owner's consent required for this application? (refer to notes at the end of this form for more information)

☐ No

☒ Yes - complete either table D, table E or table F as applicable

Table D (note: do not complete this table if lodging the application on-line using Smart eDA)	
Name of owner/s of the land	
I/We, the above-mentioned owner/s of the land, consent to the making of this application.	
Signature of owner/s of the land	
Date	

Table E	
Name of owner/s of the land	
☐ The owner's written consent is attached or will be provided separately to the assessment manager	

Table F	
Name of owner/s of the land	Gemlava Pty Ltd
☒ By making this application, I, the applicant, declare that the owner has given written consent to the making of the application.	

9. Does the application involve a state resource? (e.g. the application involves state land, or taking quarry materials. Refer to the notes at the end of this form for more information)

☒ No ☐ Yes - complete table G

10. Identify if any of the following apply to the premises (tick applicable box/es)

☒ adjacent to a water body, watercourse or aquifer (e.g creek, river, lake, canal) - complete table H

☐ on strategic port land under the *Transport Infrastructure Act 1994* - complete table I

☐ in a tidal water area - complete table J

Table H	Name of water body, watercourse or aquifer
1	Brisbane River

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

☐ No ☒ Yes - ensure the type, location and dimension of each easement is included in the plans submitted

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☐☐☐

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

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

13. Is the payment of a portable long service leave levy applicable to this application? (refer to the notes at the end of this form for more information)

☒ No - Go to question 15 ☐ Yes

15. Has the local government agreed to apply a superseded planning scheme to this application under section 96 of the *Sustainable Planning Act 2009*?

☒ No

☐ Yes - provide details below

16. List below all of the forms and supporting information that accompany this application (include all IDAS forms, checklists, mandatory supporting information etc. that will be submitted as part of this application. **Note: this question does not apply for applications made online using Smart eDA)**

	Description of attachment or title of attachment	Method of lodgement to assessment manager
1		

17. Applicant's declaration

☒ By making this application, I declare that all information in this application is true and correct (note: it is unlawful to provide false or misleading information).

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Notes for completing this form

Question 8:

- Section 263 of the *Sustainable Planning Act 2009* sets out when the consent of the owner of the land is required for an application. Section 260(1)(e) of the *Sustainable Planning Act 2009* provides that if the owner's consent is required under section 263, then an application must contain, or be accompanied by, the written consent of the owner, or include a declaration by the applicant that the owner has given written consent to the making of the application.
- Owner's consent is not required for a mobile and temporary ERA.

Question 9:

- Section 264 of the *Sustainable Planning Act 2009* provides that if a development involves a state resource, a regulation may require the application to be supported by certain evidence prescribed under the regulation. Schedule 14 of the *Sustainable Planning Regulation 2009* prescribes the state resources for which evidence is required to be given, and the evidence required, to support the application.

Question 13:

- *The Building and Construction Industry (Portable Long Service Leave) Act 1991* prescribes when the portable long service leave levy is payable.
- The portable long service leave levy amount and other prescribed percentages and rates for calculating the levy are prescribed in the *Building and Construction Industry (Portable Long Service Leave) Regulation 2002*.

Question 14:

- The portable long service leave levy need not be paid when the application is made, but the *Building and Construction Industry (Portable Long Service Leave) Act 1991* requires the levy to be paid before a development permit is issued.
- Building and Construction Industry Notification and Payment Forms are available from any Queensland post office or agency, on request from QLeave, or can be completed on the QLeave website at www.qleave.qld.gov.au. For further information contact QLeave on 1800 803 481 or www.qleave.qld.gov.au.

Privacy -the information collected in this form will be used by the Department of Infrastructure and Planning (DIP) in accordance with the processing and assessment of your application. Your personal details will not be disclosed for a purpose outside of the IDAS process, except where required by legislation (including the *Right to Information Act 2009*) or as required by Parliament. This information may be stored in a departmental database. The information collected will be retained as required by the *Public Records Act 2002*.

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NOTIFICATION OF ENGAGEMENT OF A PRIVATE CERTIFIER

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

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

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

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

The *Sustainable Planning Act 2009* (SPA) is administered by the Department of Infrastructure and Planning. This form and all other required application materials should be sent to your assessment manager and any referral agencies.

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Contaminated land - IDAS form 24

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

This form must be completed for development applications for:

- a material change of use that is assessable development under the *Sustainable Planning Regulation 2009*, schedule 3, part 1, table 2, items 6 to 9
- reconfiguring a lot that requires referral under the *Sustainable Planning Regulation 2009*, schedule 7, table 2, item 22.

You **MUST** complete **ALL** questions unless the form indicates otherwise. Incomplete forms or forms without all necessary information and documentation will result in your application not being a properly made application.

For all development applications you must:

- complete *Application details - IDAS form 1*
- complete any other forms relevant to your application
- provide any mandatory supporting information identified on the forms as being required to accompany your application.

All terms used on this form have the meaning given in the *Sustainable Planning Act 2009* or the *Sustainable Planning Regulation 2009*.

1. What is the nature of the application? (tick applicable box/es)

☒ material change of use ☐ reconfiguring a lot

2. What is the nature of the contamination? (tick applicable box/es)

☒ all or part of the premises is on the environmental management register

☐ all or part of the premises is on the contaminated land register

☐ all or part of the premises is currently used for, or was last used for, a notifiable activity

☐ all or part of the premises is currently used for, or was last used for, an industrial activity and the proposed use is for child care, educational, recreational or residential purposes (including a caretakers' accommodation on industrial land)

☐ in an area where an area management advice has been given for natural mineralisation or industry activity and the proposed use is for child care, educational, recreational or residential purposes (including caretakers' accommodation on industrial land)

☐ is in an area for which an area management advice has been given for unexploded ordnance

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☐☐☐

3. Confirm that the following mandatory supporting information accompanies this application

Plans	Confirmation of lodgement	Method of lodgement
plans showing where any notifiable activities, hazardous contaminant or potentially contaminated activity has occurred on the premises	☒ confirmed	electronic
Written documentation		
if the application involves a material change of use from an industrial use to a more sensitive use (e.g. child care, educational, recreational or residential purposes), then a detailed site history outlining previous potentially contaminated uses on the premises	☐ confirmed ☒ not applicable	

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

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The *Sustainable Planning Act 2009* is administered by the Department of Infrastructure and Planning. This form and all other required application materials should be sent to your assessment manager and any referral agencies.

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Material change of use assessable against a planning scheme - IDAS form 5

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

This form must be completed for development applications for a material change of use assessable against a planning scheme.

You **MUST** complete **ALL** questions unless the form indicates otherwise. Incomplete forms or forms without all necessary information and documentation will result in your application not being a properly made application.

For all development applications, you must:

- complete *Applicant details - IDAS form 1*
- complete any other forms relevant to your application
- provide any mandatory supporting information identified on the forms as being required to accompany your application.

All terms used on this form have the meaning given in the *Sustainable Planning Act 2009* or the *Sustainable Planning Regulation 2009*.

This form can also be used for development on strategic port land under the *Transport Infrastructure Act 1994*.

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1. How is the premises identified / zoned in the applicable planning scheme? (if the premises involves multiple zones, clearly identify the relevant zone for each lot in a separate row in the below table) Non-mandatory

	Lot description (i.e. street address or lot on plan details)	Applicable zone / precinct	Applicable overlays
1	63 River Road REDBANK QLD 4301 Lot 7 on SP 133329	RB03L - Regional Business & Industry (Redbank Pen Low Imp)	OV Character Places-Identified Places of Interest - 05/04/2004 OV5-Flood Development Line 1 in 20 Overlay - 18/10/2006 OV5-Flood Line 1 in 100 Overlay - 18/10/2006 OV3-Mining Influence Area Overlay - 05/04/2004

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

	General explanation of the proposed use	Planning scheme definition (include each definition in a new row) (non-mandatory)	No. of dwelling / tenancy units (if applicable)	Days and hours of operation (if applicable)	No. of employees (if applicable)
1	To store, repair, and service portable and transportable building units	General Industry		6am to 6pm Monday to Friday	20

3. What type of approval is being sought for the material change of use?

☒ development permit ☐ preliminary approval ☐ both - provide details below

☐☐☐

4. Are there any current approvals associated with this application for the change of use of the premises? (eg. a preliminary approval)

☒ No ☐ Yes - provide details below

5. Does the proposed use involve (tick applicable boxes)

the reuse of existing buildings on the premises	☒ No	☐ Yes
new building work on the premises	☐ No	☒ Yes
the reuse of existing operational works on the premises	☒ No	☐ Yes
new operational work on the premises	☐ No	☒ Yes

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

All applications	**Confirmation of lodgement**	**Method of lodgement**
a site plan drawn to scale (1:100, 1:200 or 1:500 are the recommended scales) which shows the following: • the location and site area of the land to which the application relates *(relevant land)* • the north point • the boundaries of the relevant land • any road frontages of the relevant land, including the name of the road • the location and use of any existing or proposed buildings or structures on the relevant land (note: where extensive demolition or new buildings are proposed, two separate plans (an existing site plan and proposed site plan) may be appropriate) • any existing or proposed easements on the relevant land and their function • the location and use of buildings on land adjoining the relevant land • all vehicle access points and any existing or proposed car parking areas on the relevant land. Car parking spaces for persons with disabilities and any service vehicle access and parking should be clearly marked. • for any new building on the relevant land, the location of refuse storage • the location of any proposed retaining walls on the relevant land and their height • the location of any proposed landscaping on the relevant land • the location of any stormwater detention on the relevant land	☒ confirmed	electronic (Smart e
a statement about how the proposed development addresses the local government's planning schemes and any other planning documents relevant to the application	☒ confirmed	electronic (Smart e
a statement about the intensity and scale of the proposed use (e.g. number of employees, days and hours of operation, number of visitors, number of seats, capacity of storage area etc.)	☒ confirmed	electronic (Smart e
information that states: • the existing or proposed floor area, site cover, maximum number of storeys and maximum height above natural ground level for existing or new buildings (e.g. information regarding existing buildings but not being reused) • the existing or proposed number of on-site car parking bays, type of vehicle cross-over (for non-residential uses) and vehicular servicing arrangement (for non-residential uses)	☒ confirmed ☐ not applicable	electronic (Smart e

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	Confirmation of lodgement	Method of lodgement
When the application involves the reuse of existing buildings		
plans showing the size, location, existing floor area, existing site cover, existing maximum number of storeys, and existing maximum height above natural ground level of the buildings to be reused	☐ confirmed ☒ not applicable	electronic (Smart e
When the application involves new building work (including extensions)		
floor plans drawn to scale (1:50, 1:100 or 1:200 are the recommended scales) which show the following: • the north point • the intended use of each area on the floor plan (for commercial, industrial or mixed use developments only) • the room layout (for residential development only) with all rooms clearly labelled • the existing and the proposed built form (for extensions only) • the gross floor area of each proposed floor area	☒ confirmed	electronic (Smart e
elevations drawn to scale (1:100, 1:200 or 1:500 are the recommended scales) which show plans of all building elevations and facades, clearly labelled to identify orientation (e.g. north elevation)	☒ confirmed	electronic (Smart e
plans showing the size, location, proposed site cover, proposed maximum number of storeys, and proposed maximum height above natural ground level of the proposed new building work	☒ confirmed ☐ not applicable	electronic (Smart e
When the application involves the reuse of other existing works		
plans showing the nature, location, number of on-site car parking bays, existing area of landscaping, existing type of vehicular cross-cover (non-residential uses), and existing type of vehicular servicing arrangement (non-residential uses) of the works to be reused	☐ confirmed ☒ not applicable	electronic (Smart e
When the application involves new operational work		
plans showing the nature, location, number of new on-site car parking bays, proposed area of new landscaping, proposed type of new vehicle cross-cover (non-residential uses), proposed maximum new vehicular servicing arrangement (non-residential uses) of the proposed new operational works	☒ confirmed ☐ not applicable	electronic (Smart e

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Notes for completing this form:

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

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

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The *Sustainable Planning Act 2009* is administered by the Department of Infrastructure and Planning. This form and all other required application materials should be sent to your assessment manager and any referral agencies.

Your reference 850/2011/MCU
Our reference Benjamin Williams
Contact Officer 3810 6897
Telephone

City of Ipswich

Ipswich City Council

45 Roderick St
PO Box 191
Ipswich QLD 4305
Australia

Tel (07) 3810 6666
Fax (07) 3810 6731
Email council@ipswich.qld.gov.au
Web www.ipswich.qld.gov.au

Gemlava Pty Ltd
C/- Pde
PO Box 3733
LOGANHOLME QLD 4129

24 March 2011

REVISED ASSESSMENT MANAGER ACKNOWLEDGMENT NOTICE

SUSTAINABLE PLANNING ACT 2009 (s268)

Application Details

Application No: 850/2011/MCU

Assessment Manager: Ipswich City Council
PO Box 191
IPSWICH QLD 4305
Ph: 3810 6888
Fax: 3281 7085

Assessing Officer: Benjamin Williams

Real Property Description: Lot 7 SP 133329 PAR GOODNA

Property Location: 63 River Road, REDBANK QLD 4301

It is advised that the following matters relate to the above application.

1. **Development Approval**

The following development approval is being sought.

Published on DES Disclosure Log
RTI Act 2009

Release

Proposal	Development	Approval Type
Service/Trades Use (Storage & Maintenance Yard) Smart eDA	Material Change of Use	Development Permit

2. Referral Agencies

(a) Pursuant to section 272 of the *Sustainable Planning Act 2009*, the applicant is required to give each referral agency the following:

(i) A copy of the application, unless the agency already has a copy; and
(ii) A copy of the acknowledgment notice, unless the referral agency is the entity that gave the notice; and
(iii) The fee prescribed under a regulation under the *Sustainable Planning Act 2009* 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.

(b) This application will lapse unless the applicant gives to each referral agency the referral agency material within the period mentioned in section 272(2) of the *Sustainable Planning Act 2009*, as follows:

s.272 (2) The referral agency material must be given to all referral agencies within—

(a) 20 business days after the applicant receives the acknowledgement notice; or
(b the further period agreed between the assessment manager and the applicant.

(c) The applicant must give the assessment manager written notice of the day the applicant complied with 2 (a) and (b) above in accordance with section 275 of the *Sustainable Planning Act 2009.*

(d) The following table outlines the applicable referral agencies for this application:-

Referral Agency	Type of Referral
Department of Transport and Main Roads Transport Planning Branch PO Box 70 SPRING HILL QLD 4004	Concurrence

Published on DES Disclosure Log RTI Act 2009

Release

Department of Environment and Resource Management GPO Box 2454 BRISBANE QLD 4001	Concurrence - Contaminated Land - Coastal Management District

3. **Code Assessment**

It is determined that an aspect of the development applied for requires Code Assessment.

The following are the applicable codes for this application:

(a) Regionally Significant Business and Industry Areas Code (Part 6);
(b) Commercial and Industrial Code (Part 12, Division 7); and
(c) Parking Code (Part 12, Division 9).

4. **Impact Assessment**

It is determined that the development applied for does not require Impact Assessment.

5. **Information Request**

Pursuant to section 276 of *Sustainable Planning Act 2009*, the assessment manager may require further information to be submitted. If so, the requirements will be notified within 10 business days of this Notice. This period may be extended by 10 business days pursuant to section 277 of the *Sustainable Planning Act 2009*.

If you have any queries in regards to this acknowledgment notice, please contact Benjamin Williams on the telephone number listed above.

Yours faithfully

sch4p4(6) Personal information

Sean Dickson
ACTING TEAM COORDINATOR (Team East)

Published on IPES Disclosure Log RTI Act 2009

56413.

Your reference 850/2011/MCU
Our reference Benjamin Williams
Contact Officer 3810 6897
Telephone

City of Ipswich

Ipswich City Council

45 Roderick St
PO Box 191
Ipswich QLD 4305
Australia

Tel (07) 3810 6666
Fax (07) 3810 6731
Email council@ipswich.qld.gov.au
Web www.ipswich.qld.gov.au

Gemlava Pty Ltd
C/- Pde
PO Box 3733
LOGANHOLME QLD 4129

9 March 2011

ASSESSMENT MANAGER ACKNOWLEDGMENT NOTICE

SUSTAINABLE PLANNING ACT 2009 (s268)

Application Details

Application No:	850/2011/MCU
Assessment Manager:	Ipswich City Council PO Box 191 IPSWICH QLD 4305 Ph: 3810 6888 Fax: 3281 7085
Assessing Officer:	Benjamin Williams
Real Property Description:	Lot 7 SP 133329 PAR GOODNA
Property Location:	63 River Road, REDBANK QLD 4301

It is advised that the following matters relate to the above application.

1. **Development Approval**

The following development approval is being sought.

Published on DES Disclosure Log RTI Act 2009

Release

Proposal	Development	Approval Type
Service/Trades Use (Storage & Maintenance Yard) Smart eDA	Material Change of Use	Development Permit

2. Referral Agencies

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(i) A copy of the application, unless the agency already has a copy; and
(ii) A copy of the acknowledgment notice, unless the referral agency is the entity that gave the notice; and
(iii) The fee prescribed under a regulation under the *Sustainable Planning Act 2009* 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.

(b) This application will lapse unless the applicant gives to each referral agency the referral agency material within the period mentioned in section 272(2) of the *Sustainable Planning Act 2009*, as follows:

s.272 (2) The referral agency material must be given to all referral agencies within—

(a) 20 business days after the applicant receives the acknowledgement notice; or
(b the further period agreed between the assessment manager and the applicant.

(c) The applicant must give the assessment manager written notice of the day the applicant complied with 2 (a) and (b) above in accordance with section 275 of the *Sustainable Planning Act 2009.*

(d) The following table outlines the applicable referral agencies for this application:-

Referral Agency	Type of Referral
Department of Transport and Main Roads Transport Planning Branch PO Box 70 SPRING HILL QLD 4004	Concurrence
Department of Environment and	Concurrence

Published on DES Disclosure Log RTI Act 2009

Release

Resource Management GPO Box 2454 BRISBANE QLD 4001	- Contaminated Land - Coastal Management District Advice - Wetlands

3. **Code Assessment**

It is determined that an aspect of the development applied for requires Code Assessment.

The following are the applicable codes for this application:

(a) Regionally Significant Business and Industry Areas Code (Part 6);
(b) Commercial and Industrial Code (Part 12, Division 7); and
(c) Parking Code (Part 12, Division 9).

4. **Impact Assessment**

It is determined that the development applied for does not require Impact Assessment.

5. **Information Request**

Pursuant to section 276 of *Sustainable Planning Act 2009*, the assessment manager may require further information to be submitted. If so, the requirements will be notified within 10 business days of this Notice. This period may be extended by 10 business days pursuant to section 277 of the *Sustainable Planning Act 2009*.

If you have any queries in regards to this acknowledgment notice, please contact Benjamin Williams on the telephone number listed above.

Yours faithfully,

sch4p4(6) Personal informatio

Lara Minion
ACTING TEAM COORDINATOR (Team East)

Published on DES Disclosure Log
RTI Act 2009

Department of Environment and Resource Management

Attn: GRANT MOGRIDGE

Notice

Incorrectly referred application

This notice is issued by the Department of Environment and Resource Management (DERM) for the purposes of the Sustainable Planning Act 2009 ("the Act").

Gemlava Pty Ltd
C/- PDE
PO Box 3733
LOGANHOLME QLD 4129

Attn: sch4p4(6) Personal in

Ipswich City Council
PO Box 191
IPSWICH QLD 4305

Attn: Mr Benjamin Williams

Published on DES Disclosure Log RTI Act 2009

Our reference: 301887

Application for development approval

1. The Chief Executive, Department of Environment and Resource Management (DERM) as referral agency received the application on 9 March 2011.

2. **Application details**

Development approval applied for: Development Permit

Aspect(s) of development:

Material change of use - Contaminated land	***Sustainable Planning Regulation 2009*** - Schedule 7, table 2, item 23	DERM ref. 301887
Material change of use – Coastal management districts	***Sustainable Planning Regulation 2009*** - Schedule 7, table 3, item 5	DERM ref. 301887

Development description: Material change of use – *Storage and maintenance Yard*

Property/Location description: 63 River Road REDBANK QLD 4301

Lot 7 on SP133329

3. The application is incorrectly referred to DERM in accordance with section 272 of the Act.

4. The reason DERM is satisfied the application is incorrectly referred, is as follows:

- The land is not in or near a wetland management area and will not trigger DERM as an Advice Agency.

5. The action DERM is satisfied the applicant must take is as follows.

- Provide an amended acknowledgement notice with DERM referred as Concurrence Agency.
- Provide the application fee for a Material Change of Use in a Coastal Management District of $1810.

Should you have any questions about the above, please contact Grant Mogridge on telephone number 1300 130 372 quoting the above reference.

Yours sincerely,

sch4p4(6) Personal information

Delegate:
Marie Hayes
Department of Environment and Resource Management

15 March 2011

Enquiries:
Grant Mogridge
Department of Environment and Resource Management
Permit and Licence Management Implementation and Support Unit
GPO Box 2454 BRISBANE QLD 4001
Phone: 1300 130 372
Fax: 07 3896 3342
Email: palm@derm.qld.gov.au

Published on DES Disclosure Log
RTI Act 2009

Receipt No 3982744

Date 1/4/2011

Amount $ 1810-

Type (CHQ) EFT CSH CRDT

Cheque No 013043

Cheque Drawer

Bloomer Constructions (Qld) P/L

Initials JA

Published on DES Disclosure Log
RTI Act 2009

Release

Notice

Incorrectly referred application

This notice is issued by the Department of Environment and Resource Management (DERM) for the purposes of the Sustainable Planning Act 2009 (the Act).

Gemlava Pty Ltd
C/- PDE
PO Box 3733
LOGANHOLME QLD 4129

Attn: Mr Wayne Bloomer

Ipswich City Council
PO Box 191
IPSWICH QLD 4305

Attn: Mr Benjamin Williams

Our reference: 301887

Application for development approval

1. The Chief Executive, Department of Environment and Resource Management (DERM) as referral agency received the application on 9 March 2011.

2. **Application details**

Development approval applied for: Development Permit

Aspect(s) of development:

Material change of use – Contaminated land	*Sustainable Planning Regulation 2009* – Schedule 7, table 2, item 23	DERM ref. 301887
Material change of use – Coastal management districts	*Sustainable Planning Regulation 2009* – Schedule 7, table 3, item 5	DERM ref. 301887

Development description: Material change of use – *Storage and maintenance Yard*

Property/Location description: 83 River Road REDBANK QLD 4301

Lot 7 on SP133329

3. The application is incorrectly referred to DERM in accordance with section 272 of the Act.

Release

Note
Incorrectly referred application

4. The reason DERM is to be the application is incorrectly referred is as follows:

- The land is not in a coastal wetland management area and will not trigger DERM as an Advice Agency.

5. For the action DERM is satisfied the applicant must take is as follows:

- Provide an amended acknowledgement notice with DERM referred as Concurrence Agency.
- Provide the application fee for a Material Change of Use in a Coastal Management District of $1810.

Should you have any questions about the above, please contact Grant Mogridge on telephone number 1300 130 372 quoting the above reference.

Yours sincerely

sch4p4(6) Personal information

Delegate:
Marie Hayes
Department of Environment and Resource Management

15 March 2011

Enquiries:
Grant Mogridge
Department of Environment and Resource Management
Permit and Licence Management
Implementation and Support Unit
GPO Box 2454 BRISBANE QLD 4001
Phone: 1300 130 372
Fax: 07 3896 3342
Email: palm@derm.qld.gov.au

ORIGINAL L-A-I-S

Queensland Government
Dept of Environment & Resource Management ABN: 46 640 294 485

RECEIPT

Received from: Bloomer Constructions (Qld) PL No.: 3982744
ABN/Address:

Description	Qty	Unit Val	Extended	Discount	Ext Value	GST	Total Price
Dev Application - Coastal	1	1810.00	1810.00	0.00	1810.00		1810.00

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RTI Act 2009

Date: 01/04/11 Time: 11:44		CHEQUE	1810.00	Tot Value:	1810.00
				GST:	0.00
Brch: dnrbris SPer: hxz				Tot Price:	1810.00
				Tendered:	1810.00
CYC: 156443 Reg: 92		Tendered	1810.00	Change:	0.00

Cheques or other negotiable instruments accepted subject to clearance.

Release

PART TWO

Published on DES Disclosure Log
RTI Act 2009

Release

Department of Environment and Resource Management

Notice

Incorrectly referred application

This notice is issued by the Department of Environment and Resource Management (DERM) for the purposes of the Sustainable Planning Act 2009 ("the Act").

Gem lava Pty Ltd
C/- PDE
<insert applicant name, postal address any contact name and ref. number>
PO Box 3733
LOGANHOLME QLD 4129

IPSWICH CITY COUNCIL
PO Box 191
IPSWICH QLD 4305
cc. <insert assessment manager name, postal address, contact name and any assessment manager reference number for the application>

ATTN : sch4p4(6) Personal information

301887
Our reference: ~~<insert project ref.>~~

Application for development approval

1. The Chief Executive, Department of Environment and Resource Management (DERM) as referral agency received the application on ~~<insert date>~~: 09 - MARCH - 2011.

2. **Application details**

Development approval applied for: preliminary approval, development permit, combined preliminary approval and development permit

Aspect(s) of development: <refer to attached Table 2 and insert here from the Table the referral jurisdiction(s) the subject of the application prescribed by Schedule 7 of the *Sustainable Planning Regulation 2009*> *note: copy across the whole table and paste as below inserting the appropriate Ecotrack number, permit number etc.*

Material change of use – Coastal management districts	***Sustainable Planning Regulation 2009* - Schedule 7, table 3, item 5**	**DERM ref. no. - <insert (Ecotrack) ~~DERM Permit No. SP# (WMS) # (Elvas) # (Trackjob) #~~>**
Material change of use - Contaminated land	*Sustainable Planning Regulation 2009* - Schedule 7, table 2, item 23	DERM ref. no. - <insert (Ecotrack) ~~DERM Permit No. SP# (WMS) # (Elvas) # (Trackjob) #~~>

Development description: <insert development description eg. Bore, pump, weir or impoundment eg. ERA 15(a) Sewage treatment – operating a standard sewage treatment works having a peak design capacity to treat sewage of 21 or more equivalent persons but less than 100 equivalent persons>
Material Change of Use – Storage and Maintenance Yard

Property/Location description: ~~<insert real property description, street address and/or location description>~~
63 RIVER ROAD, REDBANK QLD 430
Lot 7 SP 133329

Published on DES Disclosure Log
RTI Act 2009

Notice

~~Not properly referred (incomplete) application~~, Incorrectly referred application

3. The application is ~~not properly referred (incomplete)~~ to DERM in accordance with section 272 of the Act, ~~incorrectly~~ referred to DERM.

4. The reason(s) DERM is satisfied the application is ~~not properly referred (incomplete)~~, incorrectly referred, are as follows.

<Possible reasons for a not properly referred (incomplete) or incorrectly referred application **concerning the vegetation clearing jurisdiction** are listed in attached Table 3. Insert here from the list of reasons in Table 3, or provide other details.>

The applicant has not provided DERM's concurrence agency application fee of <insert fee> prescribed by Schedule 7 of the *Vegetation Management Regulation 2000*.

* The land is not in or near a wetland management area and will not trigger DERM as an Advice Agency

5. The action(s) DERM is satisfied the applicant must take ~~on~~

* Provide an amended acknowledgement notice with DERM referral as a Concurrence agency.

~~<insert relevant actions>~~

delegate
Jodie B.

~~<insert name and position>~~
Department of Environment and Resource Management
~~26 July 2010~~

14 - MAY - 2011

Enquiries: Grant Mayfield
~~<insert project manager name>~~
Department of Environment and Resource Management
Permit & Licence Management
Phone: 1300 130 372
Fax: 07 3896 3342
Email: ~~eco.access~~@derm.qld.gov.au

pdm

Published on DES Disclosure Log RTI Act 2009

SPA (14/03/2011 1:59:02)

Features Found: Lot: 7, Plan: SP133329

SPA Concurrence or Assessment Manager (MCU, ROL and OP Works) - within found features (i.e. no buffer)

SEQ RCMP Coastal Management District

In CMD
Y

Erosion Prone Area Plans

Local Authority	Erosion Prone Area
Ipswich City	ipswich_city_sc4074.pdf

Areas Under Coastal Management Plans ** No Data Found **

Cardwell Hinchinbrook Coastal Management District ** No Data Found **

Curtis Coast Coastal Management District ** No Data Found **

Wet Tropical Coast Coastal Management District ** No Data Found **

Coastal Management Control Districts ** No Data Found **

Coastal Building Line ** No Data Found **

Queensland Heritage Register Boundaries ** No Data Found **

Wild River Area Boundaries ** No Data Found **

GBR Wetland Protection Area HES wetland ** No Data Found **

GBR Wetland Protection Area trigger area (500m buffer in non-urban areas and 100m buffer in urban areas included) ** No Data Found **

SPA Vegetation Management - within found features (i.e. no buffer)

Cadastre - Lot Size in sq metres and Tenure

LOT	PLAN	Lot Size (sq metres) 1 hectare = 10,000 sq metres	Lot Tenure	AREA_SQM
7	SP133329	106364	FH	107254.556
A	SP133329	48	EA	47.882
P	SP133329	1800	EA	1799.589
6	RP81171	4692	FH	4695.535
F	RP77214	0	EA	34.057
0	SP133329	0	FH	4223.69
0	SP133329	0	FH	1912.201
N	SP123302	5458	EA	5455.323
2	RP22321	14570	LL	14807.179
501	SP130146	76410	LL	76338.8
G	RP77026	0	EA	353.58
		NaN		10300.667
6	RP83170	38490	FH	38477.419
		NaN		74779.378
1	RP221176	42000	FH	43924.863
B	SP150104	1188	EA	1187.252
0	SP133329	0	FH	9722.505
W	RP221176	0	EA	4843.353
D	RP77026	969	EA	966.298
105	SP123302	63990	FH	64028.745

Regional Ecosystems by VMA Status

Regional Ecosystem	Percent	VMA Status
non-rem	100	-
estuary	100	-

PMAV ** No Data Found **

Remnant Vegetation under section 20AH ** No Data Found **

Remnant Vegetation where RE Mapping does not exist ** No Data Found **

SPA Referral Advice (only for MCU and ROL) - within found features (i.e. no buffer)

Height Zones for Acid Sulfate Soils Assessment (Data Available for SEQ only)

Category	Data Source	Accuracy
5m - 20m	5M DEM	+/- 30 cm on Bare Ground
0m - 5m	5M DEM	+/- 30 cm on Bare Ground
Above 20m	5M DEM	+/- 30 cm on Bare Ground

Published on DES Disclosure Log RTI Act 2009

Release

SPA (14/03/2011 1:59:02)

Features Found: Lot: 7, Plan: SP133329

Category	Data Source	Accuracy
Below 0m	5M DEM	+/- 30 cm on Bare Ground

QPWS Estate - lands protected under NCA ** No Data Found **

Great Barrier Reef Marine Park Authority Zones ** No Data Found **

Great Sandy Marine Park Location ** No Data Found **

Nature Refuges and Coordinated Conservation Areas ** No Data Found **

Ramsar Sites (QLD) ** No Data Found **

Recreation Areas of Queensland ** No Data Found **

State Marine Parks (QLD) ** No Data Found **

Wetland Management Area wetland ** No Data Found **

World Heritage Areas (QLD) ** No Data Found **

SPA Interests - within found features (i.e. no buffer)

Koala SPP - Habitat Value

Habitat Value	PKADA (Priority Koala Assessable Development Areas) and KADA (Koala Assessable Development Areas)
Water	
LV Rehab	
Non Habitat	
LV Bushland	

Koala SPP - SEQ Koala Protection Area

Region
East

SEQ RCMP Developed and Undeveloped Waterways

Type
estuary shoreline

SEQ Regional Plan 2009-2031 Regional Landuse Categories

Category
Urban Footprint
Regional Landscape and Rural Production Area

SEQ RCMP Coastal Management District

In CMD
Y

Erosion Prone Area Plans

Local Authority	Erosion Prone Area
Ipswich City	Ipswich_city_so4074.pdf

Priority Species Records Biodiversity Planning Assessment Brigalow Belt ** No Data Found **

Priority Species Records Biodiversity Planning Assessment Channel Country ** No Data Found **

Priority Species Records Biodiversity Planning Assessment Einasleigh Uplands ** No Data Found **

Priority Species Records Biodiversity Planning Assessment Mitchell Grass Downs ** No Data Found **

Priority Species Records Biodiversity Planning Assessment Mulga Lands ** No Data Found **

Priority Species Records Biodiversity Planning Assessment South East Queensland ** No Data Found **

Priority Species Habitat Biodiversity Planning Assessment Brigalow Belt ** No Data Found **

Priority Species Habitat Biodiversity Planning Assessment Channel Country ** No Data Found **

Priority Species Habitat Biodiversity Planning Assessment Einasleigh Uplands ** No Data Found **

Priority Species Habitat Biodiversity Planning Assessment Mitchell Grass Downs ** No Data Found **

Priority Species Habitat Biodiversity Planning Assessment Mulga Lands ** No Data Found **

Priority Species Habitat Biodiversity Planning Assessment South East Queensland ** No Data Found **

Koala SPRP - Assessable Development Areas ** No Data Found **

Koala SPRP - Identified Broad-Hectare Areas ** No Data Found **

Koala SPRP - Habitat Value ** No Data Found **

Koala Plan 2006-2016 for ECSU ** No Data Found **

Directory of Important Wetlands ** No Data Found **

Fish Habitat Areas (QLD Fisheries Act 1994) ** No Data Found **

Marine Plants ** No Data Found **

Port Limits ** No Data Found **

Published on DES Disclosure Log
RTI Act 2009

Release

State plantation forest ** No Data Found **

Areas Under Coastal Management Plans ** No Data Found **

Cardwell Hinchinbrook Coastal Management District ** No Data Found **

Curtis Coast Coastal Management District ** No Data Found **

Wet Tropical Coast Coastal Management District ** No Data Found **

Coastal Management Control Districts ** No Data Found **

Coastal Building Line ** No Data Found **

Queensland Heritage Register Boundaries ** No Data Found **

Wild River Area Boundaries ** No Data Found **

GBR Wetland Protection Area HES wetland ** No Data Found **

GBR Wetland Protection Area trigger area (500m buffer in non-urban areas and 100m buffer in urban areas included) ** No Data Found **

SPA Interests - Current Mining Tenures - within found features (i.e. no buffer)

Exploration Permits Coal ** No Data Found **

Exploration Permits Mineral ** No Data Found **

Exploration Permits Geothermal ** No Data Found **

Exploration Permits Petroleum ** No Data Found **

Exploration Permits Special ** No Data Found **

Mineral Development Licences ** No Data Found **

Mining Claims ** No Data Found **

Mining Leases ** No Data Found **

Offshore Exploration Title Mineral ** No Data Found **

Offshore Exploration Title Petroleum ** No Data Found **

Petroleum Facilities Licences ** No Data Found **

Petroleum Leases ** No Data Found **

Petroleum Pipeline Licences ** No Data Found **

Petroleum Survey Licences ** No Data Found **

Potential Commercial Areas ** No Data Found **

SPA Administration - within found features (i.e. no buffer)

Aboriginal Representative Bodies

Representative Body Name
Queensland South Native Title Services Ltd, PO Box 10832, Adelaide Street, Brisbane QLD 4000

DERM Regions

Region
SOUTH EAST

Local Government Areas

LGA Name
IPSWICH CITY

Native Title Boundaries

Claim Number	Name and Number	Federal Court Number
QC03/015	JAGERA #2 QC03/015	QUD6014/03

Queensland Fire and Rescue Service regional office boundaries

QFRS Region	Office	Street Address	Postal Address	Phone no.	Fax no.	Mobile no.
South Eastern Region (Southport)	SOUTHPORT COMMUNITY SAFETY OFFICE	Cnr Prince Street and Nerang-Southport Road, Southport 4215	P.O. Box 25, Ashmore City, Qld, 4214	(07) 5583 7571	(07) 5583 7570	0414 643 901

Regional Harbour Master Areas

Region Name
BRISBANE REGION

Canal Estate Developments ** No Data Found **

Section 86 Line Permits ** No Data Found **

Section 86 Point Permits ** No Data Found **

Published on DES Disclosure Log
RTI Act 2009

Release

Features Found: Lot: 7, Plan: SP133329

SPA Administration - ecotrack Permits - within found features (i.e. no buffer)

ecotrack Permits (note - In some locations not all Permits will be shown) not shown in 100m buffer

Permit Ref	Site Name	Lot	Plan	Project Ref	Project Name	Permit Type	Permit Status	Tenure Type	Principal Holder	Tenure No
ENAQ00699107	Oxley to Bundamba Section	6	RP8317 0	306138	Western Corridor Advanced Water Treatment Plants and Pipelin	Allocation of Quarry Material Below Highwater Mark	Expired		South East Queensland Water Corporation Limited	NaN
ENAQ00699107	Oxley to Bundamba Section	6	RP8317 0	306138	Western Corridor Advanced Water Treatment Plants and Pipelin	Allocation of Quarry Material Below Highwater Mark	Expired		GHD Pty Ltd	NaN
ENAQ00699107	40 and 6064 River Road Redbank	6	RP8317 0	306138	Western Corridor Advanced Water Treatment Plants and Pipelin	Allocation of Quarry Material Below Highwater Mark	Expired		Office of the Coordinator General	NaN
ENAQ00699107	Oxley to Bundamba Section	6	RP8317 0	306138	Western Corridor Advanced Water Treatment Plants and Pipelin	Allocation of Quarry Material Below Highwater Mark	Expired		Office of the Coordinator General	NaN
ENAQ00699107	Oxley to Bundamba Section	6	RP8317 0	306138	Western Corridor Advanced Water Treatment Plants and Pipelin	Allocation of Quarry Material Below Highwater Mark	Expired		Bonhomme Craib & Associates	NaN
ENAQ00699107	Oxley to Bundamba Section	6	RP8317 0	306138	Western Corridor Advanced Water Treatment Plants and Pipelin	Allocation of Quarry Material Below Highwater Mark	Expired		AJ Lucas Operations Pty Limited	NaN
ENAQ00699107	40 and 6064 River Road Redbank	6	RP8317 0	306138	Western Corridor Advanced Water Treatment Plants and Pipelin	Allocation of Quarry Material Below Highwater Mark	Expired		GHD Pty Ltd	NaN
ENAQ00699107	Oxley to Bundamba Section	6	RP8317 0	306138	Western Corridor Advanced Water Treatment Plants and Pipelin	Allocation of Quarry Material Below Highwater Mark	Expired		Queensland Transport	NaN
IPCC01011008	61 River Road REDBANK QLD 4865	7	SP1333 29	301887	81 Recycling or reprocessing regulated waste1/61 River Road,	Concurrence Response for a MCU within a coastal management district	Current		Redbank River Precinct Pty Ltd	NaN
IPCE00468706 A11	61 River Road REDBANK QLD 4865	7	SP1333 29	301887	81 Recycling or reprocessing regulated waste1/61 River Road,	Concurrence Response for a MCU involving an ERA	Current		Ian, Watson	NaN
PEN200019807	ATP641			315753	P&G - 21E - Level 2 ERA/ATP641/BNG Pty Ltd	Environmental Authority (Petroleum Activities) Non Code Compliant Level 2 Petroleum Project	Current	ATP	BNG Pty Ltd	641
PEN200009107	ATP641			315334	P&G - 21E - Level 2 ERA/ATP641/BNG Pty Ltd	Environmental Authority (Petroleum Activities) Non Code Compliant Level 2 Petroleum Project	Cancelled	ATP	BNG Pty Ltd	641
PEN200019807	ATP641			315753	P&G - 21E - Level 2 ERA/ATP641/BNG Pty Ltd	Environmental Authority (Petroleum Activities) Non Code Compliant Level 2 Petroleum Project	Superseded	ATP	BNG Pty Ltd	641
ENAQ00699107	Oxley to Bundamba Section	6	RP8317 0	306138	Western Corridor Advanced Water Treatment Plants and Pipelin	Allocation of Quarry Material Below Highwater Mark	Expired		Office of the Co-ordinator General	NaN
ENAQ00699107	Oxley to Bundamba Section	6	RP8317 0	306138	Western Corridor Advanced Water Treatment Plants and Pipelin	Allocation of Quarry Material Below Highwater Mark	Expired		McConnell Dowell Constructors (Aust) Pty Ltd	NaN
IPDE00534207J 11	40 and 6064 River Road Redbank	6	RP8317 0	306138	Western Corridor Advanced Water Treatment Plants and Pipelin	Development Approval for a MCU involving an ERA	Refused		Office of the Coordinator General	NaN

Published by DES Disclosure Log RTI Act 2009

Release

SPA (14/03/2011 1:59:02)

Features Found: Lot: 7, Plan: SP133329

Permit Ref	Site Name	Lot	Plan	Project Ref	Project Name	Permit Type	Permit Status	Tenure Type	Principal Holder	Tenure No
ENRE00651907	40 and 6064 River Road Redbank	6	RP8317 0	306138	Western Corridor Advanced Water Treatment Plants and Pipelin	Registration - suitability report not required	Superseded		AJ Lucas Operations Pty Limited	NaN
IPCC01011108	61 River Road REDBANK QLD 4865	7	SP1333 29	301887	61 Recycling or reprocessing regulated waste1/61 River Road,	Concurrence Response for Reconfiguration	Current		Redbank River Precinct Pty Ltd	NaN
ENAQ00699107	40 and 6064 River Road Redbank	6	RP8317 0	306138	Western Corridor Advanced Water Treatment Plants and Pipelin	Allocation of Quarry Material Below Highwater Mark	Expired		Department of Natural Resources, Mines and Water	NaN
ENAQ00699107	40 and 6064 River Road Redbank	6	RP8317 0	306138	Western Corridor Advanced Water Treatment Plants and Pipelin	Allocation of Quarry Material Below Highwater Mark	Expired		AJ Lucas Operations Pty Limited	NaN
IPCE00814607	53 River Road, Redbank	6	RP8117 1	320299	77 Battery recycling2/53 River Road, Redbank/Matthew C P Yue	Concurrence Response for a MCU involving an ERA	Cancelled		Mathew C P Yuen	NaN
IPDE00534207J11	40 and 6064 River Road Redbank	6	RP8317 0	306138	Western Corridor Advanced Water Treatment Plants and Pipelin	Development Approval for a MCU involving an ERA	Current		Office of the Coordinator General	NaN
ENAQ00699107	40 and 6064 River Road Redbank	6	RP8317 0	306138	Western Corridor Advanced Water Treatment Plants and Pipelin	Allocation of Quarry Material Below Highwater Mark	Expired		Bonhomme Craib & Associates	NaN
ENRE00733107	53 River Road, Redbank	6	RP8117 1	320299	77 Battery recycling2/53 River Road, Redbank/Matthew C P Yue	Registration - suitability report not required	Superseded		Mt Flower Import & Export Pty Ltd	NaN
ENAQ00699107	40 and 6064 River Road Redbank	6	RP8317 0	306138	Western Corridor Advanced Water Treatment Plants and Pipelin	Allocation of Quarry Material Below Highwater Mark	Expired		Eastern Pipeline Alliance	NaN
ENAQ00699107	40 and 6064 River Road Redbank	6	RP8317 0	306138	Western Corridor Advanced Water Treatment Plants and Pipelin	Allocation of Quarry Material Below Highwater Mark	Expired		McConnell Dowell Constructors (Aust) Pty Ltd	NaN
ENRE00794208	40 and 6064 River Road Redbank	6	RP8317 0	306138	Western Corridor Advanced Water Treatment Plants and Pipelin	Registration - suitability report not required	Surrendered		A J Lucas Pty Ltd	NaN
ENAQ00699107	40 and 6064 River Road Redbank	6	RP8317 0	306138	Western Corridor Advanced Water Treatment Plants and Pipelin	Allocation of Quarry Material Below Highwater Mark	Expired		Western Corridor Recycled Water Pty Ltd	NaN
ENAQ00699107	Oxley to Bundamba Section	6	RP8317 0	306138	Western Corridor Advanced Water Treatment Plants and Pipelin	Allocation of Quarry Material Below Highwater Mark	Expired		Abigroup Contractors Pty Limited	NaN
ENAQ00699107	40 and 6064 River Road Redbank	6	RP8317 0	306138	Western Corridor Advanced Water Treatment Plants and Pipelin	Allocation of Quarry Material Below Highwater Mark	Expired		South East Queensland Water Corporation Limited	NaN
ENAQ00699107	40 and 6064 River Road Redbank	6	RP8317 0	306138	Western Corridor Advanced Water Treatment Plants and Pipelin	Allocation of Quarry Material Below Highwater Mark	Expired		Abigroup Contractors Pty Limited	NaN
ENRE00794208	40 and 6064 River Road Redbank	6	RP8317 0	306138	Western Corridor Advanced Water Treatment Plants and Pipelin	Registration - suitability report not required	Superseded		A J Lucas Pty Ltd	NaN
ENAQ00699107	Oxley to Bundamba Section	6	RP8317 0	306138	Western Corridor Advanced Water Treatment Plants and Pipelin	Allocation of Quarry Material Below Highwater Mark	Expired		Western Corridor Recycled Water Pty Ltd	NaN
ENAQ00699107	Oxley to Bundamba Section	6	RP8317 0	306138	Western Corridor Advanced Water Treatment Plants and Pipelin	Allocation of Quarry Material Below Highwater Mark	Expired		Department of Natural Resources, Mines and Water	NaN

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SPA (14/03/2011 1:59:02)

Features Found: Lot: 7, Plan: SP133329

Permit Ref	Site Name	Lot	Plan	Project Ref	Project Name	Permit Type	Permit Status	Tenure Type	Principal Holder	Tenure No
ENAQ00699107	40 and 6064 River Road Redbank	6	RP8317 0	306138	Western Corridor Advanced Water Treatment Plants and Pipelin	Allocation of Quarry Material Below Highwater Mark	Expired		Queensland Transport	NaN
CHST00197706	Oxley to Bundamba Section	6	RP8317 0	306138	Western Corridor Advanced Water Treatment Plants and Pipelin	QH Act / Undertake historical archaeological study	Expired		Bonhomme Craib & Associates	NaN
ENRE00651907	40 and 6064 River Road Redbank	6	RP8317 0	306138	Western Corridor Advanced Water Treatment Plants and Pipelin	Registration - suitability report not required	Surrendered		AJ Lucas Operations Pty Limited	NaN
ENRE00733107	53 River Road, Redbank	6	RP8117 1	320299	77 Battery recycling2/53 River Road, Redbank/Matthew C P Yue	Registration - suitability report not required	Current		Mt Flower Import & Export Pty Ltd	NaN
ENAQ00699107	Oxley to Bundamba Section	6	RP8317 0	306138	Western Corridor Advanced Water Treatment Plants and Pipelin	Allocation of Quarry Material Below Highwater Mark	Expired		Eastern Pipeline Alliance	NaN
ENAQ00699107	40 and 6064 River Road Redbank	6	RP8317 0	306138	Western Corridor Advanced Water Treatment Plants and Pipelin	Allocation of Quarry Material Below Highwater Mark	Expired		Office of the Co-ordinator General	NaN

SPA Concurrence or Assessment Manager - 40m Buffer

Erosion Prone Area Plans

Local Authority	Erosion Prone Area
Ipswich City	ipswich_city_sc4074.pdf

SPA Concurrence or Assessment Manager (MCU, ROL and OP Works) - 100m Buffer

SEQ RCMP Coastal Management District

In CMD
Y

Erosion Prone Area Plans

Local Authority	Erosion Prone Area
Ipswich City	ipswich_city_sc4074.pdf

Areas Under Coastal Management Plans ** No Data Found **

Cardwell Hinchinbrook Coastal Management District ** No Data Found **

Curtis Coast Coastal Management District ** No Data Found **

Wet Tropical Coast Coastal Management District ** No Data Found **

Coastal Management Control Districts ** No Data Found **

Coastal Building Line ** No Data Found **

Queensland Heritage Register Boundaries ** No Data Found **

Wild River Area Boundaries ** No Data Found **

GBR Wetland Protection Area HES wetland ** No Data Found **

GBR Wetland Protection Area trigger area (500m buffer in non-urban areas and 100m buffer in urban areas included) ** No Data Found **

SPA Vegetation Management - 100m Buffer

Regional Ecosystems by VMA Status

Regional Ecosystem	Percent	VMA Status
non-rem	100	-
estuary	100	-

PMAV ** No Data Found **

Remnant Vegetation under section 20AH ** No Data Found **

Remnant Vegetation where RE Mapping does not exist ** No Data Found **

SPA Referral Advice (only for MCU and ROL) - 100m Buffer

Height Zones for Acid Sulfate Soils Assessment (Data Available for SEQ only)

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SPA (14/03/2011 1:59:02)

Features Found: Lot: 7, Plan: SP133329

Category	Data Source	Accuracy
5m - 20m	5M DEM	+/- 30 cm on Bare Ground
0m - 5m	5M DEM	+/- 30 cm on Bare Ground
Above 20m	5M DEM	+/- 30 cm on Bare Ground
Below 0m	5M DEM	+/- 30 cm on Bare Ground

QPWS Estate - lands protected under NCA ** No Data Found **

Great Barrier Reef Marine Park Authority Zones ** No Data Found **

Great Sandy Marine Park Location ** No Data Found **

Nature Refuges and Coordinated Conservation Areas ** No Data Found **

Ramsar Sites (QLD) ** No Data Found **

Recreation Areas of Queensland ** No Data Found **

State Marine Parks (QLD) ** No Data Found **

Wetland Management Area wetland ** No Data Found **

World Heritage Areas (QLD) ** No Data Found **

SPA Interests - 100m Buffer

Koala SPP - Habitat Value

Habitat Value	PKADA (Priority Koala Assessable Development Areas) and KADA (Koala Assessable Development Areas)
Water	
LV Rehab	
Non Habitat	
LV Bushland	
MV Rehab	

Koala SPP - SEQ Koala Protection Area

Region
East

SEQ RCMP Developed and Undeveloped Waterways

Type
estuary shoreline

SEQ Regional Plan 2009-2031 Regional Landuse Categories

Category
Urban Footprint
Regional Landscape and Rural Production Area

SEQ RCMP Coastal Management District

In CMD
Y

Erosion Prone Area Plans

Local Authority	Erosion Prone Area
Ipswich City	ipswich_city_sc4074.pdf

Priority Species Records Biodiversity Planning Assessment Brigalow Belt ** No Data Found **

Priority Species Records Biodiversity Planning Assessment Channel Country ** No Data Found **

Priority Species Records Biodiversity Planning Assessment Einasleigh Uplands ** No Data Found **

Priority Species Records Biodiversity Planning Assessment Mitchell Grass Downs ** No Data Found **

Priority Species Records Biodiversity Planning Assessment Mulga Lands ** No Data Found **

Priority Species Records Biodiversity Planning Assessment South East Queensland ** No Data Found **

Priority Species Habitat Biodiversity Planning Assessment Brigalow Belt ** No Data Found **

Priority Species Habitat Biodiversity Planning Assessment Channel Country ** No Data Found **

Priority Species Habitat Biodiversity Planning Assessment Einasleigh Uplands ** No Data Found **

Priority Species Habitat Biodiversity Planning Assessment Mitchell Grass Downs ** No Data Found **

Priority Species Habitat Biodiversity Planning Assessment Mulga Lands ** No Data Found **

Priority Species Habitat Biodiversity Planning Assessment South East Queensland ** No Data Found **

Koala SPRP - Assessable Development Areas ** No Data Found **

Koala SPRP - Identified Broad-Hectare Areas ** No Data Found **

Koala SPRP - Habitat Value ** No Data Found **

Koala Plan 2006-2016 for ECSU ** No Data Found **

Directory of Important Wetlands ** No Data Found **

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SPA (14/03/2011 1:59:02)

Features Found: Lot: 7, Plan: SP133329

Fish Habitat Areas (QLD Fisheries Act 1994) ** No Data Found **

Marine Plants ** No Data Found **

Port Limits ** No Data Found **

State plantation forest ** No Data Found **

Areas Under Coastal Management Plans ** No Data Found **

Cardwell Hinchinbrook Coastal Management District ** No Data Found **

Curtis Coast Coastal Management District ** No Data Found **

Wet Tropical Coast Coastal Management District ** No Data Found **

Coastal Management Control Districts ** No Data Found **

Coastal Building Line ** No Data Found **

Queensland Heritage Register Boundaries ** No Data Found **

Wild River Area Boundaries ** No Data Found **

GBR Wetland Protection Area HES wetland ** No Data Found **

GBR Wetland Protection Area trigger area (500m buffer in non-urban areas and 100m buffer in urban areas included) ** No Data Found **

SPA Administration - 100m Buffer

Aboriginal Representative Bodies

Representative Body Name
Queensland South Native Title Services Ltd, PO Box 10832, Adelaide Street, Brisbane QLD 4000

DERM Regions

Region
SOUTH EAST

Local Government Areas

LGA Name
IPSWICH CITY
BRISBANE CITY

Native Title Boundaries

Claim Number	Name and Number	Federal Court Number
QC03/015	JAGERA #2 QC03/015	QUD6014/03

Queensland Fire and Rescue Service regional office boundaries

QFRS Region	Office	Street Address	Postal Address	Phone no.	Fax no.	Mobile no.
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	0418 877 371
South Eastern Region (Southport)	SOUTHPORT COMMUNITY SAFETY OFFICE	Cnr Prince Street and Nerang-Southport Road, Southport 4215	P.O. Box 25, Ashmore City, Qld, 4214	(07) 5583 7571	(07) 5583 7570	0414 643 901

Regional Harbour Master Areas

Region Name
BRISBANE REGION

Canal Estate Developments ** No Data Found **

Section 86 Line Permits ** No Data Found **

Section 86 Point Permits ** No Data Found **

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[−] Search
Profile
Find/Locate

Admin Area
Imagery
Notings
Place Names
Survey Marks
Survey Plans

[−] Mapping
Profile
Settings
[−] Data Suppression
Area By Filter
Area By Scale
Survey Mark Filter
[−] Map Suppression
Layers
User Defined
Shading
Define Area
Build Map
Refresh Map
Export SmartMap

[+] Other Services

[+] Admin

Hide Keymap

Spatial Search Results for Lot 7 on Plan SP133329

Search Imagery at Point
Survey Search on selected plan(s)

Lot/Plan	7/SP133329
Segment/Parcel:	46852/182
Tenure:	FH - FREEHOLD
Area:	10.6364 ha
Excluded Area:	0.00 m²
Surveyed:	Yes
Coverage:	Base
Accuracy:	UPGRADE RECTIFICATION - 0.5M
Locality:	REDBANK
Local Government:	IPSWICH CITY
Address:	61 RIVER ROAD ,REDBANK

Retrieve Plan Image
Display additional data
Current Title Search
Build Map

Feature Name:	REDBANK INDUSTRIAL PARKLAND
Locality:	REDBANK
Local Government:	IPSWICH CITY
Segment/Parcel:	46852/182
Alias Feature Name:	CMS31664

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INTERNAL CURRENT TITLE SEARCH
ENVIRONMENT AND RESOURCE MANAGEMENT, QUEENSLAND

Search Date: 14/03/2011 13:58 Title Reference: 50460041
Date Created: 02/10/2003

Previous Title: 50287665

REGISTERED OWNER

Dealing No: 713196196 23/04/2010

GEMLAVA PTY LTD A.C.N. 137 718 542

ESTATE AND LAND

Estate in Fee Simple

LOT 7 SURVEY PLAN 133329
County of STANLEY Parish of GOODNA
Local Government: IPSWICH

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 19507113 (POR 129)
Deed of Grant No. 19507128 (POR 106)

2. EASEMENT No 601182245 (J543202P) 19/07/1988
BURDENING THE LAND
TO LOT 1 ON RP221176
OVER EASEMENT W ON RP221176
Lodged at 00:00 on 19/07/1988 Recorded at 00:00 on 09/11/1988

3. EASEMENT No 703669857 03/11/1999 at 09:08
burdening the land to
LOT 105 ON SP123302 OVER EASEMENT N ON SP123302
Lodged at 09:08 on 03/11/1999 Recorded at 14:25 on 15/11/1999

4. EASEMENT No 705812004 22/07/2002 at 15:20
burdening the land to
LOT 105 ON SP123302 OVER
EASEMENT B ON SP150104
Lodged at 15:20 on 22/07/2002 Recorded at 12:34 on 23/07/2002

5. EASEMENT No 707039669 01/10/2003 at 09:59
benefiting the land over
EASEMENT A ON SP133329
Lodged at 09:59 on 01/10/2003 Recorded at 09:16 on 02/10/2003

6. EASEMENT No 707039672 01/10/2003 at 10:00
burdening the land to
LOTS 1 TO 6 ON SP133329 OVER
EASEMENT P ON SP133329
Lodged at 10:00 on 01/10/2003 Recorded at 09:16 on 02/10/2003

7. REQUEST FOR NEW CMS No 712363051 24/04/2009 at 09:38
The within land is removed from COMMUNITY TITLE SCHEME
Lodged at 09:38 on 24/04/2009 Recorded at 11:59 on 23/07/2009

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INTERNAL CURRENT TITLE SEARCH
ENVIRONMENT AND RESOURCE MANAGEMENT, QUEENSLAND

Search Date: 14/03/2011 13:58 Title Reference: 50460041
Date Created: 02/10/2003

EASEMENTS, ENCUMBRANCES AND INTERESTS

8. MORTGAGE No 712721836 10/09/2009 at 15:17
BODY CORPORATE FOR REDBANK INDUSTRIAL PARKLAND COMMUNITY TITLES SCHEME 31664
Lodged at 15:17 on 10/09/2009 Recorded at 11:26 on 17/09/2009

9. MORTGAGE No 713196198 23/04/2010 at 12:14
NATIONAL AUSTRALIA BANK LIMITED A.B.N. 12 004 044 937
Lodged at 12:14 on 23/04/2010 Recorded at 09:18 on 07/05/2010

10. PRIORITY OF MORTGAGE No 713214782 06/05/2010 at 08:54
MORTGAGE: 713196198
is given priority over
MORTGAGE: 712721836
Lodged at 08:54 on 06/05/2010 Recorded at 09:26 on 07/05/2010

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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DEPARTMENT OF ENVIRONMENT AND RESOURCE MANAGEMENT

SEARCH RESPONSE

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

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Transaction ID: 1297187 EMR Site Id: 44723 14 March 2011
This response relates to a search request received for the site:
Lot: 7 Plan: SP133329

EMR RESULT

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

Lot: 129 Plan: SP123302
Address: 17 RIVER ROAD
REDBANK 4301

The site has been subject to the following Notifiable Activity pursuant to section 374 of the *Environmental Protection Act 1994.*
LANDFILL - disposing of waste (excluding inert construction and demolition waste).

A site management plan has been prepared for this site and is included with this search response as Annexure 1. It has been determined that this site is suitable for the following uses, providing the site is used and managed according to the site management plan:
Suitable for industrial/commercial use including premises such as shops, offices and industrial buildings (but excluding uses where regular soil access by children is possible).

Following the date of effect of the site management plan, subsequent uses of the site for notifiable activities or for situations where a hazardous contaminant is released into the soil may result in the need to review suitable uses or amend the attached site management plan.

CLR RESULT

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

Release

ADDITIONAL ADVICE

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

If you have any queries in relation to this search please phone (07) 3330 5685.

Darryl Byers
Registrar, Contaminated Land Unit

LoadLogoHere

ANNEXURE 1 - SITE MANAGEMENT PLAN

LOT : 129 PLAN : SP123302 FILE REF : 900109 PRINTED: 14/03/2011

DATE OF EFFECT : 01/02/2000

SUMMARY OF CONTAMINATION

Lot 129 on SP 123302, was formerly used for wool weaving, fabric production and wool scouring until its decommissioning in 1980's. The site is located on level ground which is elevated above the east bank of the Brisbane River on River Road, Redbank.

An isolated area (approximately 160m^2) of mainly copper and zinc heavy metal contamination as a result of past landfilling operations, was found as shown in area A on the attached figure 1. The former settling ponds were emptied of sludge and filled in during 1996. No soil contamination investigations have been conducted on site since this filling operation, as such the presence of contamination in this area is unknown , this area is indicated as area B on the attached figure 1.

OBJECTIVE OF SITE MANAGEMENT PLAN

The objective of this Site Management Plan (SMP) is to manage contamination remaining on site in a manner which protects human health and the environment. This objective will be achieved through:

- the application of controls on site excavation works;
- the placement and maintenance of a barrier which safely separates users of the site and contamination; and
- the implementation of a monitoring program.

ACHIEVEMENT AND MANAGEMENT OBJECTIVES

It is the responsibility of the property owner to ensure that the following conditions are complied with:

Areas A and B as identified in Figure 1 are to be capped with an impermeable layer such as concrete, bitumen/asphalt paving, compacted clay to a minium depth of 0,5 m and/or other equivalent impermeable cover to maintain a barrier between contamination and site users. The impervious layer is to be maintained in good condition and prevent the infiltration of water. The capping material is to be immediately reinstated upon the completion of any excavation work carried out in this area.

A Workplace Health and Safety Plan which satisfies relevant obligations of the *Workplace Health and Safety Act 1989* subordinate legislation or its equivalent is to be developed for all site work involving excavation of the capped areas.

Contaminated soil must not be removed from the site without adequate sampling and prior approval from the Administering Authority under Section 118ZZF of the *Environmental Protection Act 1994* or equivalent.

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Site works relating to excavation, removal and/or disposal of soil from the capped area (figure 1, area A and B) must include provisions which ensure that the environment is protected eg preventing spread of contamination by controlling site runoff, dust generation and spillage from haulage trucks or improper disposal of contaminated stormwater seepage. All contamination safety and excavation processes are to be documented and records kept which demonstrate site management compliance.

MONITORING AND REPORTING CONDITIONS

The owner is to undertake and document a biennial inspection of the site to ensure that the capping of areas A and B remain in good condition. Records are to be kept of the inspections, any contaminated soil disposal and site management plan compliance for review by the Administering Authority. The Administering Authority may undertake periodic site inspections. The biennial period is to commence from the effective date of this plan.

NOTE: This Site Management Plan (SMP) has been developed to manage site contamination present at the issue date. Subsequent uses of the site may result in the need to review the plan.

This Site Management Plan supersedes the Site Contamination Report dated 26 March 1996 issued for Lot 2 on RP866872 and the Site Contamination Report dated 29 April 1992 for Lot 1 on RP49631.

This SMP makes reference to a plan attachment that is available from the EPA if required.

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

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REVEGETATION SPECIFICATIONS

WEED CONTROL, INDIGENOUS REGENERATION & REVEGETATION

1. INITIAL SITE MANAGEMENT

Fence off area to prevent any unauthorised entry.
All existing indigenous vegetation within rehabilitation areas shall be identified by a suitably qualified person, tagged & protected from any damage. This includes retention of any soil deposits or earthworks within the drip line of trees.
Dead and or diseased vegetation that may present a safety risk shall be identified and assessed for possible treatment by either pruning compliant with AS 4373-1996 "Pruning of Amenity Trees" or removal in accordance with best horticultural practices. All gross pollutants and non endemic debris such as plastics, building materials, dumped vegetative matter and the like existing within the Rehabilitation area are to be removed and disposed of appropriately.

2. IDENTIFICATION OF WEED SPECIES

Non-local native flora weed species and all exotic flora, growing in the revegetation area shall be identified by a suitably qualified person for treatment.
Special attention is required for the detection of:
-Declared Plants (Land Protection (Pest and Stock Route Management) Act 2002 (QLD)
-Weed Grasses, Environmental weeds and Species with Restrictions – Ipswich City Council
-Undesirable Plants and Lits of Naturalised Plants in Southeast Queensland (Batianoff & Butler,2001, Queensland Herbarium).

Main target woody weeds on existing on site are likely to be;
Groundsel Bush (Baccharis halimifolia) Class 2 Pest Plant
Camphor Laurel (Cinnamomum camphora) Class 3 Pest Plant
Lantana (Lantana camara) Class 3 Pest Plant
Pine Tree (Pinus spp.)

3. METHODS OF WEED CONTROL

Treatment of weeds will be undertaken using best horticultural practices that ensure natural regeneration is protected & maximal soil disturbance to avoid increasing erosion potential.

Brush cutting of existing herbaceous weeds & follow up spot spraying planting boreholes with approved herbicide as new growth is evident shall be undertaken as soon as possible, when using chemicals manufacturers' instructions are to be adhered to.

Where possible, without damaging indigenous vegetation, larger weed trees shall be cut, killed, removed and have their stumps painted with an appropriate strength of glyphosate 360 herbicide or equivalent in required time frame ie. Less than 15 seconds after cut is made.

If access is not possible or indigenous vegetation may be adversely damaged from removal, the weed trees shall be stem injected or similarly treated with herbicide and be left to die in situ. All resistant weed seed material shall be collected, removed from site and disposed of at an approved council refuse facility.

Refer to specific weed treatment information available from:
Queensland Government Department of Natural Resources and Mines – Pest Facts
www.nrm.qld.gov.au/pests/

4. EROSION CONTROL

The main objective is to minimise soil disturbance avoiding unnecessary erosion. Erosion control methods are to be in accordance with "Soil Erosion & Sediment Control – Engineering Guidelines for Queensland Construction Sites – June 1996". Refer to PDE Erosion Sediment Control Plan for further details.

Following weed treatment / removal the entire dryland portion of the revegetation area shall be blanket covered with mulch. All mulch to be well composted forest talent mulch, sugar cane mulch or similar to a depth of approx. 100-150mm, it is to be free of weed material & foreign debris.
Mulch from Council refuse centres is not suitable. Planting densities to be doubled in any areas identified as needing increased stabilisation. Jute matting to be used in steep areas as required.

Rock armouring of potential erosion points in swales, gullies, washout points, etc. will be installed at the discretion of Engineer & Rehabilitation Consultant – to be decided on site following weed clearing and construction.

5. INDIGENOUS REGENERATION & REVEGATION

Naturally occurring regeneration of local provenance species is to be promoted in conjunction with revegetation. At this site natural regeneration is virulent & should be encouraged during rehabilitation methods.

Sun-hardened 50 – 125mm native tubestock/ plantings of recommended species require ordering well in advance of rehabilitation works. Only healthy stock that is not root bound or under developed should be used. Planting to take place early as practical following initial weed treatment (in compliance with herbicide manufacturer's recommendations) and mulching.

PLANTING GUIDELINES

Procedures for planting should generally be as follows:

a. Water tube stock well prior to planting
b. Clear planting area of mulch & dig a hole 20 – 30mm deeper than length of planting container & twice as wide.
c. Break up prepared hole walls & base if compacted. Fill hole with water & soil is dry.
d. Excavating another 50 – 75mm add & mix fertiliser & hydrated water crystals with soil and backfill to original depth. Use approx ½ handful of hydrated water crystals. Fertiliser to be slow release suitable for native species ('osmocote plus' or equivalent at recommended rate).
e. Carefully remove plant from container & place seedling in hole so that the top of potting mix is 20 – 30mm below ground level. Backfill with the excavated soil while gently applying pressure to remove air pockets.
f. Mound excess soil to form small dam wall around newly planted tubestock (especially on down slope side), to hold water.
g. Water plant well (>4 litres if possible).
h. Spread mulch around base of seedling leaving approx 40mm gap around stem. Mulch shall be weed free, locally native bush forest mulch or sugar cane mulch, void of foreign debris to a depth between 100 & 150mm after settling/wetting.

Note: If planting in erosion control 'channel' min. hole size shall be cut with sharp knife & folded back to dig & plant. Unfold 'channel' & place loose, but not touching, stem to cover exposed soil.

6. MAINTENANCE

Ongoing maintenance shall be conducted during the plant establishment period (first 3 years). This is vital for a successful rehabilitation project with the first year being the most critical. The longer weeds are controlled and mulch is provided for each plant, the stronger and more vigorous revegetation and recruitment growth will be.

INITIAL WATERING

Water new planting well as follows: (in absence of good/existing rainfall)
3 times in first week, 2 times in second week, 1 time in third week
Fourth week & beyond – Monitor seedling performance during dry periods – water as required.
Deep soaking watering is required – not light sprinkling or shallow soaking.

MONITORING

Ongoing monitoring shall be conducted during the plant establishment period (first 3 years). Maintenance points below shall be met. In addition sampling Plots of ~100m2 (10m x 10m quadrats) shall be established by an Ecologist for monitoring. A total of 3 plots (ie. Approx 10% of total area) randomly distributed are to be pegged out that cover roughly equal areas of planting zones. Performance criteria targets at specified intervals are to be met before entering next time frame interval. Refer to table below. Monitoring & reporting to be conducted by suitably qualified Ecologist and reported to Contractor & relevant Council Officer. Contractor to rectify non compliant targets. Ecologist to assess & sign off on successful corrective actions for each monitoring time frame interval.

Maintenance Points (During 3 year maintenance period)

- Min. 10 maintenance visits per year
- Eradication of all Environmental & Declared weeds.
- Cut other weeds & exotic grasses <100mm high / No seed setting.
- Weed free zone to min. 500mm radius of plantings.

Corrective Actions / Comments:

- More frequent in warmer seasons
- Remove all Declared Weeds, Herbicide treat stumps & regrowth.
- Cut weed grasses prior to seeding.
- Treat/remove weeds.
- Apply mulch as required
- Reinstate as required

PERFORMANCE CRITERIA & TIME FRAME INTERVAL TABLE

PARAMETER	~ 6 mths max (post planting)	12 mths min.	24 mths min.	36 mths min.
Mortality	<15%	<10%	<10%	<10%
Height (Tree species)	>500mm	>900mm	<1800mm	<2700mm

Mortality – planted stem count per plot & revegation area in basin.
Throughout failures to be greater than 4m apart.
Height - more than 90% of tree species in plot.

PLANT SCHEDULE

Note, species list is a guide only. Suitably qualified revegetation contractors to confirm on site. Approval for species to be sought from Ipswich City Council.

TREES

Code	Botanical Name	Size
EUC mac	Eucalyptus racemosa	NT
CDR cit	Corymbia citriodora	NT
EUC ter	Eucalyptus tereticornis	NT
ALP exc	Alphitonia excelsa	NT
ALL cun	Allocasuarina littoralis	NT

SHRUB SPECIES

Code	Botanical Name	Size
ACA lei	Acacia Leiocalyx	NT
AUS dol	Austromyrtus dulcis	NT
HAR vio	Hardenbergia violacea	NT
LEP pol	Leptospermum polygalifolium	NT
MYO sti	Myoporum stilpum	NT
VIO hed	Viola hederacea	NT

GROUNDCOVERS

Code	Botanical Name	Size
LOM lon	Lomandra Longifolia	NT
DIA bre	Dianella brevipedunculata	NT
THE tri	Themeda triandra	NT
GAH asp	Gahnia aspera	NT
IMP cyl	Imperata cylindrica	NT

REVEGETATION ZONES DATA TABLE		
ZONE	LOCATION	Ave.DENSITY / SPACINGS
1 – Terrestrial Zone	To be confirmed on site.	~ 4 per m2
2 – Edges	To be confirmed on site.	~ 4 per m2

Note: Zone areas & numbers are estimates only. tubestock numbers will require confirmation prior to planting.

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Amendments:

REV	DATE	DESCRIPTION	BY	CHKD

Drawing Status:

Drawing Status: NOT FOR CONSTRUCTION
PRELIMINARY

Datum: AHD
A1 SHEET SIZE

logic ENVIRONMENTAL
Environmental Management & Landscape Design Consultants
A.B.N. 73 437 852 252
PO Box 3588
Victoria Point West, QLD 4165
p: 1300 804 902 m: 0410236898
f: (07) 53 351 619
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Design: AJT	Date: 09 - 02 - 2011
Drawn: AJT	Date: 09 - 02 - 2011
Checked: AJT	Date: 09 - 02 - 2011

PROJECT:

PROPOSED RESIDENTIAL DEVELOPMENT
AT 61 RIVER RD, REDBANK QLD
FOR GEMLAVA PTY LTD

DRAWING TITLE:

BUSHLAND MANAGEMENT PLAN
DETAILS AND SPECIFICATIONS

DRAWING No: LOG010144-BMP03
COUNCIL REF: -
Revision
Sheet of 3

Release

Queensland Government
Environmental Protection Agency
Queensland Parks and Wildlife Service

Project Running Report

Project Ref	Project Name	Status	Project Director	Project Manager	Office Responsible
301887	81 Recycling or reprocessing regulated waste1/61 River Road,/Ian, Watson	Active	COY, Daniel	NOT, Allocated	RSD-DASE South-Beenleigh

Assessing Officers

Name
SUMMERVILLE, Sinead
BLANCHARD, Scott
JOHNS, Allen

Applications: 3

Date	Status	Decision
29-AUG-2006	Assessment	Level 2

Primary Clients

Name	Address Line 1	Address Line 2	Suburb	Postcode	State
sch4p4(6) Personal information	c/- Duggan and Hede Pty Ltd	PO Box 496	CLAYFIELD	4011	QLD

Activities

Name
81 Recycling or reprocessing regulated waste1

Locations

Name	Address Line 1	Address Line 2	Suburb	Postcode	State
61 River Road REDBANK QLD 4865	61 River Road		REDBANK	4865	QLD

Agency Interests/Ratings

Category	Type	Rating
Land	Land - erosion/stability	Unknown (default)

Permits: 1

Permit Ref	Permit Type	Status
IPCE00468706A11	Concurrence Response for a MCU involving an ERA	Current

Date	Status	Decision
16-APR-2008	Assessment	Level 2

Primary Clients

Name	Address Line 1	Address Line 2	Suburb	Postcode	State
Redbank River Precinct Pty Ltd	c/- Melissa Vouros Town Planning	sch4p4(6) Personal information			QLD

Activities

Name
Coastal - MCU which will involve operational works

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Queensland Government
Environmental Protection Agency
Queensland Parks and Wildlife Service

Project Running Report

Date	Status	Decision
16-APR-2008	Assessment	Level 2

Coastal - reconfig within a coastal management district

Locations

Name	Address Line 1	Address Line 2	Suburb	Postcode	State
61 River Road REDBANK QLD 4865	61 River Road		REDBANK	4865	QLD

Agency Interests/Ratings

Category	Type	Rating

Permits: 2

Permit Ref	Permit Type	Status
IPCC01011008	Concurrence Response for a MCU within a coastal management district	Current
IPCC01011108	Concurrence Response for Reconfiguration	Current

Date	Status	Decision
01-MAR-2011	Application Validation	Level 2

Primary Clients

Name	Address Line 1	Address Line 2	Suburb	Postcode	State
Gemlava Pty Ltd	C/- PDE	PO Box 3733	LOGANHOLME	4129	QLD

Primary Contact

Name	Contact Number
Gemlava Pty Ltd	07 3388 0851

Activities

Name
Coastal - MCU which will involve operational works

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Queensland Parks and Wildlife Service

Project Running Report

Date	Status	Decision
01-MAR-2011	Application Validation	Level 2

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

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Environmental Protection Agency
Queensland Parks and Wildlife Service

Project Running Report

Date	Status	Decision
01-MAR-2011	Application Validation	Level 2

Notifiable activity or industrial activity

Locations

Name	Address Line 1	Address Line 2	Suburb	Postcode	State
61 River Road REDBANK QLD 4865	61 River Road		REDBANK	4865	QLD

Agency Interests/Ratings

Category	Type	Rating
Coastal	Coastal - strategic planning	Unknown (default)
Coastal	Coastal - erosion	Unknown (default)
Biodiversity	Biodiversity - rare and threatened species	Unknown (default)
Biodiversity	Biodiversity - rare and threatened species	Unknown (default)
Biodiversity	Biodiversity - rare and threatened species	Unknown (default)
Coastal	Coastal - strategic planning	Unknown (default)

Permits: 2

Permit Ref	Permit Type	Status
SPCL01688811	Concurrence Response for a MCU involving contaminated land.	Assessment
SPCC01688911	Concurrence Response for a MCU within a coastal management district.	Assessment

sch4p4(6) Pers

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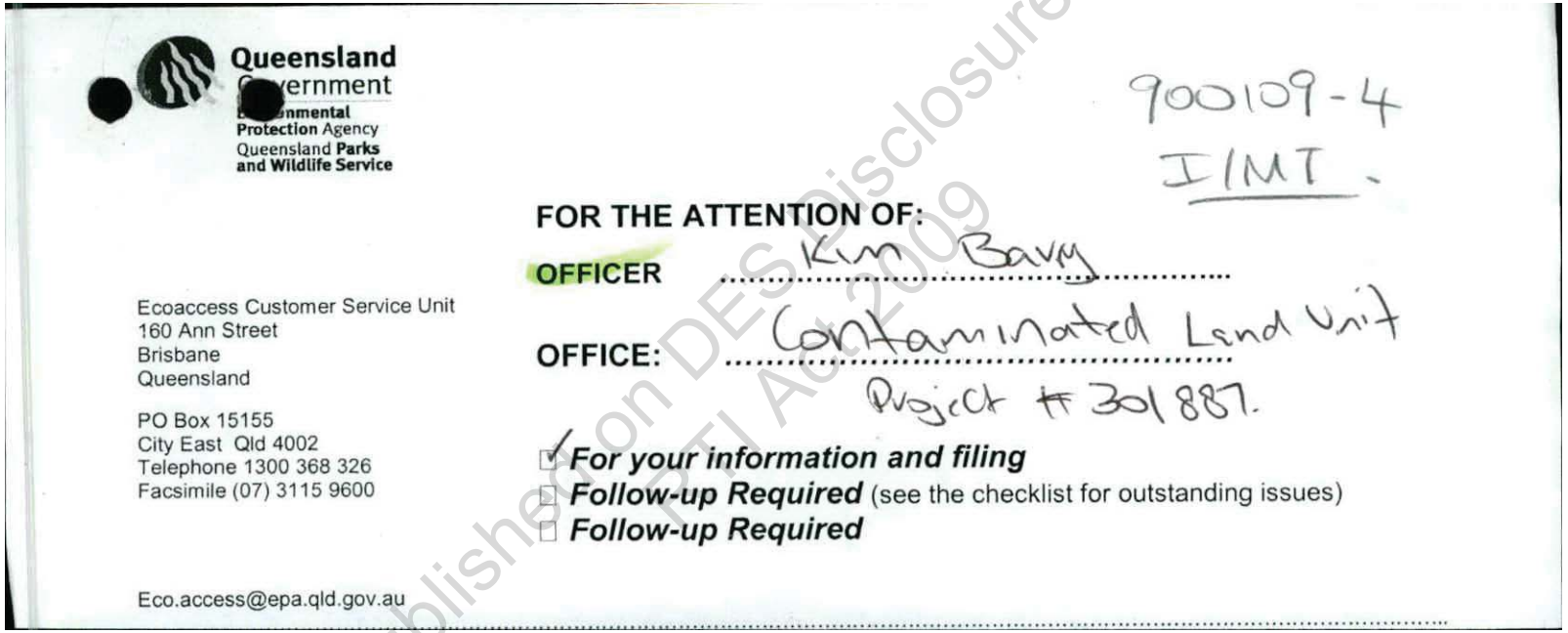

Queensland Government
Environmental Protection Agency
Queensland Parks and Wildlife Service

900109-4
IMT.

FOR THE ATTENTION OF:

OFFICER ..... Kim Bavin .....

OFFICE: ..... Contaminated Land Unit .....
Project # 301887.

Ecoaccess Customer Service Unit
160 Ann Street
Brisbane
Queensland

PO Box 15155
City East Qld 4002
Telephone 1300 368 326
Facsimile (07) 3115 9600

Eco.access@epa.qld.gov.au

☑ ***For your information and filing***
☐ ***Follow-up Required*** (see the checklist for outstanding issues)
☐ ***Follow-up Required***

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Cont site

RECEIVED
16 MAR 2009
EQSU

Your reference
Our reference 2097/08 LSL:DMJ
Contact Officer Laura Lorang-Simon
Telephone 3810 7854

City of Ipswich

Ipswich City Council

45 Roderick St
PO Box 191
Ipswich QLD 4305
Australia

Tel (07) 3810 6666
Fax (07) 3810 6731
Email council@ipswich.qld.gov.au
Web www.ipswich.qld.gov.au

Redbank River Precinct Pty Ltd
C/- Melissa Vouros Town Planning
sch4p4(6) Personal information
WAVELL HEIGHTS QLD 4012

11 March 2009

INTEGRATED PLANNING ACT 1997

DEVELOPMENT APPLICATION DECISION NOTICE

Application Details

Application No: 2097/08

Real Property Description: Lot 7 on SP133329

Property Location: 7/61 River Road, Redbank

Names and Addresses of all Referral Agencies:

Contaminated Land Unit
Environmental Protection Agency
GPO Box 2771
BRISBANE QLD 4001

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

District Director
Metropolitan District Office
Department of Main Roads
PO Box 70
SPRING HILL QLD 4004

Principal Manager
Transport Planning Branch
Queensland Transport
GPO Box 213
BRISBANE QLD 4001

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Decision Date: 11 March 2009

Decision: Approved subject to the conditions detailed below.

Decision Authority: Team Co-ordinator - East

Approval Details:

Proposal	Development	Decision	Approval Type
One (1) Lot into Nineteen (19) Lots	Reconfiguring a lot	Approved	Development Permit
General Industry (Proposed Lots 1 & 8)	Making a material change of use of premises	Approved	Development Permit

Further Development Permits Required

Further Development Permits, as required by the *Integrated Planning Act 1997,* shall be obtained in respect of any Operational Works, Building Works and Plumbing Works in relation to this approval before any such works are commenced.

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Conditions

Assessment Manager (Ipswich City Council)

Conditions applicable to this approval under Integrated Planning Act:

Reconfiguring a Lot for One (1) Lot into Nineteen (19) Lots

1. Basis of Approval

   Subject to these conditions, the facts and circumstances set out in the application and all relevant Council Local Laws and/or Planning Scheme Policies shall be adhered to.

2. Minor Alterations

   Notwithstanding the requirements detailed in this approval, any other minor alterations and/or modifications acceptable to the Development Planning Manager will suffice.

3. Plan of Survey

   (a) The Developer shall submit a plan of survey in accordance with an amended plan to be submitted to the Development Planning Manager for approval prior to the lodgement of any Operational Works application. The amended plan shall generally conform with Plan of Proposed Subdivision, Drawing Number 07125-02, Rev. C, Sheet 1 of 1, drawn by Ken McDonald Surveys and dated July 2008, with the following amendment:

   (i) infrastructure required to service the proposed development and adjoining lots which currently obtain electricity supply and telecommunications from the subject site (Lot 7 SP133329) shall be located within the land proposed to be dedicated for road reserve.

Release

(ii) a 4m wide parking lane shall be provided on the northern side of the River Road extension (in front Lot 105 SP123302).

(b) The Developer shall submit to Council a declaration by a Cadastral Surveyor that all buildings have the required boundary clearance from the new boundary between the proposed lots or have been demolished or relocated in accordance with Council's Local Laws, the approved plan of development and the *Building Act 1975*.

(c) The Developer shall extinguish to the satisfaction of the Development Planning Manager, all easements except those containing Council infrastructure.

(d) The Developer shall grant, free of cost to or compensation payable by Council, minimum 4m wide easements located centrally over proposed and existing stormwater drains, water mains and sewerage rising mains, where they are located within private property.

The documentation associated with these easements may be prepared by the Developer in a form satisfactory to Council's City Solicitor, or the Developer may submit easement plans, only where Council is party to the easements, to Council for the preparation of easement documents at the Developer's expense.

(e) Easements required for discharge of stormwater over adjacent land shall be agreed to in writing by the owner of the subject land prior to construction work commencing.

(f) Easements shall be centrally located over the alignment of stormwater paths and be of a width sufficient to encompass the overland flow from a storm event with an ARI of 100 years.

(g) Easements shall be of sufficient width to contain any fitting, access chamber etc located on stormwater drains, water mains, and sewerage rising mains.

(h) Adequate permanent survey marks shall be installed. The Developer shall submit a certificate signed by a licensed surveyor, stating that after the completion of all works associated with the development, permanent survey marks are in their correct position, in accordance with the plan of survey.

(i) Land required for detention basins or equivalent is to be dedicated as drainage reserve in favour of Council and not included within parkland dedication unless approved as parkland by Council.

(j) Land required for open space shall be dedicated, free of cost to and compensation by Council, in fee simple at the time of registration in the Department of Natural Resources and Water of a plan of survey for any part of the land adjoining the area to be dedicated.

4. Rates in Arrears

In accordance with the provisions of the *Integrated Planning Act 1997*, all rates and other expenses as a charge against the land shall not be in arrears at the date of signing of the plan of survey.

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5. Hours of Construction

Unless otherwise determined in writing by the Development Planning Manager, hours of construction shall be:

Monday to Saturday 6.30 am to 6.30 pm

Work or business shall not be conducted from or on the premises outside the above hours or on Sundays or public holidays.

6. Road Naming

The Developer may submit to Council a list of proposed street names and the corresponding name meanings for the new road(s) to be opened. The proposed names shall be submitted as part of the Operational Works application. Should a theme be considered appropriate, the theme and its justification should be submitted at the same time. Council reserves the right to accept any or none of the proposed names.

7. Locality References

(a) Any place name or estate name used by the Developer (excluding a reference to a building, structure or the like and excluding minor, subsidiary signage within a development) shall make reference to the relevant, approved place name under the *Place Names Act 1994* in a contrasting colour and in lettering no less than 50% of the Estate name.

(b) Any reference to the regional location of the site or the development shall not refer to the place or estate as being located in Brisbane or a Brisbane suburb or in the metropolitan area or in the western suburbs (excluding the western suburbs of Ipswich as determined by Council in writing from time to time).

8. Contributions

In accordance with the current Council Policies in relation to infrastructure contributions, the Developer shall pay, prior to the signing of the plan of survey, the following monies to Council:

Contribution	Sector	Rate	Proposal	Calculations
Water Supply Infrastructure	Goodna (WT 12)	$631.00/NRU Charge: 1.1041 $696.69/NRU	22.5/NRU per ha @ 5.7198 ha **Total: 128.7/NRU**	$696.69 x 128.7 = $89,664.00 **Total = $89,664.00**
Sewerage Infrastructure	SP34 (SW51)	$1,790.00/NRU Charge: 1.1041 $1,976.34/NRU	22.5/NRU per ha @ 5.7198 ha **Total: 128.7/EP**	$1,976.34 x 128.7 = $254,354.96 **Total = $254,354.96**
Roadworks Infr	Redbank Ind	$434.00/VT	140/NRU per ha @ 5.7198 ha	$479.18 x 800.77 = $383,712.97

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astr uctu re	ustr ial (RD 16)	Charge: 1.1041 $479.18/VT	**Total: 800.77/VT**	**Total = $383,712.97**
TOTAL				**$727,732.00**

The contributions above shall be applicable for a period of **twelve (12) months from the date of the development approval**, and thereafter shall be based on the infrastructure contribution rates and policies applicable at the date when payment is made.

9. Health, Parks and Recreation Requirements

Conditions 10 – 18, unless otherwise stated, shall be completed to the satisfaction of the Regulatory Services Manager.

10. Environmental Management Plan

(a) Prior to Operational Works approval, the Developer shall prepare and submit to Council a site specific Environmental Management Plan for the development. Council will make this plan available to the Environmental Protection Agency for review. This plan shall have the aim of detailing the safeguards to be employed at the site to minimise environmental harm/nuisance and health impacts. This plan shall address the site remediation, construction and operational phases of the development. The plan shall address at least, but not limited to, the requirements of the Site Based Management Plan and the conditions of this Development Permit.

This plan shall be developed and certified by a suitably qualified contaminated land consultant and shall include, but not be limited to the following:

(i) Water quality objective for stormwater releases to achieve 50mg/l for up to the design storm event for total suspended solids;

(ii) Contaminated land remediation works to be incompliance with the Site Based Management Plan;

(iii) A four (4) stage erosion and sediment control plan (ie 1: pre-development, 2: earthworks, 3: services infrastructure, 4: maintenance - all including remediation works) shall be submitted to Council that clearly details the controls and maintenance measures required for the development;

(iv) A comprehensive health and safety plan that addresses workplace health and safety and public health impacts from the development; and

(v) A Stormwater Management Plan that at least accords with the Site Based Management Plan and the conditions of this Development Permit;

(vi) Soil and material removed from Areas A and B as indicated in the Site Based Management Plan shall not be deposited elsewhere on the site except where the deposit is a temporary stockpile as part of site works.

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(vii) A detailed property maintenance plan that clearly details the maintenance and construction requirements applicable to works being undertaken on the land. This shall include guidance for any future building or infrastructure works carried out on site. This shall include an indication of the appropriate measures to be employed to maintain the integrity of the capped contaminated areas.

(b) A copy of this Environmental Management Plan and other related information shall be provided to each landowner of each parcel of land created by this development permit prior to their ownership of the land.

11. Contaminated Land

(a) The Developer shall undertake all necessary works to remove the proposed parkland and road reserve from the Environmental Management Register. Documentary evidence demonstrating that this has occurred shall be provided to the satisfaction of the Regulatory Services Manager prior to the release of the signed plan of survey.

(b) Prior to the release of the signed plan of survey, the Developer shall provide to Council and the Environmental Protection Agency, a report that has been reviewed and certified by suitably qualified contaminated land consultant that demonstrates the requirements of this Development Permit and the Site Based Management Plan have been achieved.

(c) The signed plan of survey shall not be released until the requirements of this Development Permit and the Site Based Management Plan have been achieved.

12. Linear Open Space

(a) In accordance with section 4.17.3(1)(c) of Council's Planning Scheme and Planning Scheme Policy 3: General Works, Part 5 – Standards for design of Parks, a Bushland Management Plan is required to be prepared and implemented for the area to be dedicated to Council as Linear Open Space (Citywide). Such plan shall be prepared by a corporate member of Australian Institute of Landscape Architects or other approved licensed landscape architect and submitted to Council for approval in conjunction with application for Operational Works and provide the following information—

(i) Identification of contaminated land where within the Linear Open Space and proposed measures to address Council's requirements and the Environmental Protection Agency's Conditions contained within the concurrence agency's response;

(ii) Removal of environmental and declared weeds/plants;

(iii) Extent of rehabilitation / revegetation areas the plans should state the entire area of Linear Open Space is to be revegetated in accordance with the Ipswich City Council Riparian Corridor Revegetation Guideline;

(iv) Location and name of existing trees;

(v) Supplementary planting and natural regeneration; and

(vi) Open areas shall be free of rocks, stumps, humps and hollows;

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(vii) All rubbish shall be removed from parkland;

(viii) Parkland shall be freely and safely drained;

(b) In addition to (a) the Developer shall provide details of all parkland works (including all embellishments and footpaths) to Council for approval. The following matters should be considered:

(i) The park shall be designed and constructed in accordance with the Desired Standards of Service outlined in Part 5 of Council's Planning Scheme Policy 3 – General Works for a Citywide (Level 1) Linear Park, the Ipswich City Council Standard Drawings and the Parks Reserves Signage Manual.

(ii) All pathways and parklands within the development shall be constructed in accordance with CPTED Principles. Specifically, sightlines and safety along the pathways shall be considered when planting near paths;

(iii) The footpath layout plan(s) shall be in accordance with the Ipswich City Council's Street Tree Strategy, street tree design criteria footpath planting;

(iv) All playground equipment and park furniture shall meet Australian Standards both in supply and installation;

(v) Water/ sewer/ power service shall be provided to all parks.

(c) The Developer shall complete works in accordance with the requirements of (a) and (b) above, to the satisfaction of the Development Planning Manager prior to application for survey plan release, unless Council determines otherwise.

(d) All landscaped areas shall be designed and constructed to achieve the requirements of the Site Based Management Plan.

(e) A certification by a suitably qualified contaminated land consultant shall be submitted to Council prior to the on maintenance inspection demonstrating that the above condition has been achieved.

13. Naming of Parkland

(a) The Developer shall submit a selection of three (3) alternative names for the park, to be considered by Council prior to lodgement of the plan of survey.

(b) The Developer shall erect a suitable park name sign to the satisfaction of the Regulatory Services Manager. Park signage shall be in accordance with the Parks Reserves Signage Manual.

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14. Streetscape Plan

In conjunction with an application for Operational Works, the Developer shall submit to Council for approval a streetscape plan in accordance with the Ipswich City Council's Street Tree Strategy. The planting detail shall be shown on the plan in diagrammatic form and reflect the Council's Standard Drawings.

15. Irrigation to Footpaths

Irrigation to streetscape works is not permitted on a permanent basis. Temporary irrigation systems used for vegetation establishment may be approved by the Regulatory Services Manager subject to their removal, prior to the on maintenance inspection. Such irrigation shall include all necessary devices to prevent contamination of the water supply.

16. Other Streetscape and Temporary Works

Authorisation for temporary landscaping treatments and / or features shall be obtained from the Regulatory Services Manager, and a bond lodged for their removal. Such special treatment / features shall be removed by the Developer and the site remediated, prior to the streetscape on maintenance inspection.

17. Incineration

No incineration of waste, including cleared vegetation, is permitted.

18. Noise

(a) All buildings constructed within the development shall be of concrete tilt slab walls, metal roof and concrete slab floors (or similar standard of acoustic performance).

(b) All buildings constructed on proposed Lots 2 - 8 shall have minimal openings on the western facade.

(c) The following outside operations or activities shall be not be carried out between the hours of 6.30 pm and 6.30 am on any day, unless otherwise approved by Council in writing:

(i) the use of forklifts
(ii) the loading or unloading of vehicles
(iii) the temporary storage of items
(iv) the use of loading bays.

(d) Prior to Operational Works approval, the Developer shall submit to Council a Noise Management Plan for the development that details the means of minimising noise impacts from the proposed development considering all the allowable uses. This plan should be designed for implementation from the commencement of the development approval. The plan should address the following issues:

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(i) identified noise sources likely to cause nuisance;
(ii) aims and objectives;
(iii) reference to the applicable legislation;
(iv) performance indicators;
(v) actions required to minimise the noise impacts from the development's operation;
(vi) responsible person(s) for achieving the plan aim; and
(vii) a review schedule.

(e) The plan shall be prepared in consideration of the acoustic assessment titled Environmental Noise Level Study for Proposed Industrial and Commercial Development (Ref. No. R07221/D1968/Rev.0/31.01.08), prepared by David Moore and Associates Pty Ltd and dated 31 January 2008. Within this plan consideration must be given to, but not be limited to:

(i) the use of the loading bays;
(ii) hours of operation and delivery times;
(iii) vehicle speed management devices (preferably not speed bumps) and the like;
(iv) Service vehicle activities/loading bays;
(v) Forklift operations;
(vi) refrigeration equipment, pumps, compressors, mechanical ventilation equipment and vents;
(vii) maintenance of mechanical plant.

19. Engineering Requirements

The following engineering requirements, detailed in Conditions 20 – 36, shall be completed to the satisfaction of the Engineering and Environment Manager.

Terms

(a) RPEQ - A Registered Professional Engineer of Queensland, suitably qualified and experienced in the particular area of expertise required. Furthermore, the RPEQ required for the analysis and reporting for mining shall be experienced in the analysis of underground and surface mining within the Ipswich area.

(b) QUDM - The Queensland Urban Drainage Manual, produced by the Queensland Department of Primary Industries.

(c) DMR - Department of Main Roads.

(d) Translink – The Queensland Government entity that plans and operates the public transport system in Queensland.

(e) MUTCD - The Manual of Uniform Traffic Control Devices, published by DMR.

(f) WSUD TDG - Water Sensitive Technical Design Guidelines for South East Queensland.

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20. Mining

The development shall be designed and constructed in accordance with the recommendations as outlined in the approved Geotechnical Report prepared by Moreton Geotechnical Services Pty Ltd and titled 'River Road, Redbank – Stage 2 Detailed Study (Ref. 2005/29/11)' and dated 19 April 2006.

21. Roadworks

(a) All roadworks included in this approval shall be designed and constructed:

(i) as public roads;

(ii) to ensure that the carriageway width, geometry, design speed and other attributes are consistent with the function of the road or street in the road hierarchy and the traffic volumes and vehicle types expected to use the road or street;

(iii) in accordance with Ipswich Planning Scheme Policy 3: General Works, Council Standards and the DMR Road Planning & Design Manual (or other relevant documentation agreed to by Council);

(iv) with stormwater drainage infrastructure designed in accordance with Council's Planning Scheme Policy 3: General Works, QUDM and the DMR Drainage Design Manual, in that order of precedence;

(v) for the safe and efficient movement of B-double combination vehicles (26m in length) and Higher Mass Limit Vehicles (including u-turn manoeuvres where required);

(vi) with street lighting and route lighting installed in accordance with the relevant Australian Standards and Energex public lighting standards. The lighting shall be provided in accordance with the requirements for Energex Rate 3 lighting;

(vii) to include the relocation and protection of existing public utility services required in association with the roadworks at no cost to Council;

(viii) to include the installation of new public utility services to service the development site;

(ix) to ensure access to existing properties is maintained at all times;

(x) with all medians, verges and batters topsoiled, turfed and landscaped generally in accordance with Council's Street Tree Planting Guidelines and the approved Landscape Plan for the development site;

(xi) with kerb ramps (in accordance with Council's Standard Drawing SR.18) at all intersections and at additional locations where required to connect future path networks and pedestrian crossing points. Generally at "T" intersections, six (6) kerb ramps are required;

(xii) with concrete kerb and channel and asphaltic concrete surfacing, together with associated works for the full length of all property frontages (including round-a-bout's);

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(xiii) with the pavement designs in accordance with the Ipswich City Council's Planning Scheme Policy 3: General Works and the DMR Road Planning & Design Manual (or other relevant documentation agreed by Council). All roads shall have two (2) way crossfalls in accordance with Council's adopted standards unless otherwise agreed with the Engineering and Environment Manager.

(xiv) including provision for a minimum 8m, three (3) chord truncations at intersections. The 8m distance is measured along each frontage from the property corner.

(xv) to ensure all road work included in this approval is designed and constructed to maintain access to existing properties is maintained at all times.

(xvi) to ensure vehicular access from the roadways to all lots shall be capable of being provided.

(b) If, after the preparation of detailed design plans for the various roads, it is found necessary to provide any additional dedicated road area, or modify the proposed dedicated roads to enable the full requirements of Council's standards, Queensland Streets, AMCORD and Austroads documents to be incorporated in any way (but particularly in the production of the required speed environment or because of longitudinal and cross sectional constraints) then the estate layout plan shall be altered accordingly.

22. Internal Street Network

(a) The internal site street network shall be provided generally in accordance with the plan titled Plan of Proposed Subdivision, Drawing Number 07125-02, Rev. C, prepared by Ken McDonald Surveys and dated July 2008.

(b) All internal streets shall be configured in accordance with Council standards for an industrial access street. The configuration, design and construction of the internal street network shall include:

(i) a 12m wide carriageway on a 20m wide road reserve (reduced to 18m wide along the frontage of the parkland);

(ii) geometry and sight distances for a 50km/h design speed;

(iii) concrete kerb and channel on both sides (type M1 with an additional 50mm thickness) with associated stormwater drainage infrastructure;

(iv) concrete footpaths (1.5m wide) on one (1) side in accordance with ICC Standard Drawing SR.19. Footpaths shall generally be located on the same side as the street lights and shall have a longitudinal grade not exceeding 1:8;

(v) kerb ramps in accordance with Council's Standard Drawing SR.18 at all intersections and at additional locations where required to connect concrete pathways and cycleways. Generally at "T" intersections, four (4) kerb ramps are required;

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(vi) edge lines marked on the carriageway on a nominal alignment 2.5m from the kerb. Where there are kerbside parking restriction, the edge line can be deleted;

(vii) signs and pavement markings in accordance with the MUTCD;

(viii) parking restrictions on the inside and outside of curves in accordance with Appendix B (Figures 1 – 11) of the Redbank River Precinct, Industrial Estate Response to Information Request, prepared by McCormick Rankin Cagney and dated 18 July 2008. These parking restrictions shall be delineated by a series of "No Stopping" signs and 100mm wide yellow linemarking on an alignment 500mm from the kerb invert; and

(ix) construction of a pedestrian refuge island in the vicinity of proposed Lots 5 and 6 (western side) linking the industrial lots with the parkland. The refuge island shall be designed and constructed in accordance with the MUTCD (Figure 4 of Part 10) and shall include appropriate signs, pavement markings, lighting and kerb ramps.

(c) Provision shall be made for a future street connection linking to Lot 1 on SP221176. Construction of this street stub shall interface up to the site boundary.

(d) An emergency access point shall be provided in accordance with that outlined in Section 1.1 of the Redbank River Precinct, Industrial Estate Response to Information Request Technical Note,4 prepared by McCormick Rankin Cagney and dated 18 July 2008.

(e) Formalised on-street parking bays for a minimum fifteen (15) vehicles shall be provided adjacent to proposed Lot 8 generally in accordance with Section 1.6 and Appendix B (Figure 2) of the Redbank River Precinct, Industrial Estate Response to Information Request Technical Note, prepared by McCormick Rankin Cagney and dated 18 July 2008. These parking bays shall be designed in accordance with Australian Standard 2890.5.

23. River Road

(a) The Developer shall upgrade / reconstruct River Road, Redbank between Weedman Street and the site access point to an industrial access street standard. Works shall include:

(i) a 'half-road' configuration including an 8m wide carriageway (with an off-set crown to integrate with a future 12m wide carriageway);

(ii) concrete kerb & channel (type M1 with an extra 50mm thickness) and associated stormwater infrastructure on a consistent alignment on the southern side;

(iii) reconstruction of the pavement to industrial standards plus gravel pavement infill with asphaltic concrete overlay or full depth asphaltic concrete pavement between the new kerb and channel and the existing pavement. The extent to which the widening intrudes into the existing pavement shall be determined on the site by the Senior Development Engineer. The asphaltic concrete overlay shall extend over the existing pavement where longitudinal and cross sectional profiles warrant. The work shall include the appropriate transitions back to the existing bituminous pavement;

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(iv) a 2m wide concrete path for shared use by pedestrians and cyclists on the southern side linking the development site and Redbank Railway Station;

(v) route lighting;

(vi) signs & linemarking; and

(vii) landscaping.

Concept plans of these works shall be submitted to Council for review and approval before detailed design commences and an application is made for a Development Permit for Operational Works.

(b) The Developer shall provide a 4m wide parking lane on the northern side of the River Road extension (in front Lot 105 SP123302) to accommodate the loading / unloading of the Woollen Mills.

24. Francis Street / Mine Street

(a) The Developer shall upgrade the intersection of Francis Street / Mine Street / Ipswich Motorway Off-ramp, Redbank. Works shall include:

(i) construction of an additional stand-up lane on the northern approach (Mine Street) of the intersection;

(ii) conversion of the existing parking lane on the western side of Mine Street (between Francis Street and Brisbane Road) into a travel lane during the weekday hours of 4.00pm – 6.00pm (that is, implementation of a 'Clearway' in accordance with the MUTCD);

(iii) reconfiguration of the intersection to allow for the safe and efficient movement of 26m B-Double Combination Vehicles (west - north and north - south movements);

(iv) preparation of a concept design for review and approval by Council;

(v) sending a copy of the approved concept design attached to a covering letter to all property owners and residents of Mine Street (north of Francis Street). The letter shall provide background information on the development and the reasons for undertaking the works, the contact details of a relevant person representing the Developer and a timeframe in which to provide feedback to Council (minimum ten [10] business days). The letter and attached concept design shall be delivered by registered mail to all business operators and by regular mail to all property owners and residents.

25. Brisbane Terrace / River Road

The Developer shall provide a monetary contribution of AUD$39,198.00 to Council for the future upgrade of the intersection of Brisbane Terrace and River Road including geometry improvements and traffic signals.

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This amount shall be fixed for a period of **twelve (12) months from the date of the development approval** and then increased by the Queensland Non-building Construction Cost Index applicable at the time of payment.

26. Brisbane Road Safety Improvements

The Developer shall provide a monetary contribution of AUD$3,519.00 to Council towards future safety related improvements along Brisbane Road and the bridge over the railway line connecting Brisbane Road and Brisbane Terrace.

This amount shall be fixed for a period of **twelve (12) months from the date of the development approval** and then increased by the Queensland Non-building Construction Cost Index applicable at the time of payment.

27. Access

Concrete paths, 100mm deep, shall be provided within pathway areas between proposed lots in accordance with Council's Standard Drawing SR.30 and shall commence at the kerb and channel and extend for the full length of the pathway area. Where these pathways are to act as overland flow routes, appropriate kerbing may be required. The width of the concrete paths shall be a minimum of 4m for pedestrian only paths. The maximum longitudinal grade shall not exceed 1:8, unless an alternate grade is approved by the Engineering and Environment Manager.

28. Sewerage

(a) The Developer shall provide a sewerage reticulation system with appropriate house connection branches, designed so as to command the whole of each of the proposed lots.

(b) The Developer shall provide a sewerage reticulation system with appropriate house connection branches, designed so as to provide a suitable connection point to the existing sanitary drain for Lot 105 on SP123302 which services the western side of the existing building on Lot 105 on SP123302. Any existing sewerage / sanitary drainage that may cross the lot boundaries shall be located, disconnected and removed. The Developer shall liaise with the owner of Lot 105 on SP123302 during the design and construction phases to minimise any inconvenience.

(c) The Developer shall pay the full cost for Council to provide a suitable connection into the existing sewerage reticulation system. All works on live sewers are to be carried out by Council at the Developer's expense, unless arranged otherwise with Ipswich Water.

(d) The Developer shall demonstrate that the proposed pipe sizes and connection points are adequate for the total upstream catchment and the proposed development.

(e) No work on the sewerage reticulation system shall commence prior to the approval of the Operational Works application.

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(f) New Council sewers are to be extended to or past the boundary of new proposed lots to enable the future developments to connect to these drains without undue control or hindrance by the property owner in which the end line lies.

29. Water

(a) The Developer shall provide a reticulated water supply system together with valves and fire hydrants, in accordance with the "Guidelines for Planning and Design of Urban Water Supply Systems", which connects into Council's existing reticulation system.

(b) A blue, bi-directional raised reflective pavement marker (RRPM) shall be provided to all hydrants. The marker shall be installed in accordance with the Department of Main Roads Fire Hydrant Indication System Technical Guideline.

(c) The Developer shall submit a water analysis to demonstrate that the pipe sizes proposed and the available pressure head complies with the requirements of Ipswich Water's "Water Supply Planning Guidelines", and the "Guidelines for Planning and Design of Urban Water Supply Systems" and are adequate to cater for the proposed development. Such demonstration is to cover as a minimum:

(i) available pressure during maximum hour;

(ii) available pressure and flows for fire fighting and other purposes, and any recommendations pertaining thereto; and

(iii) comments regarding the situation at various stages of the development.

Note:
Details regarding available pressure heads at various points in the existing water reticulation network for use in the calculations to be produced for such demonstration may be obtained from the Engineering and Environment Manager on submission of completed application forms and payment of the relevant fees.

(d) All works on live water mains are to be carried out by Council in accordance with Council's policy and at the Developer's expense.

(e) Where concrete footpaths are to be constructed, the Developer shall provide 100mm diameter conduits under the footpath and in line with the conduits under the road, for future ease of installing the individual water services. The letter "W" shall be embossed in the concrete to mark the location of the conduit.

(f) Wherever possible, the water main shall be constructed on the opposite side to the concrete footpaths. Where the water main is under a concrete footpath, the Developer shall provide a water connection (including the provision of meters) to each proposed lot, including the provision of approved pre-cast concrete or cast iron boxes over the stop cock.

(g) The Developer shall pay Council for the provision of a water connection and meter to all proposed lots.

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(h) Water mains shall be provided on both sides of the road carriageway and be of similar size. Cross connections shall be strategically located between dual mains at spacing of not greater than 350m.

(i) Sufficient stop valves shall be installed so that in the event of any break in the supply, the maximum number of lots to be without water is twenty (20).

30. Stormwater Quantity

(a) In terms of stormwater management, the proposed development shall be undertaken generally in accordance with the Stormwater Management Report, Issue 1, prepared by Waterway Solutions Consulting Engineers and dated 16 July 2008, subject to the following:

(i) the SEQ Frequent Flow Management objectives ie Capture and manage the ***design runoff capture depth*** (15mm/day) from all impervious surfaces. Note: Runoff capture capacity needs to be replenished within twenty-four (24) hours of the runoff event;

(ii) the SEQ Waterway Stability Management objectives ie Limit the post-development peak one-year Average Recurrence Interval (ARI) event discharge to the receiving waterway to the pre-development peak one-year Average Recurrence Interval (ARI) event discharge;

(iii) the maximum extended detention depth of 300mm over the two regional bioretention basins filter media shall be maintained as modelled in the MUSIC to achieve the stormwater quality objectives without increasing the depth for stormwater quantity detention. This will reduce the invert depth of the stormwater infrastructure within the development; and

(iv) to maintain Q1 to Q100 pre-developed flows for discharges to adjoining properties other than flows into Brisbane River.

(b) The Developer shall provide all necessary stormwater drainage (both internal and external to the development) and such drainage works (except for roofwater systems) shall be designed and constructed in accordance with QUDM such that the overall drainage system caters for a storm event with an ARI of 100 years.

Overland flow paths shall be suitably designed to cater for the water from a storm event with an ARI of 100 years. In the case where the piped system is carrying part of the flow, the overland flow paths shall be designed to cater for that volume which is represented by the difference between the predicted volume from the storm event with an ARI of 100 years and the capacity of the pipe system, noting the requirements of QUDM.

(c) A suitable roofwater and allotment system shall be designed in accordance with QUDM, for lots that do not have adequate fall from within the lot to the design invert level of the kerb and channel. The design is to be to a minimum Level IV in QUDM.

(d) All stormwater flows within and adjacent to the development, other than inter-allotment drainage, shall be confined to dedicated roads, drainage reserves, registered drainage easements or within parkland. The registered drainage easements, if related to piped drainage, shall be centrally located over such underground pipe system and shall be not

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less than 4m wide, except for drainage easements required for side boundaries which may be 3m wide where approved by the Engineering and Environment Manager. In addition, the easements shall be of suitable width to contain the predicted overland flow from the storm event with an ARI of 100 years in that location.

(e) No ponding, concentration or redirection of stormwater shall occur onto adjoining land unless specifically approved by Council in consultation with the owner of the adjoining land.

(f) Due consideration shall be given in the design and construction of the development in relation to the effect of the developed catchment flows on the downstream discharge receival areas. Suitable stormwater control devices are to be provided to ensure that there is no increase in flow in watercourses. Such control devices are to be designed so as to integrate the landscaping, recreational, infrastructural and drainage roles of watercourses.

(g) All stormwater runoff from the development shall be discharged in a manner and to a point to be approved by the Engineering and Environment Manager.

(h) Stormwater drainage plans and calculations are to be submitted and approved by the Engineering and Environment Manager, in conjunction with the submission of an Operational Works application.

(i) Appropriate works shall be carried out to ensure that stormwater drainage from the new kerb and channel, and table drains discharges suitably into the existing drainage system.

(j) The Developer shall provide a roofwater connection point to all proposed lots which have a concrete footpath along the lot frontage and which drain to the street. The connection shall be located at the lowest corner of the lot on an alignment of 1.2m from the side boundary and shall discharge to the kerb and channel via a 100mm by 75mm galvanised RHS. The RHS should extend 0.5m into the property and have a suitable adaptor to allow connection to a roofwater pipe. All other lots, which drain to the street and do not have a concrete footpath along the lot frontage, do not require kerb adaptors.

(k) Proposed regional Bio-Retention basins shall be contained within drainage reserve and not within privately owned land.

31. Stormwater Quality

(a) Stormwater quality for the development shall achieve a reduction in the average annual pollutant load as follows prior to discharge from the site:

(i) 80% for total suspended solids;
(ii) 60% for total phosphorus;
(iii) 45% for total nitrogen; and
(iv) 90% for gross pollutants

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(b) The water quality objectives listed in (a) shall be achieved through the implementation of the rainwater tanks, gross pollutant traps and bio-retention basin in accordance with the Stormwater Management Report Response to Information Request Issue 1, prepared by Waterway Solutions Consulting Engineers and dated 16 July 2008, subject to the substitution of a sediment forebay in place of a gross pollutant trap for the regional bio-retention basins. Such sediment forebays shall be in accordance with Chapter 5 of the Water Sensitive Technical Design Guidelines for South East Queensland.

(c) The bio-retention basins shall each have a drainage layer depth of 200mm and a transition layer depth of 100mm. The filter media median particle size for all bio-retention basins shall be 0.45mm with a hydraulic conductivity of 180mm/hr. All other parameters for the bio-retention basins shall be in accordance with the modelled parameters represented in Table 1 below:

Table 1

Bio-retention Basin	Filter Area (m^2)	Filter Media Depth (m)	Extended detention depth (m)
1	135	0.5	0.2
2	113	0.5	0.2
3	23	0.5	0.2
4	33	0.5	0.2
5	45	0.5	0.2
6	55	0.5	0.2
7	60	0.5	0.2
8	110	0.5	0.2
9	131	0.5	0.2
10	44	0.5	0.2
11	50	0.5	0.2
12	45	0.5	0.2
13	45	0.5	0.2
14	36	0.5	0.2
15	34	0.5	0.2
16	39	0.5	0.2
17	35	0.5	0.2
18	80	0.5	0.2
19	17	0.5	0.2
Regional 1	300	0.7	0.3
Regional 2	350	0.7	0.3

(d) The surface of the bio-retention basins is not covered in river stone but planted out in accordance with species and densities detailed in Appendix A of the Water Sensitive Urban Design Technical Design Guidelines; and

(e) Detailed cross sections and final locations for stormwater infrastructure required by this condition shall be submitted for approval in conjunction with application for Operational Works and be in accordance with the Water Sensitive Technical Design Guidelines for South East Queensland, specifically Appendix A: Plant Selection for WSUD and Chapter 5: Bio-retention Basins published by Healthy Waterways.

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(f) Prior to lodgement of detailed Operational Works drawings, the Developer shall receive certification from the RPEQ that prepared the approved Stormwater Management Plan (SMP) certifying that the detailed drawings are in accordance with the approved SMP. A copy of the certification shall be lodged with the Operational Works application.

32. Public Utilities

(a) Adequate provision shall be made in all proposed dedicated roads, access strips and easements to cater for the public utility services that would normally serve the development.

(b) The Developer shall provide appropriate road crossing conduits in accordance with Council's Standard Drawings SR.22 and SR.23. Where concrete footpaths are to be constructed, the conduits shall be extended to the property boundaries.

(c) Street lighting shall be installed by the Developer in accordance with the Australian Standard 1158.3.1 series for pedestrians and vehicles. All street lighting associated with the development shall be certified by a RPEQ. Street lighting shall be installed on the same side as concrete footpaths (where applicable).

(d) The Developer shall provide underground electricity / telecommunications within the development, constructed in the approved allocation as detailed in Council's Standard Drawings SR.22 and SR.23. Electricity / telecommunication drawings shall be co-ordinated with the civil engineering design documents, to ensure that service clashes are avoided. Where lots front an existing overhead electricity / telecommunication service, these lots may connect to such service subject to the approval and requirements of the service provider.

(e) The Developer shall provide an Energex approved electrical reticulation layout plan. The electricity layout shall also be shown on the water reticulation layout plans.

(f) The Developer shall provide each proposed lot with an electricity supply.

(g) The Developer shall provide Council with a copy of an agreement with Energex for the supply of electricity to the development.

(h) Telephone and cable services may be laid in a combined trench with electricity cables, subject to the approval of Energex and the authorised telephone/cable service provider.

(i) The Developer shall make suitable arrangements for the provision of telephone and (where applicable) cable services to all proposed lots within the development.

Documentary evidence that discussions have commenced with any authorised telephone/cable service provider, on the provision of telephone/cable services, shall be provided prior to the signing of the plan of survey by Council.

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33. Service Disruptions

The Developer shall ensure that any neighbouring lot is at no point experiences interruption and / or disconnection to relevant services, unless agreed to in writing with the owner of the affected lot.

34. Erosion & Silt Management

(a) The Developer shall be responsible for the installation and maintenance of silt management facilities from the time of commencement of construction until the development has been released Off Maintenance by Council. All silt management facilities are to be in accordance with the document "Soil Erosion and Sediment Control" published by the Institution of Engineers Australia, or equivalent.

(b) Silt traps shall be sited upstream from any park or reserve area discharge point preferably on land comprising future lots, such that no silt impinges on the park or reserve areas. The silt trap areas may be phased out after the development work is complete and adequate grass cover is obtained.

(c) Diversion drains and ponds, as necessary, shall be installed on the site before any other work is undertaken on the site to ensure that "dirty water" is contained and / or isolated.

(d) An erosion and sediment control program and maintenance procedures shall be prepared and submitted with the engineering drawings for approval for maintaining the facilities, setting out the frequency of attention, with inspections to be made after each significant rainfall event.

(e) Council reserves the right to enter the site for the purpose of rectifying any silt management facilities which it deems to be inadequate, improperly maintained or not operating in a satisfactory manner.

(f) The Developer shall lodge a $10,000.00 siltation and erosion performance bond with Council, prior to the commencement of works, which shall only be released by Council at the termination of the maintenance period. Where Council determines that a draw-down of the bond is required, the Developer shall restore the bond to its full amount within ten (10) days of a notice from Council to that effect. Such bond shall guarantee adequate performance in the circumstances (i) and (ii) below:

(i) In the event that instructions issued to the Consulting Engineer by the Engineering and Environment Manager for the installation of erosion control measures are not complied with within twenty-four (24) hours, Council will call upon the bond to the extent required to carry out the necessary works.

(ii) If the Engineering and Environment Manager determines that silt damage has occurred on the site or the downstream drainage system has become silted, the Developer shall be responsible for restoration. Such restoration shall be completed in the time determined by the Engineering and Environment Manager.

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Should the Developer fail to complete the works determined by the Engineering and Environment Manager within the specified time, Council shall complete the work and recover all costs from the Developer associated with that work.

35. Operational Works – Municipal Works
(ie Works being handed over to Council)

(a) Plans relating to all civil engineering works shall be prepared and submitted for review by Council under the cover of Form 1 - Part A (Common details for all applications) and Form 1 - Part E (Planning Scheme Works). The plans shall show full construction details, layout dimensions and finished surface levels, and shall be submitted together with the appropriate fees for Council approval prior to the commencement of construction on the site.

(b) The Developer shall comply with the requirements of the documents entitled "Planning Scheme Policy 3: General Works" and "Standard Drawings".

(c) All engineering drawings submitted to Council shall be in accordance with Council's Planning Scheme Policy 3: General Works and Standard Drawings, and shall include as a minimum the following:

(i) Engineering drawings shall be marked as confirmation that they have been checked and approved by a RPEQ;

(ii) The drawings shall be submitted as four (4) hardcopy, A3 size sets and two (2) hardcopy sets of any reports and supporting information. One (1) set of plans shall be returned to the Developer with the Decision Notice.

The submission shall also include a Compact Disc containing electronic data as follows:

- One (1) full set of all engineering drawings contained in one (1) file;
- Separate individual files containing layout plans for sewerage, water supply and drainage;
- Any reports submitted in support of the Application. Each report shall be included as a separate file; and
- An index of all files on the Compact Disc including descriptions of contents of each file.

All files shall be submitted in PDF format.

(iii) A "Certificate of Design" shall be submitted by a RPEQ, certifying that the design is in accordance with all relevant engineering standards, Council's requirements and standards, relevant development conditions of approval and sound engineering practice.

(d) Municipal works shall require a detailed design certified by a RPEQ, the design approved by Council Engineers with appropriate fees payable, a works pre-start meeting on-site and various detailed construction and audit inspections by Council Officers. A twelve (12) month maintenance period is applicable for the works as well as the payment of a maintenance security deposit.

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(e) All works shall be supervised by a RPEQ competent in civil works and shall be undertaken by a nominated principal contractor experienced in the construction of municipal works. Council reserves the right to request evidence of the principal contractor's competency. Should it be deemed by the Engineering and Environment Manager that the contractor does not have the necessary competency or has constructed substandard works for Council in the past, Council reserves the right to reject the nominated contractor.

(f) Municipal works shall be accepted "On Maintenance" prior to commencement of use. A maintenance bond equal to 5% of the construction cost (minimum of $1,000.00) shall be retained by Council for a minimum period of twelve (12) months or until such time as the works are accepted "Off Maintenance" by Council.

(g) "As Constructed" plans for municipal works shall be submitted to Council and approved prior to the formal acceptance of the works "On Maintenance". These plans shall be submitted electronically in PDF format, contained on a Compact Disk labelled appropriately to indicate the contents.

(h) On completion of the works a certificate shall be submitted to Council by a RPEQ certifying that the works have been constructed in accordance with Council's construction standards and in compliance with the approved plans and specification. It is expected that the RPEQ will undertake the necessary inspections to make this certification.

(i) Council reserves the right to require further amendments and / or additions at a later date, should design errors or omissions become apparent in regard to the works relevant to the Operational Works approval.

(j) Council requires the provision of a bank guarantee or a performance bond of not less than 10% (minimum of $5,000.00) of the value of the external municipal works. The bond / guarantee shall be retained by Council until such time the Developer provides a replacement or additional maintenance period bond / guarantee for entire Municipal Works (both external and internal) as security for the performance of the maintenance obligations. External Municipal Works relates to those works external to the subject site and located in already dedicated public areas (eg existing road or drainage reserve, or private property not subject to the Developers ownership).

36. General

(a) All disturbed verge areas and lots shall be graded, grassed and left in a mowable condition. The grass cover shall be obtained as early as possible during the development and an acceptable grass cover shall be achieved before the development can be accepted "Off Maintenance".

(b) Street name signs shall be manufactured to Council specifications and shall be erected in accordance with Council's Standard Drawing SR.26 at each intersection.

(c) With reference to any works on land under other private ownership, written permission for the works shall be obtained and forwarded to Council. Similarly, written clearances shall be obtained after the works are completed, unless otherwise accepted by the Engineering and Environment Manager.

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(d) All works required for this development shall take due regard of any and all existing services and if considered necessary by the relevant authority or the Engineering and Environment Manager, such works shall be altered at the cost of the Developer.

(e) Any lot filling for a greater depth than 500mm to provide for building platforms shall be conducted in accordance with Australian Standard 3798. Test results as required by Australian Standard 3798 and a certificate of quality and uniformity of fill shall be provided by a RPEQ. The level of responsibility shall be Level 1.

(f) A certificate from a RPEQ shall be issued to Council certifying that any retaining wall greater than 800mm in height is structurally sound and capable of withstanding any likely surcharge loads. The design and construction of the retaining walls shall comply with the following minimum requirements unless agreed otherwise with the Engineering and Environment Manager:

(i) The minimum design surcharge loading shall be 5kPa.

(ii) The walls shall be constructed on an engineer designed and certified concrete foundation. Differential movement susceptible walls shall be founded a minimum of 600mm below the finished surface level.

(iii) No imposed loads shall be placed upon Council's underground services. This may include extending the footing to a level 300mm below the invert of the pipe.

(iv) Appropriate Council approved subsoil and surface drainage systems shall be provided to all retaining walls.

(v) Backfill to retaining walls shall be of appropriate drainage material contained within a geo-fabric wrap.

(vi) A drainage system in the form of a 'mounded V drain' or similar which discharges to a legal point of discharge shall be constructed atop of all retaining walls to prevent stormwater sheeting / concentrating over retaining structures.

(vii) Retaining walls greater than 1m in height and proposed in public areas shall be provided with railings or other barriers to provide pedestrian safety.

(g) Retaining walls shall be designed so that there are no imposed loads placed upon Council's underground services. This may include extending the footing to a level 300mm below the invert of the pipe.

(h) Batters in parks shall be no greater than 1 in 4 and not include the use of any retaining walls unless otherwise approved by Council. For Council to consider a relaxation of these requirements, the Developer shall provide to Council for approval conceptual plans demonstrating a suitable alternative. Council reserves the right to refuse any proposals which vary significantly from these requirements.

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(i) Filling of gully areas if permitted shall be carried out strictly in accordance with Australian Standard 3798. Test results as required by Australian Standard 3798 and a certificate of quality and uniformity of fill, shall be provided by the Supervising RPEQ for all filled areas.

(j) For batters resulting from cutting and filling of the site and producing slopes greater than 1:6, Council requires a RPEQ to certify that they are stable and properly drained.

(k) Approval of the Engineering and Environment Manager is required for any fill intended to be placed over Council's underground services.

37. Compliance with Conditions

(a) Unless otherwise stated all conditions shall be completed prior to signing of the relevant plan of survey or as determined by the Development Planning Manager.

(b) All conditions shall be completed to the satisfaction of the Development Planning Manager.

38. When Approval Takes Effect

This approval has effect in accordance with the provisions of Section 3.5.19 of the *Integrated Planning Act 1997* as follows:

(a) If the Applicant does not appeal the decision to the court – from the time the decision notice is given (or if a negotiated decision notice is given, from the time the negotiated decision notice is given); or

(b) If an appeal is made to the court – subject to the decision of the court, when the appeal is finally decided or the appellant withdraws the appeal.

39. When Approval Lapses

(a) The relevant period for this approval is four (4) years starting the day the approval takes effect. The Developer is required to submit to Council an accurate plan of survey before the end of the relevant period, otherwise the approval will lapse.

(b) An extended relevant period may be agreed upon, pursuant to Section 3.5.22 of the *Integrated Planning Act 1997*, provided a written notice to Council is made before the end of the relevant period. Such written notice is to be on Council's approved form, accompanied by the owner's consent and the prescribed fee in Council's Register of General Charges.

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Conditions of Assessment Manager (Ipswich City Council): Development Permit for Material Change of Use of Premises for a General Industry (Proposed Lot's 1 and 8)

1. Basis of Approval

Subject to these conditions, the facts and circumstances set out in the application and all relevant Council Local Laws and/or Planning Scheme Policies shall be adhered to.

2. Minor Alterations

Notwithstanding the requirements detailed in this approval, any other minor alterations and/or modifications acceptable to the Development Planning Manager will suffice.

3. Site Development

(a) The development of the site shall be undertaken generally in accordance with the below mentioned plans with the following amendment:

(i) Overall Site Plan – Detail Layouts to Lots 1 and 8, Ref. No. 07-04-10, Rev. K, prepared by John Marsson and Associates Pty Ltd and dated 24 July 2008;

(ii) Lot 1 – Ground Floor Plan, Ref. No. 07-04-30, Rev. A, prepared by John Marsson and Associates Pty Ltd and undated;

(iii) Elevations Lot 1, Ref. No. 07-04-14, Issue B, prepared by John Marsson and Associates Pty Ltd and dated 12 February 2008;

(iv) Lot 8 – Ground Floor Plan, Ref. No. 07-04-31, Rev. A, prepared by John Marsson and Associates Pty Ltd and undated;

(v) Lot 8 Mezzanine Plan and Elevations, Ref. No. 07-04-16, Issue D, prepared by John Marsson and Associates Pty Ltd and dated 18 November 2008;

(b) The large opening on the western building elevation of Unit 1 on proposed Lot 8 shall be deleted.

4. Contaminated Land

(a) All development over proposed Lot 8 shall be undertaken in accordance with the approved Environment Management Plan as per Condition 9: Environmental Management Plan of the Reconfiguring a Lot component of this approval.

(b) The Developer shall provide to Council and the Environmental Protection Agency, a report that has been reviewed and certified by suitably qualified contaminated land consultant that demonstrates the requirements of this Development Permit and the Site Based Management Plan have been achieved.

(c) The use shall not commence until the requirements of this Development Permit and the Site Based Management Plan have been achieved.

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5. Noise

(a) The buildings constructed over proposed Lots 1 and 8 shall be of concrete tilt slab walls, metal roof and concrete slab floors (or similar standard of acoustic performance).

(b) The following outside operations or activities shall be not be carried out between the hours of 6.30 pm and 6.30 am on any day:

(i) the use of forklifts
(ii) the loading or unloading of vehicles
(iii) the temporary storage of items
(iv) the use of loading bays.

6. Recreation Space

Recreation space shall be provided for employees over each development (proposed Lots 1 and 8) and shall:

(a) Be available for the recreational use of all employees on the site and may be covered or uncovered;

(b) Be accessible via properly constructed pedestrian pathways or covered walkways from all factory units or tenancies on the site; and

(c) Be furnished, landscaped and maintained generally to the satisfaction of the Development Planning Manager.

7. Access for People with a Disability

The Developer shall provide adequate access for people in wheelchairs by means of an unimpeded continuous path of travel from any adjacent roadway, other public lands and from any car parking bay allocated for use by people with a disability, to all parts of the development which are normally open to the public.

8. Location of Plant

Unless otherwise approved in writing by the Development Planning Manager, air conditioning plant equipment shall not be installed on the roof of any building. Any plant or equipment shall be screened from public view and located in such a position as not to cause a nuisance to any nearby residences.

9. Hours of Operation

Unless otherwise determined in writing by the Development Planning Manager hours of operation shall be:

Monday to Saturday 6.30 am to 6.30 pm

Work or business shall not be conducted from the premises outside the above hours or on Sundays or Public Holidays.

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10. Hours of Construction

Unless otherwise determined in writing by the Development Planning Manager hours of construction shall be:

Monday to Saturday 6.30 am to 6.30 pm

Work or business shall not be conducted from or on the premises outside the above hours or on Sundays or public holidays.

11. Contributions

In accordance with the current Council Policies in relation to infrastructure contributions, the Developer shall pay, prior to the issue of Building Works approval, the following monies to Council:

Contribution	Sector	Rate	Proposal	Calculations
Water Supply Infrastructure	Goodna (WT12)	$631.00/NRU Charge: 1.1041 $696.69/NRU	*Proposed Lot 1* 0.75NRU per 100m^2 GFA @ 4,060.4m^2 = 30.453NRU Credit: 22.5NRU per/ha x 0.6822ha = 15.35NRU **Total: 15.103NRU**	$696.69 x 15.103 = $10,522.11 **Total = $10,522.11**
			Proposed Lot 8 0.75NRU per 100m^2 GFA @ 3,210.1m^2 = 24.076NRU Credit: 22.5NRU per/ha x 0.5496ha = 12.366NRU **Total: 11.71NRU**	$696.69 x 11.71 = $8,158.24 **Total = $8,158.24**
Sewerage Infrastructure	SP34 (SW51)	$1,790.00/NRU Charge: 1.1041 $1,976.34/NRU	*Proposed Lot 1* 0.75NRU per 100m^2 GFA @ 4,060.4m^2 = 30.453NRU Credit: 22.5NRU per/ha x 0.6822ha = 15.35NRU **Total: 15.103NRU**	$1,976.34 x 15.103 = $29,848.66 **Total = $29,848.66**
			Proposed Lot 8 0.75NRU per 100m^2 GFA @ 3,210.1m^2 = 24.076NRU Credit: 22.5NRU per/ha x 0.6822ha = 12.366NRU	$1,976.34 x 11.71 = $23,142.94 **Total = $23,142.94**

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			Total: 11.71NRU	
Roadworks Infrastructure	Redbank Industrial (RD 16)	$434.00/VT Charge: 1.1041 $479.18/VT	*Proposed Lot 1* 4.7NRU per 100m^2 GFA @ 4,060.4m^2 = 190.82VT Credit: 140NRU per/ha x 0.6822ha = 95.508VT **Total: 95.312VT**	$479.18 x 95.312 = $45,671.60 **Total = $45,671.60**
			Proposed Lot 8 4.7NRU per 100m^2 GFA @ 3,210.1m^2 = 150.875VT Credit: 140NRU per/ha x 0.5496ha = 76.944VT **Total: 73.931VT**	$479.18 x 73.931 = $35,426.27 **Total = $35,426.26**
TOTAL	**Proposed Lot 1**			**$86,042.00**
	Proposed Lot 8			**$66,727.00**

The contributions above shall be applicable for a period of **twelve (12) months from the date of the development approval**, and thereafter shall be based on the infrastructure contribution rates and policies applicable at the date when payment is made.

12. Trade Waste Application

The use shall not commence until such time as a trade waste application, as necessary, has been submitted to and approved by Council's Trade Waste Officer.

13. Trade Materials, Products and Plant

All trade materials, products and plant shall be kept within the confines of the buildings or approved storage areas only.

14. Loading and Unloading

All loading and unloading shall take place at an approved location within the boundaries of the subject property.

15. Landscaping Plan

(a) A Landscape Plan, which conforms to the approved development plan, the Regional Business and Industry Zone Code (Part 6, Division 4) and the Commercial and Industrial Code (Part 12, Division 7) shall be submitted to Council for approval in conjunction with the Operational Works application. Such plan shall include, amongst other necessary items, the following features:

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(i) Landscaping of bio-retention basin 1 and bio-retention basin 8 required by Condition 31: Stormwater Quality of the Reconfiguring a Lot Approval, is in accordance with species and densities detailed in Appendix A of the Water Sensitive Urban Design Technical Design Guidelines ensuring cross sections comply with Chapter 5 as follows:

- the surface of the bio-retention swales are planted out and not covered in river stone, the drainage layer must be 200mm and the transition layer 100mm;
- The filter media must have a median particle size of 0.45mm and a hydraulic conductivity of 180mm/hr and be 0.5m deep;

(ii) extent of other landscaped areas;

(iii) fence size and type of material;

(iv) schedule of plant species size (see Note 1 below), densities (see Note 2 below) and attributes for other landscaped areas;

(v) exclude the use of exotics and environmental weeds. Consideration shall be given to utilising Council's Vegetation Communities Rehabilitation Guide 2 - Alluvial Flats, Watercourses & Wetlands and Appendix A - Plant Selection for Water Sensitive Urban Design published by Healthy Waterways.

Note 1: Planting sizes are at least as follows

Street and features trees	45L
Other trees	300mm
Larger shrubs	200mm
Groundcovers	150mm

Note 2: Planting at approximately the following density rates:

	For buffer planting	**All Other instances**
Trees	at 2m centres	at 5m centres
Large shrubs	at 1m centres	at 2m centres
Groundcovers	at 0.5-1m centres	at 0.5-1m centres

(b) The Developer shall complete landscaping and fencing works in accordance with the approved landscape plans, to the satisfaction of the Development Planning Manager prior to the commencement of the use over the proposed Lot unless Council determines otherwise in writing. Such landscaping and fencing shall be maintained in perpetuity to Council's satisfaction by the existing or future owners and occupiers of the property.

16. Landscape Compliance

(a) All landscaped areas shall be designed and constructed to achieve the requirements of the Site Based Management Plan.

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(b) A certification by a suitably qualified contaminated land consultant shall be submitted to Council prior to the on maintenance inspection demonstrating that the above condition has been achieved.

17. Engineering Requirements

The following engineering requirements, detailed in Conditions 18 – 27, shall be completed to the satisfaction of the Engineering and Environment Manager.

Terms

(a) RPEQ - A Registered Professional Engineer of Queensland, suitably qualified and experienced in the particular area of expertise required. Furthermore, the RPEQ required for the analysis and reporting for mining shall be experienced in the analysis of underground and surface mining within the Ipswich area.

(b) QUDM - The Queensland Urban Drainage Manual, produced by the Queensland Department of Primary Industries.

(c) MUTCD - The Manual of Uniform Traffic Control Devices, published by DMR.

(d) Ipswich Water - Commercial Business Unit of Ipswich City Council providing water and sewerage services.

18. Mining

(a) The development shall be designed and constructed in accordance with the recommendations as outlined in the approved Geotechnical Report prepared by Moreton Geotechnical Services Pty Ltd and titled 'River Road, Redbank – Stage 2 Detailed Study (Ref. 2005/29/11)' and dated 19 April 2006.

(b) Prior to the approval of any Development Permit for Building Works, the Developer shall submit to Council a Structural Engineer's Certificate certifying that the proposed structure(s) have been designed in accordance with the abovementioned Geotechnical Report.

19. Car Parking - Use and Maintenance

(a) The General Industry over proposed Lot 1 shall be supported by forty-five (45) car parking spaces, unless otherwise approved by the Development Planning Manager.

(b) The General Industry over proposed Lot 8 shall be supported by thirty-two (32) car parking spaces, unless otherwise approved by the Development Planning Manager. These car parking spaces shall be provided as follows:

(i) Seventeen (17) car parking spaces shall be provided on proposed Lot 8; and

(ii) Fifteen (15) car parking spaces shall be provided on-street to service proposed Lot 8 in accordance with Figure 2, Dwg. 3537-04, prepared by McCormick Rankin Cagney and dated 18 July 2008.

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(c) Unless otherwise indicated on the approved plan of development or approved by the Development Planning Manager, parking areas shall not be:

(i) exclusively used for staff parking at the expense of general public/customer parking; or

(ii) exclusively used for general public/customer parking at the expense of staff parking.

(d) All parking areas shall be:

(i) kept exclusively for parking;

(ii) used exclusively for parking;

(iii) accessible to both staff and the general public/customer during any approved hours of operation;

(iv) appropriately signposted at the entry/entries to the car park, to the satisfaction of the Development Planning Manager (eg "Staff and Customer Parking"), in accordance with AS1742; and

(v) maintained to the satisfaction of the Development Planning Manager.

20. Access/Parking

(a) Design and construction of all access and parking shall be in accordance with the provisions of the Ipswich City Council's Parking Code (Part 12, Division 9) and the Australian Standards (2890 series).

(b) Parking and manoeuvring areas shall accommodate the largest anticipated vehicle to use the site.

(c) Provision shall be made for all vehicles to enter and exit the site in forward gear.

(d) All parking, access and manoeuvring areas shall be constructed of concrete, bitumen or equivalent and shall be linemarked in accordance with the relevant Australian Standard.

(e) The concrete layback and driveway slab a minimum width as identified on Drawing Number 07-04-10, Rev. K, prepared by John Marsson & Associates Pty Ltd and dated 24 July 2008, from the layback to the property boundary, shall be constructed for all proposed points of access in accordance with Council's Standard Drawings SR.13 and SR.14.

21. Sewer

(a) All works on live sewer reticulation mains shall be at the Developer's expense and is to be carried out by Council in accordance with Council's policy, unless arranged otherwise with Ipswich Water.

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(b) If applicable, the Developer shall pay the full cost for Council to provide a suitable connection into the existing sewerage reticulation system.

22. Water

(a) All works on live water mains are to be carried out by Council in accordance with Council's policy and at the Developer's expense, unless arranged otherwise with Ipswich Water.

(b) The Developer shall lodge a private works request on the prescribed Council form, for Council to supply a cost estimate to:

(i) provide a suitable metered water connection for the development;

(ii) amend the existing connection if necessary; and

(iii) seal off any existing water connections if necessary.

The appropriate fees are to be paid to Council.

23. Stormwater Quantity

(a) The Developer shall provide all necessary stormwater drainage (both internal and external to the development) and such drainage works (except for roofwater systems) shall be designed and constructed in accordance with QUDM such that the overall drainage system caters for a storm event with an ARI of 100 years.

(b) A suitable roofwater system shall be designed in accordance with QUDM, for the development.

(c) No ponding, concentration or redirection of stormwater shall occur onto adjoining land unless specifically approved by Council in consultation with the owner of the adjoining land.

(d) All stormwater runoff from the development shall be discharged in a manner and to a point to be approved by the Engineering and Environment Manager.

(e) The Developer shall provide a suitable source control on-site stormwater retention (OSR) system for each proposed structure, that captures/stores rainwater for the purpose of landscape irrigation. The Developer shall demonstrate, in conjunction with Operational Works submission, that proposed total storage volume is over and above the requirements of the State Development Code MP 4.3 - Alternative Water Sources - Commercial Buildings.

(f) The Developer shall address the SEQ Frequent Flow Management objectives ie Capture and manage the ***design runoff capture depth*** (15mm/day) from all impervious surfaces. Note: Runoff capture capacity needs to be replenished within twenty-four (24) hours of the runoff event.

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(g) The Developer shall address the SEQ Waterway Stability Management objectives ie Limit the post-development peak one-year Average Recurrence Interval (ARI) event discharge to the receiving waterway to the pre-development peak one-year Average Recurrence Interval (ARI) event discharge.

(h) Stormwater drainage plans and calculations are to be submitted and approved by the Engineering and Environment Manager, in conjunction with the submission of an Operational Works application.

(i) The Developer shall provide a stormwater detention basin (or equivalent) on the subject land constructed in accordance with QUDM.

24. Stormwater Quality

(a) Stormwater quality for the development shall achieve a reduction in the average annual pollutant load as follows prior to discharge from the site:

(i) 80% for total suspended solids;
(ii) 60% for total phosphorus;
(iii) 45% for total nitrogen; and
(iv) 90% for gross pollutants

(b) The water quality objectives listed in (a) shall be achieved through the implementation of the rainwater tanks, gross pollutant traps and bio-retention basin in accordance with the Stormwater Management Report Response to Information Request Issue 1, prepared by Waterway Solutions Consulting Engineers and dated 16 July 2008, subject to the substitution of a sediment forebay in place of a GPT for the regional bio-retention basins. Such sediment forebays shall be in accordance with Chapter 5 of the Water Sensitive Technical Design Guidelines for South East Queensland.

(c) The bio-retention basins shall each have a drainage layer depth of 200mm and a transition layer depth of 100mm. The filter media median particle size for all bio-retention basins shall be 0.45mm with a hydraulic conductivity of 180mm/hr. All other parameters for the bio-retention basins shall be in accordance with the modelled parameters represented in Table 1 below:

Table 1

Bio-retention Basin	Filter Area (m^2)	Filter Media Depth (m)	Extended detention depth (m)
1	135	0.5	0.2
8	110	0.5	0.2

(d) The surface of the bio-retention basins is not covered in river stone, but planted out in accordance with species and densities detailed in Appendix A of the Water Sensitive Urban Design Technical Design Guidelines; and

(e) Detailed cross sections and final locations for stormwater infrastructure required by this condition shall be submitted for approval in conjunction with application for Operational Works and be in accordance with the Water Sensitive Technical Design Guidelines for

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South East Queensland specifically Appendix A Plant Selection for WSUD and Chapter 5 Bio-retention Basins published by Healthy Waterways.

(f) Prior to lodgement of detailed Operational Works drawings, the Developer shall receive certification from the RPEQ that prepared the approved Stormwater Management Plan (SMP) certifying that the detailed drawings are in accordance with the approved SMP. A copy of the certification shall be lodged with the Operational Works application.

25. Erosion & Silt Management

(a) The Developer shall be responsible for the installation and maintenance of silt management facilities from the time of commencement of construction until the completion of all works on the site. All silt management facilities are to be in accordance with the document "Soil Erosion and Sediment Control" published by the Institution of Engineers Australia or equivalent.

(b) If the Engineering and Environment Manager determines that silt damage has occurred on the site or the downstream drainage system has become silted, the Developer shall be responsible for restoration. Such restoration shall be completed in the time determined by the Engineering and Environment Manager. Should the Developer fail to complete the works determined by the Engineering and Environment Manager within the specified time, Council shall complete the work and recover all costs from the Developer associated with that work.

26. Operational Works – Internal Works
(ie Works not being handed over to Council)

(a) Plans relating to all civil engineering works shall be prepared and submitted for review by Council under the cover of Form 1 - Part A (Common details for all applications) and Form 1 - Part E (Planning Scheme Works). The plans shall show full construction details, layout dimensions, and finished surface levels and shall be submitted together with the appropriate fees for Council approval, prior to the commencement of construction on the site.

(b) Engineering drawings shall be marked as confirmation that they have been checked and approved by a RPEQ.

(c) The drawings shall be submitted in hardcopy as four (4), A3 size sets. The submission shall also include a Compact Disc containing electronic data as follows:

- A full set of all engineering drawings contained in one (1) file;
- Separate individual files containing layouts for sewerage, water supply and drainage;
- Any reports submitted in support of the Application. Each report shall be included as a separate file; and
- An index of all files on the Compact Disc including descriptions of contents of each file.

All files shall be submitted in PDF format.

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(d) A "Certificate of Design" shall be submitted by a RPEQ, certifying that the design is in accordance with all relevant engineering standards, Council's requirements and standards, relevant development conditions of approval, and sound engineering practice.

Where municipal works are also being undertaken, it is usually appropriate to make a combined submission.

27. General

(a) All disturbed verge areas and lots shall be graded, grassed and left in a mowable condition. The grass cover shall be obtained as early as possible during the development and an acceptable grass cover shall be achieved before the development can be accepted "Off Maintenance".

(b) With reference to any works on land under other private ownership, written permission for the works shall be obtained and forwarded to Council. Similarly, written clearances shall be obtained after the works are completed, unless otherwise accepted by the Engineering and Environment Manager.

(c) All works required for this development shall take due regard of any and all existing services and if considered necessary by the relevant authority or the Engineering and Environment Manager, such works shall be altered at the cost of the Developer.

(d) Any allotment filling for a greater depth than 500mm to provide for building platforms shall be conducted in accordance with Australian Standard 3798. Test results as required by Australian Standard 3798, and a certificate of quality and uniformity of fill shall be provided by a RPEQ. The level of responsibility shall be Level 1.

(e) A certificate from a RPEQ shall be issued to Council certifying that any retaining wall greater than 800mm in height is structurally sound and capable of withstanding any likely surcharge loads. Retaining walls greater than 1m in height are to be provided with railings or other barriers to provide pedestrian safety.

(f) Retaining walls shall be designed so that there are no imposed loads placed upon Council's underground services. This may include extending the footing to a level 300mm below the invert of the pipe. Timber retaining walls are excluded for use in this approval.

(g) All imported and exported materials shall be transported only on routes approved by the Engineering and Environment Manager.

(h) For batters resulting from cutting and filling of the site and producing slopes greater than 1:6, Council requires a RPEQ to certify that they are stable and properly drained.

(i) Approval of the Engineering and Environment Manager is required for any fill intended to be placed over Council's underground services.

(j) Care is to be taken to ensure that all stormwater and sewerage drains are connected to the correct drainage point/pipes within the estate.

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28. Health, Parks and Recreation Requirements

Conditions 29 – 32, unless otherwise stated, shall be completed to the satisfaction of the Regulatory Services Manager.

29. Noise

Any outside operations or activities that may include, but not limited to the following shall be not be carried out beyond the hours of 6.30 pm to 6.30 am:

(a) The uses of forklifts in general;

(b) The loading or unloading of delivery vehicle and trucks;

(c) The temporary storage of items; and

(d) The uses of loading bays.

30. Lighting

The provision of security and flood lighting shall be designed, constructed, located and maintained to the satisfaction of the Development Planning Manager so as not to cause disturbance to the occupant of nearby properties or passing traffic.

Outdoor lighting shall be designed, installed and operated consistent with Australian Standard AS 4282 (Control of the Obtrusive Effects of Outdoor Lighting).

31. Waste Storage and Collection

(a) Adequate waste disposal facilities and services shall be provided to the site.

(b) The waste storage areas shall achieve the following:

(i) the area on which the bin is to be accessed by refuse collection vehicles shall be screened from any public right of way, level, concreted and constructed in conjunction with the driveway surface with no intervening step, ledge, kerb or other obstruction.

(ii) the waste storage and collection areas allow servicing vehicle forward motion entry to the waste containers and forward motion entry and exit to and from the site. The following dimensions are given as a minimum of front, rear and side loading truck dimensions for a guide to design for the adequate emptying of the bin and manoeuvring of the truck:

	Front/Load	Rear/Load	Side/Load
Length overall	*10.9m*	*8.2m*	*8.7m*
Length when loading	*12.6m*	*9.5m*	*3.0m*
Travelling overhead clearance required	*4.0m*	*3.0m*	*3.5m*
Loading overhead clearance required	*6.5m x 10m**	*3.0m*	*3.0m*
Access width required	*3.8m*	*3.8m*	*4.0m*
Turning radius	*14m*	*8.0m*	*11.1m*
Gross vehicle mass (GVM)	*28 tonne*	*13.6 t*	*13.6 t*

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*from the back of the bin

(c) All wash down waters from bin cleansing performed on-site must be appropriately treated and discharged to sewer subject to a Trade Waste approval. No wash down waters are permitted to flow to a roadway, gutter, stormwater drain or natural waterway.

32. Flammable and Combustible Liquids

(a) All storage of flammable and combustible liquids (such as fuels, oils, solvents, thinners and manufactured products eg paints, polishes, adhesives etc) shall comply with the *Building (Flammable and Combustible Liquids) Regulation 1994*.

(b) A licence to store flammable and combustible liquids shall be obtained from Council's Health and Environmental Protection Department prior to storage at the premises of flammable and combustible liquids in volumes exceeding the 'minor storage' requirements of *Australian Standard 1940: The Storage and Handling of Flammable and Combustible Liquids*.

33. Compliance with Conditions

(a) Unless otherwise stated all conditions shall be completed prior to commencement of the General Industry or as otherwise determined by the Development Planning Manager.

(b) All conditions shall be completed to the satisfaction of the Development Planning Manager.

34. When Approval Takes Effect

This approval has effect in accordance with the provisions of Section 3.5.19 of the *Integrated Planning Act 1997* as follows:

(a) If the Applicant does not appeal the decision to the court – from the time the decision notice is given (or if a negotiated decision notice is given, from the time the negotiated decision notice is given);

(b) If an appeal is made to the court – subject to the decision of the court, when the appeal is finally decided or the appellant withdraws the appeal; or

(c) After the survey plan for the Reconfiguring a Lot (One [1] Lot into Nineteen [19] Lots, Ref. No. 2097/08) has been registered with the Title Office of the Department of Natural Resources and Water.

35. When Approval Lapses

(a) This approval lapses at the end of the relevant period, unless the change of use happens before the end of the relevant period. The relevant period for this approval is four (4) years starting the day the approval takes effect.

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(b) An extended relevant period may be agreed upon, pursuant to Section 3.5.22 of the *Integrated Planning Act 1997*, provided a written notice to Council is made before the end of the currency period. Such written notice is to be on Council's approved form, accompanied by the owner's consent and the prescribed fee in Council's Register of General Charges.

Concurrence Agency

Conditions applicable to this approval imposed by the following Concurrence Agencies:

1. The following are concurrence agencies with regard to this development approval. The attached concurrence agency responses form part of this Decision Notice:

(a)	Queensland Transport	16 April 2008;
(b)	Department of Main Roads	22 August 2008;
(c)	Environmental Protection Agency (Contaminated Land Unit)	3 September 2008; and
(d)	Environmental Protection Agency (Ecoaccess Customer Service Unit)	27 August 2008

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Advice

The following advices are offered for your information only and should not be viewed as mandatory conditions of this approval.

Assessment Manager (Ipswich City Council)

1. Environmentally Relevant Activities (Proposed Lots 1 and 8)

Where the premises is used for, or is intended to be used, for carrying out an Environmentally Relevant Activity, as defined in Schedule 1 of the *Environmental Protection Regulation 1998*, an application under the *Environmental Protection Act 1994* must be submitted to the relevant administering authority prior to the commencement of the activity. The maximum penalty for operating an Environmentally Relevant Activity without a licence or approval is $40,000.00. Please contact Council's Health, Parks & Recreation Department on (07) 3810 6822 for further information about these matters.

2. Contaminated Land

The Developer shall supply a copy of the Environmental Protection Agency's Notice of Concurrence Agency Response with Annexure 1 – Site Management Plan dated 3 September 2008 to all prospective purchasers of 7/61 River Road, Redbank (Lot 7 SP133329) or lots identified as being affected by contaminated land, prior to entering into a contract of sale.

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3. Mining

The land to which this approval relates may have been worked by underground mining operations. Council, and its servants and agents, accept no liability or responsibility for any loss or damage to person or property of whatever nature or however caused as the direct or indirect consequence of the granting of the approval herein contained. Such approval has been granted at the request of the Developer and in reliance of information submitted by the Developer in support thereof.

4. Advertising Devices

Unless any Advertising Devices associated with the any proposed use meets the exempt criteria set out in Schedule 9, Part 4 of the Ipswich Planning Scheme, such signage would require submission to Council of a Code Assessable development application for Operational Works – Placing an Advertising Device on Premises, accompanied by the relevant fee.

5. Water

The Developer is advised to obtain a current Water Use Authority (WUA) from Ipswich Water if, over the approval relevant period, the potable water restriction level at the time of commencement of and during, construction prohibits potable water consumption for construction or associated development purposes. The WUA can be obtained by completing a Water Use Declaration and forwarding it to Ipswich Water for approval. Evidence of a current WUA, where applicable, shall be provided to Council's Planning Development Dept prior to the pre-start meeting.

6. Fire Ants

In accordance with the *Plant Protection Act 1989* and the *Plant Protection Regulation 1990*, a quarantine notice has been issued for the State of Queensland to prevent the spread of the Red Imported Fire Ant (ant species Solenopsis invicta) and to eradicate it from the State.

It is the legal obligation of the land owner or any consultant or contractor employed by the land owner to report the presence or suspicion of Fire Ants to the Queensland Department of Primary Industries on 13 25 23 within twenty-four (24) hours of becoming aware of the presence or suspicion, and to advise in writing within seven (7) days to:

Director General
Department of Primary Industries
GPO Box 46
BRISBANE QLD 4001

It should be noted that the movement of Fire Ants is prohibited, unless under the conditions of a Department of Primary Industries Inspectors Approval. More information can be obtained from the Queensland Department of Primary Industries website http://www.dpi.qld.gov.au.

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The development approved herein, by its very nature, includes activities considered to be "high risk" in respect of controlling the spread of Fire Ants. The following lists show high risk activities and some precautions should be considered for implementation.

(a) High risk activities can include:

(i) Earthworks of a minor or major scale;

(ii) Revegetation or rehabilitation;

(iii) Import of fill onto a site;

(iv) Export of fill or other materials such as soils, gravel, mulch and plants; and

(v) Export off or import on to a site of construction and demolition waste and materials or green waste.

(b) Precautions for implementation

(i) Checking for ants regularly;

(ii) Checking all soil, fill and waste materials (construction and green waste) for ants;

(iii) Asking questions about the quality and source of soil, fill and waste materials (construction and green waste);

(iv) Keeping records of all movements of soil, fill and waste materials (construction and green waste);

(v) Cleaning of all earthmoving or other soiled vehicles prior to exit from the site; and

(vi) Informing staff and contractors about these precautions.

7. Portable Long Service Leave

From 1 January 2001, the Building and Construction Industry (Portable Long Service Leave) Levy must be paid prior to the issue of a development permit where one is required for the 'Building and Construction Industry'. This applies to Building Works, Operational Works and Plumbing and Drainage Works applications, as defined under the *Integrated Planning Act 1997*, where the works are $80,000 or more and matching the definition of 'Building and Construction Industry' under the *Building and Construction Industry (Portable Long Service Leave) Act 1991*.

Council will not be able to issue a decision notice without receipt of details that the levy has been paid. Should you require clarification in regard to the amendments to the *Building and Construction Industry (Portable Long Service Leave) Act 1991*, you should contact QLeave on 1800 803 481 (free call) or (07) 3212 6855.

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Pursuant to the provisions of the *Integrated Planning Act 1997*, I also enclose herewith a copy of the relevant sections concerning:

- Making representations about conditions during the applicant's appeal period (i.e. Negotiated Decision Notice); and
- The institution of an appeal.

Yours faithfully

sch4p4(6) Personal information

Linda Bradby
DEVELOPMENT PLANNING MANAGER

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Extract from the Integrated Planning Act

Division 4 – Representations about conditions and other matters

Application of div 4

3.5.16 This division applies only during the applicants appeal period.

Changing conditions and other matters during the applicant's appeal period

3.5.17 (1) This section applies if the applicant makes representations to the assessment manager about a matter stated in the decision notice, other than a refusal or a matter about which a concurrence agency told the assessment manager under section 3.3.18(1).

(2) If the assessment manager agrees with any of the representations, the assessment manager must give a new decision notice (the ***negotiated decision notice)*** to –

(a) the applicant; and

(b) each principal submitter; and

(c) each referral agency; and

(d) if the assessment manager is not the local government and the development is in a local government area – the local government.

(3) Only 1 negotiated decision notice may be given.

(4) The negotiated decision notice –

(a) must be given within 5 business days after the day the assessment manager agrees with the representations; and

(b) must be in the same form as the decision notice previously given; and

(c) must state the nature of the changes; and

(d) replaces the decision notice previously given.

(5) If the assessment manager does not agree with any of the representations, the assessment manager must, within 5 business days after the day the assessment manager decides not to agree with any of the representations, give a written notice to the applicant stating the decision about the representations.

(6) Before the assessment manager agrees to a change under this section, the assessment manager must reconsider the matters considered when the original decision was made, to the extent the matters are relevant.

(7) If the development approved by the negotiated decision notice is different from the development approved in the decision notice in a way that affects the amount of an infrastructure charge or regulated infrastructure charge, the local government may give the applicant a new infrastructure charges notice under 5.1.8 or regulated infrastructure charges notice under section 5.1.18 to replace the original notice.

(8) If the development approved by the negotiated decision notice is different from the development approved in the decision notice in a way that affects the amount of a regulated State infrastructure charge, the relevant State infrastructure provider may give the applicant a new regulated State infrastructure charges notice under section 5.3.4 to replace the original notice.

Applicant may suspend applicant's appeal period

3.5.18 (1) If the applicant needs more time to make the written representations, the applicant may, by written notice given to the assessment manager, suspend the applicants appeal period.

(2) The applicant may act under subsection (1) only once.

(3) If the written representations are not made within 20 business days after the day written notice was given to the assessment manager, the balance of the applicants appeal period restarts.

(4) If the written representations are made within 20 business days after the day written notice was given to the assessment manager -

(a) if the applicant gives the assessment manager a notice withdrawing the notice under subsection (1) – the balance of the applicants appeal period restarts the day after the assessment manager receives the notice of withdrawal; or

(b) if the assessment manager gives the applicant a notice under section 3.5.17(5) – the balance of the applicant's appeal period restarts the day after the applicant receives the notice; or

(c) if the assessment manager gives the applicant a negotiated decision notice – the applicant's appeal period starts again the day after the applicant receives the negotiated decision notice.

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Division *8–Appeals to court relating to development applications*

Appeals by applicants

4.1.27. (1) An applicant for a development application may appeal to the court against any of the following–
(a) the refusal, or the refusal in part, of a development application;
(b) a matter stated in a development approval, including any condition applying to the development, and the identification of a code under Section 3.1.6;
(c) the decision to give a preliminary approval when a development permit was applied for;
(d) the length of a period mentioned in 3.5.21;
(e) a deemed refusal.

(2) An appeal under subsection (1)(a) to (d) must be started within 20 business days (the "applicant's **appeal period")** after the day the decision notice or negotiated decision notice is given to the applicant.

(3) An appeal under subsection (1)(e) may be started at any time after the last day a decision on the matter should have been made.

Appeals by submitters

4.1.28. (1) A submitter for a development application may appeal to the court only against-
(a) the part of the approval relating to the assessment manager's decision under section 3.5.14 or 3.5.14A; or
(b) for an application processed under section 6.1.28(2)-the part of the approval about the aspects of the development that would have required public notification under the repealed Act.

(2) To the extent an appeal may be made under subsection (1), the appeal may be against 1 or more of the following-
(a) the giving of development approval;
(b) any provision of the approval including –
(i) a condition of, or lack of condition for, the approval; or
(ii) the length of a period mentioned in section 3.5.21 for the approval.

(3) However, a submitter may not appeal if the submitter-
(a) withdraws the submission before the application is decided; or
(b) has given the assessment manager a notice under section 3.5.19(1)(b)(ii)

(4) The appeal must be started within 20 business days (the ***submitter's appeal period)*** after the decision notice or negotiated decision notice is given to the submitter.

Appeals for matters arising after approval given (co-respondents)

4.1.30. (1) For a development approval given for a development application, a person to whom any of the following notices have been given may appeal to the court against the decision in the notice-
(a) a notice giving a decision on a request for an extension of a period mentioned in section 3.5.21;
(b) a notice giving a decision on a request to make a minor change to an approval

(2) The appeal must be started within 20 business days after the day the notice of the decision is given to the person.

(3) Subsection (1)(a) does not apply if the approval resulted from a development application (superseded planning scheme) that was assessed as if it were an application made under a superseded planning scheme.

(4) Also, a person who has made a request mentioned in subsection (1) may appeal to the court against a deemed refusal of the request.

(5) An appeal under subsection (4) may be started at any time after the last day the decision on the matter should have been made.

Appeals for matters arising after approval given (no co-respondents)

4.1.31. (1) A person to whom any of the following notices have been given may appeal to the court against the decision in the notice-
(a) a notice giving a decision on a request to change or cancel a condition of a development approval;
(b) a notice under section 3.5.33A(9)(b) or 6.1.44 giving a decision to change or cancel a condition of a development approval.

(2) The appeal must be started within 20 business days after the day the notice of the decision is given to the person.

(3) Also, a person who has made a request mentioned in subsection (1)(a) may appeal to the court against a deemed refusal of the request.

(4) An appeal under subsection (3) may be started at any time after the last day the decision on the matter should have been made.

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Appeals on matters relating to the Building Act 1975 the following also applies: -

Jurisdiction of tribunals

4.2.7. (1) A tribunal has jurisdiction to decide any matter that under this or another Act may be appealed to it.

(2) However, an appeal to a tribunal under this Act may only be about—

(a) a matter under this Act that relates to the *Building Act 1975* (other than a matter under that Act that may or must be decided by the Building Services Authority) or the *Plumbing and Drainage Act 2002;* or

(b) a matter prescribed under a regulation.

Appeals by applicants

4.2.9. (1) An applicant for a development application may appeal to a tribunal against any of the following—

(a) the refusal, or the refusal in part, of a development application;

(b) a matter stated in a development approval, including any condition applying to the development, but not including the identification of a code under section 3.1.6;

(c) the decision to give a preliminary approval when a development permit was applied for;

(d) the length of a period mentioned in section 3.5.21;

(e) a deemed refusal.

(2) An appeal under subsection (1)(a) to (d) must be started within 20 business days (the **"applicant's appeal period"**) after the day the decision notice or negotiated decision notice is given to the applicant.

(3) An appeal under subsection (1)(e) may be started at any time after the last day a decision on the matter should have been made.

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Release

Queensland Government

16 April 2008

Queensland Transport

The Chief Executive Officer
Ipswich City Council
PO Box 191
Ipswich Qld 4305

Ipswich City Council
18 APR 2008
Doc. No.
Applic. No. 2097/08
Action Off. N. Rule
cc Tully.

Attention: *Nathan Rule*

Concurrence Agency Response—*Integrated Planning Act 1997 (IPA)* s3.3.16

Application for: **Development Permit for Reconfiguring a Lot and Material Change of Use – 1 into 19 lots, general industry, business use, caretakers residence**
61 River Road, Redbank
Lot 7 on SP133329
Ipswich City Council (Ref: 2097/08)
QT Reference- BRIS-1566

I refer to correspondence received from Ms Melissa Vouros / Redbank River Precinct Pty Ltd C/- Melissa Vouros Town Planning received by this department on 8 April 2008 seeking approval for the above proposal, as indicated on the plans listed in the table below.

Plan Number	Plan Name	Plan Date	Plan Version
07-04-10	Overall Site Plan – Detail Layouts to Lots 1,3 & 8	07/02/08	E
07125-02	Plan of Proposed Subdivision	Feb '08	A

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An assessment of the proposed development on Queensland Transport's (QT) jurisdiction, namely the safety and operational integrity of railways and future railways (s258 of the *Transport Infrastructure Act 1994*) has been completed. It is advised that the department has no requirements on the above proposal.

A copy of this letter has been sent to the applicant for their information and action as required.

Integrated Transport Planning
Transport Planning
Floor 12 Cromwell House
200 Mary Street Brisbane Queensland 4000
GPO Box 213 Brisbane Queensland 4001
ABN 13 200 330 520

Our ref 890/01139 BRIS-1566 P27575
Your ref
Enquiries Erin Chalk (Planner)
Telephone +61 7 3117 5541
Facsimile +61 7 3117 5554
Website www.transport.qld.gov.au
Email idasenquiries@transport.qld.gov.au

Release

If you have a query or wish to seek clarification about any of these details, please contact Erin Chalk on 3117 5541.

Yours sincerely,

sch4p4(6) Personal information

Helen Kerr
A/Principal Advisor (Planning)

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Queensland Government

22 August 2008

Department of **Main Roads**

Mr Carl Wulff
Chief Executive Officer
Ipswich City Council
PO Box 191
Ipswich Qld 4305

Ipswich City Council
RECEIVED
26 AUG 2008
Doc. No.
Applic. No. 2097/08
Action Off. L. Lorang-Simon
cc QTU/4

Attention: **Nathan Rule**

Dear Sir/Madam

REFERRAL AGENCY'S RESPONSE

Ipswich City: Non State-Controlled Road
Proposed Reconfiguration of a Lot (1 Lot into 19 Lots plus Open Space) and General Industry, Business Use (Café) and Caretaker Residential
Council Application No: 2097/08
Lot 7 on SP133329
Situated at 7/61 River Road, Redbank

I refer to the above application received by the Department of Main Roads on 7 April 2008.

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

This response is valid for two years from the date of this letter. If it is not included in a development permit within two years, it is to be treated as a preliminary approval only and conditions may be reviewed, amended and new conditions applied.

A copy of this letter has been sent to Melissa Vouros Town Planning.

Yours sincerely

sch4p4(6) Personal information

Miles Vass
Regional Director (Metropolitan Region)

Published on DES Disclosure Log RTI Act 2009

Metropolitan Region

183 Wharf Street
Spring Hill Queensland 4000
PO Box 70 Spring Hill Queensland 4004
ABN 57 836 727 711

Our ref 830/1246 (I209)
Your ref 2097/08
Enquiries Fazal Muhammed
Telephone +61 7 3137 8463
Facsimile +61 7 3137 8363
Website www.mainroads.qld.gov.au
Email developmentcontrol@mainroads.qld.gov.au

G:\Correspondence\Metro Documents\TP\DEVELOPMENT CONTROL\Ipswich City Council\Applications\I\I209\I209 RAR No Requirements.doc

Southern Regional Office (Brisbane)
GPO Box 2771 BRISBANE QLD 4001
Phone: (07) 3225 1827 Fax: (07) 3247 3278
www.epa.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: Allen Johns
Telephone: (07) 3224 5099
Your reference: 2097/08
Our reference: Appl'n: 28402 Part 2 File No.:900109

Ipswich City Council
RECEIVED
4 SEP 2008
Doc. No.
Applic. No. 2097/08
Action Off. L. Lorang-Simon
& Cr Tully

Cc: Redbank River Precinct Pty Ltd
C/- Melissa Vouros Town Planning
sch4p4(6) Personal information
Attn: Melissa Vouros

Ipswich City Council
PO Box 191
IPSWICH QLD 4305

Attention: Ms Natalie Handyside

Re: Application (No. 2097/08) for development approval for assessable development to be carried out at 7/61 River Road, Redbank Qld 4301 (Lot 7 on SP133329).

Pursuant to the following items of Table 2 Schedule 2 of the *Integrated Planning Regulation 1998,* the Environmental Protection Agency (EPA) – Contaminated Land Unit (CLU) is a concurrence agency for the development application:

☑ (RoL) Item 21, Table 2 of Schedule 2 of the *Integrated Planning Regulation 1998*
☑ (MCU) Item 22, Table 2 of Schedule 2 of the *Integrated Planning Regulation 1998*

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

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

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

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

sch4p4(6) Personal information

..... 3/9/2008 .....
Signed Date

Delegate of Administering Authority
Environmental Protection Act 1994.

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Council Application Number:	2097/08
EPA Application Number:	28402 Part 2

Concurrence agency response

Sections 3.3.16 and 3.3.18 *Integrated Planning Act 1997*

Applicant:	Redbank River Precinct Pty Ltd
Council Application Number:	2097/08
EPA Application Number:	28402 Part 2
Date application received by EPA:	8/04/2008
Relevant Laws and Policies:	*Environmental Protection Act 1994*
Jurisdiction:	Chapter 7, Part 8 *Environmental Protection Act 1994*

Development Description:

Material Change of Use & Reconfiguration of a Lot - General Industry, Business Use and Reconfiguration of a lot 1 into 19

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):

7/61 River Road, Redbank Qld 4301
(Lot 7 on SP133329)

Part 1 - Material Change of Use

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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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 129 on SP123302** issued under the *Environmental Protection Act 1994* by the Environmental Protection Agency (Contaminated Land Unit).

Additional comments or advice about the application

A copy of the current SMP, with an effective date of **1 February 2000**, is attached. The SMP has specific requirements which apply to excavation during site construction works and for the removal of soil from the site.

~ End of Part 1 – Material Change of Use ~

Part 2 – Reconfiguration of a Lot

Response to Development Application

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

The concurrence agency response is that

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

Conditions of the development approval

The reconfiguration must be in accordance with the survey plan of **Lot 7 on plan SP133329**, drawing number 07125-02 Rev. C, prepared by Ken McDonald Surveysdated February 2008.

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

Additional comments or advice about the application

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 129 on SP123302** issued under the *Environmental Protection Act 1994* by the Environmental Protection Agency (Contaminated Land Unit).

A copy of the current SMP, with an effective date of **1 February 2000**, is attached. The SMP has specific requirements which apply to excavation during site construction works and for the removal of soil from the site.

~ End of Part 2 – Reconfiguration of a Lot ~

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Council Application Number:	2097/08
EPA Application Number:	28402 Part 2

Reasons for inclusion of development conditions or refusal

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

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

Additional information for applicants

This concurrence response pursuant to Chapter 7, Part 8 of the *Environmental Protection Act 1994* applies only to contaminated land issues and does not remove the need to obtain any further approval for this development which may be required by this or other legislation, State and/or Commonwealth. Applicants are advised to check with all relevant statutory authorities for such approvals as may be required.

~ End of Concurrence Agency Response ~

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Queensland Government
Environmental Protection Agency
Queensland Parks and Wildlife Service

Level 15, 288 Edward St • Brisbane, Queensland • PO Box 15155 • City East,QLD,4002 •AUSTRALIA
http://www.epa.qld.gov.au/ecoaccess/contaminated_land/

ANNEXURE 1 - SITE MANAGEMENT PLAN

LOT : 129 PLAN : SP123302 FILE REF : 900109 PRINTED: 26/08/2008

DATE OF EFFECT : 01/02/2000

SUMMARY OF CONTAMINATION

Lot 129 on SP 123302, was formerly used for wool weaving, fabric production and wool scouring until its decommissioning in 1980's. The site is located on level ground which is elevated above the east bank of the Brisbane River on River Road, Redbank.

An isolated area (approximately 160m^2) of mainly copper and zinc heavy metal contamination as a result of past landfilling operations, was found as shown in area A on the attached figure 1. The former settling ponds were emptied of sludge and filled in during 1996. No soil contamination investigations have been conducted on site since this filling operation, as such the presence of contamination in this area is unknown , this area is indicated as area B on the attached figure 1.

OBJECTIVE OF SITE MANAGEMENT PLAN

The objective of this Site Management Plan (SMP) is to manage contamination remaining on site in a manner which protects human health and the environment. This objective will be achieved through:

- the application of controls on site excavation works;

- the placement and maintenance of a barrier which safely separates users of the site and contamination; and

- the implementation of a monitoring program.

ACHIEVEMENT AND MANAGEMENT OBJECTIVES

It is the responsibility of the property owner to ensure that the following conditions are complied with:

Areas A and B as identified in Figure 1 are to be capped with an impermeable layer such as concrete, bitumen/asphalt paving, compacted clay to a minium depth of 0.5 m and/or other equivalent impermeable cover to maintain a barrier between contamination and site users. The impervious layer is to be maintained in good condition and prevent the infiltration of water. The capping material is to be immediately reinstated upon the completion of any excavation work carried out in this area.

A Workplace Health and Safety Plan which satisfies relevant obligations of the *Workplace Health and Safety Act 1989* subordinate legislation or its equivalent is to be developed for all site work involving excavation of the capped areas.

Contaminated soil must not be removed from the site without adequate sampling and prior approval from the Administering Authority under Section 118ZZF of the *Environmental Protection Act 1994* or equivalent.

Site works relating to excavation, removal and/or disposal of soil from the capped area (figure 1, area A and B) must include provisions which ensure that the environment is protected eg preventing spread of

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contamination by controlling site runoff, dust generation and spillage from haulage trucks or improper disposal of contaminated stormwater seepage. All contamination safety and excavation processes are to be documented and records kept which demonstrate site management compliance.

MONITORING AND REPORTING CONDITIONS

The owner is to undertake and document a biennial inspection of the site to ensure that the capping of areas A and B remain in good condition. Records are to be kept of the inspections, any contaminated soil disposal and site management plan compliance for review by the Administering Authority. The Administering Authority may undertake periodic site inspections. The biennial period is to commence from the effective date of this plan.

NOTE: This Site Management Plan (SMP) has been developed to manage site contamination present at the issue date. Subsequent uses of the site may result in the need to review the plan.

This Site Management Plan supersedes the Site Contamination Report dated 26 March 1996 issued for Lot 2 on RP866872 and the Site Contamination Report dated 29 April 1992 for Lot 1 on RP49631. This SMP makes reference to a plan attachment that is available from the EPA if required.

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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 to advise of a decision or action.

Ipswich City Council
PO Box 191
IPSWICH QLD 4305

CC: Redbank River Precinct Pty Ltd
c/- Melissa Vouros Town Planning
sch4p4(6) Personal information

Our reference: 301887

Dear Sir/Madam

Re: Referral for Concurrence Agency Response

The Environmental Protection Agency (EPA), wishes to advise that the referral for a concurrence agency response, received on 08-APR-2008, has been assessed, and the response to the application is detailed below.

1. Property/Location:

Street address - 61 River Road REDBANK QLD 4301
Lot/Plan - Lot 7 Plan SP133329

2. Details of the recommendation

Aspect of Development
- Concurrence Response for a MCU completely or partly within a coastal management district if the MCU involves certain operational work

Recommendation
- Granted in full with conditions

EPA Ref Number
- IPCC01011008

Aspect of Development
- Concurrence Response for Reconfiguration completely or partly within a coastal management district

Recommendation
- Granted in Full with conditions

EPA Ref Number
- IPCC01011108

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Environmental Protection Agency
www.epa.qld.gov.au ABN 87 221 158 786

Queensland Government
Environmental Protection Agency
Queensland Parks and Wildlife Service

3. Currency period

This approval will lapse unless substantially started within the currency period/s set by the Assessment Manager or the standard currency periods stated in section 3.5.21 of the Integrated Planning Act 1997 applying to each aspect of development in this response.

4. The approved plans

The approved plans and/or documents for this approval are:

Plan/Document No.	Plan/Document Name	Date
Ref: 07204-10 Revision K	Overall Site Plan - Detail Layouts for Lots 1 & 3 Prepared by: John Marsson & Associates Pty Ltd	24/07/08

5. Codes for self-assessable development

Any self-assessable development for an environmentally relevant activity conducted in conjunction with this approval, must comply with the relevant code of environmental compliance.

6. Assessment Manager Responsibilities

Please note that it is a requirement under Sections 3.5.15 and 3.5.17 of the Integrated Planning Act 1997 that a copy of the final Decision Notice (which includes the EPA's concurrence response) for this application issued by the Ipswich City Council, be forwarded to each referral agency. Therefore could you please send a signed hardcopy to the EPA's Ecoaccess Customer Service Unit, PO Box 15155 CITY EAST 4002 and an electronic copy to eco.access@epa.qld.gov.au.

In addition, 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. Therefore in this instance, the EPA has not provided a notification to native title parties.

If you require more information, please contact Tim Adams, the Project Manager, on the telephone number listed below.

Yours sincerely

sch4p4(6) Personal information

Scott Blanchard
Delegate
Environmental Protection Agency
03-SEP-2008

Enquiries:
Environmental Services –
Southern Region – Ipswich
PO Box 875
IPSWICH QLD 4305
Phone: (07) 3381 7550
Fax: (07) 3381 7560

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Concurrence Agency Response

Section 3.3.17 and 3.3.18 of the *Integrated Planning Act 1997*

EPA Permit[1] number: IPCC01011008

EPA Permit[1] number:	IPCC01011008
Assessment Manager reference:	IPS 2008/89
Date application received by EPA:	08-APR-2008
Permit[1] Type:	Concurrence Response for a MCU within a coastal management district
Date of Decision:	03-SEP-2008
Decision:	Granted with conditions
Relevant Laws and Policies:	*Coastal Protection and Management Act 1995* and any subordinate legislation
Jurisdiction:	Item 6 in Table 3 of Schedule 2 of the *Integrated Planning Regulation 1998*

Development Description

Property	Lot/Plan	Aspect of Development
61 River Road,REDBANK QLD 4301	Lot 7 Plan SP133329	MCU completely or partly within a coastal management district if the MCU involves certain operational work

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Reasons for inclusion of development conditions

In accordance with section 3.3.18(8) of the *Integrated Planning Act 1997* and section 27B of the *Acts Interpretation Act 1954*, the reasons for the inclusion of development conditions are:

The Environmental Protection Agency is a concurrence agency under the *Integrated Planning Regulation 1998* for coastal management under the *Coastal Protection and Management Act 1995*, excluding amenity or aesthetic significance or value.

Additional information for applicants

Nil.

[1] Permit includes licences, approvals, permits, authorisations, certificates, sanctions or equivalent/similar as required by legislation administered by the Environmental Protection Agency and the Queensland Parks and Wildlife Service

Environmental Protection Agency
www.epa.qld.gov.au ABN 87 221 158 786

Queensland Government
Environmental Protection Agency
Queensland Parks and Wildlife Service

Release

Contaminated Land
It is a requirement of the *Environmental Protection Act 1994* that if an owner or occupier of land becomes aware a Notifiable Activity (as defined by Schedule 2 of the *Environmental Protection Act 1994*) is being carried out on the land or that the land has been affected by a hazardous contaminant, they must, within 30 days after becoming so aware, give notice to the Environmental Protection Agency.

CONDITIONS OF APPROVAL

Coastal

1. The development is approved in accordance with approved plans.

Approved Plans – Ref. No. 07-04-10 Amendment 'K' prepared by John Marsson & Associates PTY LTD.

END OF CONDITIONS

Yours Sincerely

sch4p4(6) Personal information

Scott Blanchard

Team Leader, Ipswich Region
Environmental Services
Environmental Protection Agency
03-SEP-08

Enquiries

Ipswich Region
Regional Services – Environmental Services
59 East Street
PO BOX 875

IPSWICH QLD 4305
Telephone: 3381 7550

Facsimile: 3381 7560

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Concurrence Agency Response

Section 3.3.17 and 3.3.18 of the *Integrated Planning Act 1997*

EPA Permit[1] number: IPCC01011108

EPA Permit[1] number:	IPCC01011108
Assessment Manager reference:	IPS 2008/89
Date application received by EPA:	08-APR-2008
Permit[1] Type:	Concurrence Response for Reconfiguration
Date of Decision:	03-SEP-08
Decision:	Granted with Conditions
Relevant Laws and Policies:	*Coastal Protection and Management Act 1995* and any subordinate legislation
Jurisdiction:	Item 13 in Table 2 of Schedule 2 of the *Integrated Planning Regulation 1998*

Development Description

Property	Lot/Plan	Aspect of Development
61 River Road,REDBANK QLD 4301	Lot 7 Plan SP133329	Reconfiguration completely or partly within a coastal management district

Public version DES Disclosure Log RTI Act 2009

Reasons for inclusion of development conditions

In accordance with section 3.3.18(8) of the *Integrated Planning Act 1997* and section 27B of the *Acts Interpretation Act 1954*, the reasons for the inclusion of development conditions are:

The Environmental Protection Agency is a concurrence agency under the *Integrated Planning Regulation 1998* for coastal management under the *Coastal Protection and Management Act 1995*, excluding amenity or aesthetic significance or value.

Additional information for applicants

Nil.

Contaminated Land

It is a requirement of the *Environmental Protection Act 1994* (EP Act) that if an owner or occupier of land becomes aware a Notifiable Activity (as defined by Schedule 2 of the *Environmental Protection Act 1994*) is being carried out on the land or that the land has been affected by a hazardous contaminant, they must, within 30 days after becoming so aware, give notice to the Environmental Protection Agency.

[1] Permit includes licences, approvals, permits, authorisations, certificates, sanctions or equivalent/similar as required by legislation administered by the Environmental Protection Agency and the Queensland Parks and Wildlife Service

Environmental Protection Agency
www.epa.qld.gov.au ABN 87 221 158 786

Queensland Government
Environmental Protection Agency
Queensland Parks and Wildlife Service

Release

CONDITIONS OF APPROVAL

Coastal

1. The development is approved in accordance with approved plans.

Approved Plans – Ref. No. 07-04-10 Amendment 'K' Prepared by John Marsson & Associates PTY LTD

END OF CONDITIONS

Yours Sincerely

sch4p4(6) Personal information

Scott Blanchard
Team Leader, Ipswich Region
Environmental Services
Environmental Protection Agency
03-SEP-08

Enquiries
Ipswich Region
Regional Services – Environmental Services
59 East St
PO Box 875
IPSWICH QLD 4305
Telephone: 3381 7550
Facsimile: 3381 7560

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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 to advise of a decision or action.

Ipswich City Council
PO Box 191
IPSWICH QLD 4305

Ipswich City Council
RECEIVED
4 SEP 2008
Doc. No.
Applic. No. 2097/08
Action Off. L. Lorang-Simon
cc. CT 7114

CC: Redbank River Precinct Pty Ltd
c/- Melissa Vouros Town Planning
sch4p4(6) Personal information

Our reference: 301887

Dear Sir/Madam

Re: Referral for Concurrence Agency Response

The Environmental Protection Agency (EPA), wishes to advise that the referral for a concurrence agency response, received on 08-APR-2008, has been assessed, and the response to the application is detailed below.

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1. Property/Location:

Street address - 61 River Road REDBANK QLD 4301
Lot/Plan - Lot 7 Plan SP133329

2. Details of the recommendation

Aspect of Development
- Concurrence Response for a MCU within a coastal management district
- MCU completely or partly within a coastal management district if the MCU involves certain operational work

Recommendation
- Granted in full with conditions

EPA Ref Number
- IPCC01011008

Aspect of Development
- Concurrence Response for Reconfiguration
- Reconfiguration completely or partly within a coastal management district

Recommendation
- Granted in Full with conditions

Environmental Protection Agency
www.epa.qld.gov.au ABN 87 221 158 786

Queensland Government
Environmental Protection Agency
Queensland Parks and Wildlife Service

EPA Ref Number
- IPCC01011108

3. Currency period

This approval will lapse unless substantially started within the currency period/s set by the Assessment Manager or the standard currency periods stated in section 3.5.21 of the Integrated Planning Act 1997 applying to each aspect of development in this response.

4. The approved plans

The approved plans and/or documents for this approval are:

Plan/Document No.	Plan/Document Name	Date
Ref 07-04-10 Revisions, F,J, K	Overall Site Plan – Detail Layouts to Lots 1 & 8 Prepared by John Marsson & Associates Pty Ltd	24/07/08

5. Codes for self-assessable development

Any self-assessable development for an environmentally relevant activity conducted in conjunction with this approval, must comply with the relevant code of environmental compliance.

6. Assessment Manager Responsibilities

Please note that it is a requirement under Sections 3.5.15 and 3.5.17 of the Integrated Planning Act 1997 that a copy of the final Decision Notice (which includes the EPA's concurrence response) for this application issued by the Ipswich City Council, be forwarded to each referral agency. Therefore could you please send a signed hardcopy to the EPA's Ecoaccess Customer Service Unit, PO Box 15155 CITY EAST 4002 and an electronic copy to eco.access@epa.qld.gov.au.

In addition, 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. Therefore in this instance, the EPA has not provided a notification to native title parties.

If you require more information, please contact Tim Adams, the Project Manager, on the telephone number listed below.

Yours sincerely

sch4p4(6) Personal information

Scott Blanchard
Delegate
Environmental Protection Agency
27-AUG-2008

Enquiries:
Environmental Services –
Southern Region – Ipswich
PO Box 875
IPSWICH QLD 4305
Phone: (07) 3381 7550
Fax: (07) 3381 7560

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Concurrence Agency Response

Section 3.3.17 and 3.3.18 of the *Integrated Planning Act 1997*

EPA Permit[1] number: IPCC01011108

EPA Permit[1] number:	IPCC01011108
Assessment Manager reference:	IPS 2008/89
Date application received by EPA:	08-APR-2008
Permit[1] Type:	Concurrence Response for Reconfiguration
Date of Decision:	13-AUG-08
Decision:	Granted with Conditions
Relevant Laws and Policies:	*Coastal Protection and Management Act 1995* and any subordinate legislation *Environmental Protection Act 1994* and any Subordinate Legislation
Jurisdiction:	Item 10 in Table 2 of Schedule 2 of the *Integrated Planning Regulation 1998*

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Development Description

Property	Lot/Plan	Aspect of Development
61 River Road,REDBANK QLD 4301	Lot 7 Plan SP133329	Reconfiguration completely or partly within a coastal management district

Reasons for inclusion of development conditions

In accordance with section 3.3.18(8) of the *Integrated Planning Act 1997* and section 27B of the *Acts Interpretation Act 1954*, the reasons for the inclusion of development conditions are:

The Environmental Protection Agency is a concurrence agency under the *Integrated Planning Regulation 1998* for coastal management under the *Coastal Protection and Management Act 1995*, excluding amenity or aesthetic significance or value.

Additional information for applicants

Nil.

[1] Permit includes licences, approvals, permits, authorisations, certificates, sanctions or equivalent/similar as required by legislation administered by the Environmental Protection Agency and the Queensland Parks and Wildlife Service

Environmental Protection Agency
www.epa.qld.gov.au ABN 87 221 158 786

Queensland Government
Environmental Protection Agency
Queensland Parks and Wildlife Service

Release

Contaminated Land
It is a requirement of the *Environmental Protection Act 1994* (EP Act) that if an owner or occupier of land becomes aware a Notifiable Activity (as defined by Schedule 2 of the *Environmental Protection Act 1994*) is being carried out on the land or that the land has been affected by a hazardous contaminant, they must, within 30 days after becoming so aware, give notice to the Environmental Protection Agency.

CONDITIONS OF APPROVAL

Coastal

1. The development is approved in accordance with approved plans.

Approved Plans – Ref. No. 07-04-10 Amendments F, J, K Prepared by John Marsson & Associates PTY LTD

Contaminated Land Unit

1. The reconfiguration must be in accordance with the survey plan of Lot 7 on plan SP133329, drawing number 07125-02 Rev. A, prepared by Ken McDonald Surveys, dated February 2008.
2. It is a requirement that the applicant notify the Environmental Protection Agency (EPA) (Contaminated Land Unit) in writing within 5 working days of the survey plan being endorsed and provide a copy of the registered plan to the EPA (Contaminated Land Unit).

END OF CONDITIONS

Advice:

1. A copy of the current SMP, with an effective date of February 2000, is attatched. The SMP has specific requirements which apply to excavation during site construction works and for the removal of soil from the site. Lot 129 on SP123302 is the base parcel of Lot 7 on plan SP133329.
2. In accordance with section 424 of the EP Act, contaminated soil from the subject site must not be removed or treated without a disposal permit. Non-compliance with Section 424 of the EP Act is considered an offence with a maximum penalty of $7 500.

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Yours Sincerely

sch4p4(6) Personal information

Scott Blanchard
Team Leader, Ipswich Region
Environmental Services
Environmental Protection Agency
27-AUG-08

Enquiries
Ipswich Region
Regional Services – Environmental Services
59 East St
PO Box 875
IPSWICH QLD 4305
Telephone: 3381 7550
Facsimile: 3381 7560

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environmental licences and permits

Concurrence Agency Response

Section 3.3.17 and 3.3.18 of the *Integrated Planning Act 1997*

EPA Permit[1] number: IPCC01011008

EPA Permit[1] number:	IPCC01011008
Assessment Manager reference:	IPS 2008/89
Date application received by EPA:	08-APR-2008
Permit[1] Type:	Concurrence Response for a MCU within a coastal management district
Date of Decision:	27-AUG-2008
Decision:	Granted with conditions
Relevant Laws and Policies:	*Coastal Protection and Management Act 1995* and any subordinate legislation *Environmental Protection Act 1994* and any Subordinate Legislation
Jurisdiction:	Item 7 in Table 3 of Schedule 2 of the *Integrated Planning Regulation 1998*

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Development Description

Property	Lot/Plan	Aspect of Development
61 River Road,REDBANK QLD 4301	Lot 7 Plan SP133329	MCU completely or partly within a coastal management district if the MCU involves certain operational work

Reasons for inclusion of development conditions

In accordance with section 3.3.18(8) of the *Integrated Planning Act 1997* and section 27B of the *Acts Interpretation Act 1954*, the reasons for the inclusion of development conditions are:

The Environmental Protection Agency is a concurrence agency under the *Integrated Planning Regulation 1998* for coastal management under the *Coastal Protection and Management Act 1995*, excluding amenity or aesthetic significance or value.

[1] Permit includes licences, approvals, permits, authorisations, certificates, sanctions or equivalent/similar as required by legislation administered by the Environmental Protection Agency and the Queensland Parks and Wildlife Service

Environmental Protection Agency
www.epa.qld.gov.au ABN 87 221 158 786

Queensland Government
Environmental Protection Agency
Queensland Parks and Wildlife Service

Release

Additional information for applicants

Nil.

Contaminated Land
It is a requirement of the *Environmental Protection Act 1994* that if an owner or occupier of land becomes aware a Notifiable Activity (as defined by Schedule 2 of the *Environmental Protection Act 1994*) is being carried out on the land or that the land has been affected by a hazardous contaminant, they must, within 30 days after becoming so aware, give notice to the Environmental Protection Agency.

CONDITIONS OF APPROVAL

Coastal

1. The development is approved in accordance with approved plans.

Approved Plans – Ref. No. 07-04-10 Amendments F, J, K. Prepared by John Marsson & Associates PTY LTD.

Contaminated Land Unit

1. At all times while the use continues and the subject land is on the Environmental Management Register (EMR) the applicant must comply with the applicant must comply with the approved Site Management Plan (SMP) for **Lot 129** on **SP123302** issued under *Environmental Protection Act 1994* by the Environmental Protection Agency (Contaminated Land Unit).

END OF CONDITIONS

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Yours Sincerely

sch4p4(6) Personal information

Scott Blanchard

Team Leader, Ipswich Region
Environmental Services
Environmental Protection Agency
27-AUG-08

Enquiries

Ipswich Region
Regional Services – Environmental Services
59 East Street
PO BOX 875

IPSWICH QLD 4305
Telephone: 3381 7550

Facsimile: 3381 7560

Memorandum

Queensland Government
Environmental Protection Agency
Incorporating the
Queensland Parks and Wildlife Service

Enquiries	Christine Juergensen
Telephone	(07) 3225 1223
Your reference	ECOTRACK Project No: 301887
Our reference	Appl'n No.: 28402 Part 2 File No: 900109

Friday, 22 August 2008

To: Tim Adams – Project Manager, Regional Services, Brisbane South Region

From: Kim Barry, Team Leader – Contaminated Land Unit

Subject: Development application for a Material Change of Use and Reconfiguring of Lot for the land described as Lot 7 on plan SP133329 located at 7/61 River Road, Redbank; Council Application No.: 2097/08

Dear Tim,

The EPA Contaminated Land Unit stipulates the following conditions in relation to the above application to be included in the final EPA response:

Material Change of Use

Development Condition:

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 129 on SP123302** issued under the *Environmental Protection Act 1994* by the Environmental Protection Agency (Contaminated Land Unit).

Reconfiguring of Lot:

Development Conditions:

1. The reconfiguration must be in accordance with the survey plan of Lot 7 on plan SP133329, drawing number 07125-02 Rev. A, prepared by Ken McDonald Surveys, dated February 2008.

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

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RTI Act 2009

160 Ann Street Brisbane
Queensland 4000 Australia
PO Box 155 Brisbane Albert Street
Queensland 4002 Australia
Telephone
Facsimile
Website www.epa.qld.gov.au
ABN 87 221 158 786

Release

Advice:

1. A copy of the current SMP, with an effective date of 1 February 2000, is attached. The SMP has specific requirements which apply to excavation during site construction works and for the removal of soil from the site. Lot 129 on SP123302 is the base parcel of Lot 7 on plan SP133329.

2. In accordance with Section 424 of the EP Act, contaminated soil from the subject site must not be removed or treated without a disposal permit. Non-compliance with Section 424 of the EP Act is considered an offence with a maximum penalty of $7 500.

It would be appreciated if you could provide a signed hard copy of the amended EPA concurrence agency response for Contaminated Land records.

Should you require any further information please contact the above officer on the telephone number or e-mail address provided.

sch4p4(6) Personal information

Kim Barry
Team Leader – Contaminated Land Unit

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Queensland Government
Environmental Protection Agency
Queensland Parks and Wildlife Service

Level 15, 288 Edward St • Brisbane, Queensland • PO Box 15155 • City East,QLD,4002 •AUSTRALIA
http://www.epa.qld.gov.au/ecoaccess/contaminated_land/

ANNEXURE 1 - SITE MANAGEMENT PLAN

LOT : 129 PLAN : SP123302 FILE REF : 900109 PRINTED: 26/08/2008

DATE OF EFFECT : 01/02/2000

SUMMARY OF CONTAMINATION

Lot 129 on SP 123302, was formerly used for wool weaving, fabric production and wool scouring until its decommissioning in 1980's. The site is located on level ground which is elevated above the east bank of the Brisbane River on River Road, Redbank.

An isolated area (approximately 160m^2) of mainly copper and zinc heavy metal contamination as a result of past landfilling operations, was found as shown in area A on the attached figure 1. The former settling ponds were emptied of sludge and filled in during 1996. No soil contamination investigations have been conducted on site since this filling operation, as such the presence of contamination in this area is unknown , this area is indicated as area B on the attached figure 1.

OBJECTIVE OF SITE MANAGEMENT PLAN

The objective of this Site Management Plan (SMP) is to manage contamination remaining on site in a manner which protects human health and the environment. This objective will be achieved through:

- the application of controls on site excavation works;

- the placement and maintenance of a barrier which safely separates users of the site and contamination; and

- the implementation of a monitoring program.

ACHIEVEMENT AND MANAGEMENT OBJECTIVES

It is the responsibility of the property owner to ensure that the following conditions are complied with:

Areas A and B as identified in Figure 1 are to be capped with an impermeable layer such as concrete, bitumen/asphalt paving, compacted clay to a minium depth of 0.5 m and/or other equivalent impermeable cover to maintain a barrier between contamination and site users. The impervious layer is to be maintained in good condition and prevent the infiltration of water. The capping material is to be immediately reinstated upon the completion of any excavation work carried out in this area.

A Workplace Health and Safety Plan which satisfies relevant obligations of the *Workplace Health and Safety Act 1989* subordinate legislation or its equivalent is to be developed for all site work involving excavation of the capped areas.

Contaminated soil must not be removed from the site without adequate sampling and prior approval from the Administering Authority under Section 118ZZF of the *Environmental Protection Act 1994* or equivalent.

Site works relating to excavation, removal and/or disposal of soil from the capped area (figure 1, area A and B) must include provisions which ensure that the environment is protected eg preventing spread of

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Release

contamination by controlling site runoff, dust generation and spillage from haulage trucks or improper disposal of contaminated stormwater seepage. All contamination safety and excavation processes are to be documented and records kept which demonstrate site management compliance.

MONITORING AND REPORTING CONDITIONS

The owner is to undertake and document a biennial inspection of the site to ensure that the capping of areas A and B remain in good condition. Records are to be kept of the inspections, any contaminated soil disposal and site management plan compliance for review by the Administering Authority. The Administering Authority may undertake periodic site inspections. The biennial period is to commence from the effective date of this plan.

NOTE: This Site Management Plan (SMP) has been developed to manage site contamination present at the issue date. Subsequent uses of the site may result in the need to review the plan.

This Site Management Plan supersedes the Site Contamination Report dated 26 March 1996 issued for Lot 2 on RP866872 and the Site Contamination Report dated 29 April 1992 for Lot 1 on RP49631. This SMP makes reference to a plan attachment that is available from the EPA if required.

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Release

MELISSA VOUROS
MVTP
TOWN PLANNING

SOUTH EAST REGION
COORD NO
IPS2006/174
File No
PART
Action OFFICER

25 July 2008

RECEIVED
29 JUL 2008
EPA SOUTHERN REGION

Your Ref: 301887

Environmental Protection Agency
Environmental Services
GPO Box 2771
BRISBANE Q 4001

ATT: TIM ADAMS

Dear Sir

RE: RESPONSE TO INFORMATION REQUESTS FOR DEVELOPMENT APPLICATION FOR A DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE FOR THE PURPOSES OF GENERAL INDUSTRY AND FOR RECONFIGURATION OF A LOT (1 INTO 19) PLUS NEW ROAD AND OPEN SPACE ON LAND LOCATED AT 61 RIVER ROAD, REDBANK AND DESCRIBED AS LOT 7 ON SP133329

We write on behalf of the Applicant, Redbank River Precinct Pty Ltd, in relation to the above Development Application.

Pursuant to Section 3.3.8(1)(a) of the *Integrated Planning Act, 1997*, the Applicant provides a full response to the information requested by the Environmental Protection Agency ("EPA") in its correspondence dated 28 May 2008.

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COASTAL MANAGEMENT DISTRICT COMPONENT

The Surveyor, Ken McDonald, has had discussions with the EPA to determine the level of information required to be submitted to satisfy the Information Request. It is understood that the attached information has been agreed upon with the EPA with regards to the requirements for the Coastal Management District component of the Information Request (Refer attached correspondence dated 24 July 2008 and Drawing No. 07125-02 Revision C prepared by Ken McDonald Surveys x 3 copies).

CONTAMINATED LAND COMPONENT

Discussions with Kim Barry of the EPA have resulted in the removal of the Caretaker's Residence and the Café (Refer to attached plan prepared by John Marsson & Associates Drawing No. 07-04-10 Revision K). It is

Melissa Vouros
BRTP (Hons) MPIA
sch4p4(6) Personal information
E
ABN 86 892 118 816

understood that the removal of these two uses, negates the need to provide additional information to the EPA as set out in its Information Request.

The response provided is a full response, and the Applicant requests that the EPA continue with its assessment.

Should you require clarification on the content of this correspondence, please do not hesitate to contact Melissa Vouros on sch4p4(6) Persona

Yours faithfully
Melissa Vouros Town Planning

sch4p4(6) Personal informati

Melissa Vouros
Town Planner

Enc.

CC – Ipswich City Council

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Memorandum

Queensland Government
Environmental Protection Agency
Incorporating the
Queensland Parks and Wildlife Service

Enquiries	Miguel Zavaleta
Telephone	(07) 3225 1080
Your reference	
Our reference	Appl'n No.: 28402 Part 2 File No: 900109

ENTER Date 28/4/08 By sch4p4(6) Pe

Friday, 25 April 2008

To: Adam Burt, Project Manager

From: Kim Barry – Team Leader – Contaminated Land Unit

Subject: Development description: Material Change of Use & Reconfiguration of a Lot (General Industry, Business Use and Caretakers Residential and Reconfiguration of a lot 1 into 19) for the land described as Lot 7 on SP133329 located at 7/61 River Road, Redbank Qld 4301 - Ipswich City Council: Council Application No.: 2097/08 - RCU No.: n/a &/or
ECOTRACK Project No: 301887

Dear Adam,

The EPA Contaminated Land Unit has concerns and the following information is requested:

Information Request:

1. Sufficient information provided in accordance with the *Environmental Protection Act 1994* and the *Draft Guidelines for the Assessment and Management of Contaminated Land in Queensland* (DEH, 1998) to enable a Suitability Statement to be issued for **Lot 7 on SP133329**, specifying that the land is suitable for the intended use or a Site Management Plan be approved for **Lot 7 on SP133329**.

2. The information requested under clause 1 above must be reviewed and consented to by the Third Party Reviewer (TPR) before submitting to the EPA.

3. **Third Party Reviewer**. A Third Party Reviewer (TPR) must be appointed under the EPA's *Terms of Reference - Use of a Third Party Reviewer for Assessment and Management of Site Contamination dated 28 August 2003* (TOR).

4. A TPR acceptable to the EPA must be engaged at all times until draft Site Management Plans, acceptable to the EPA are submitted or the subject land has been removed from the Environmental Management Register.

Advice

The EPA may recommend refusal or preliminary approval if all the information required is not provided.

Public Interest DES Disclosure Log
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160 Ann Street Brisbane
Queensland 4000 Australia
PO Box 155 Brisbane Albert Street
Queensland 4002 Australia
Telephone
Facsimile
Website www.epa.qld.gov.au
ABN 87 221 158 786

The Draft Guidelines for the Assessment and Management of Contaminated Land in Queensland may be obtained from the Environmental Protection Agency's internet site at www.epa.qld.gov.au, or by contacting the EPA's Contaminated Land Unit. Please ensure that the appropriate statutory fee [as of the 1 July 2007 $1000.00 per lot listed on the Environmental Management Register] is included with this application for the assessment of the site investigation and / or validation reports.

~ End of Information Request ~

It would be appreciated if you could provide a signed hard copy of the final **information request** for our records

Should you require any further information please contact the above officer on the telephone number or e-mail address provided.

sch4p4(6) Personal information

Kim Barry
Team Leader (Contaminated Land Unit)
Environmental Services

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RTI Act 2009

IDAS APPLICATIONS CHECKLIST

APPLICATION NUMBER: 28402 Part 2

FILE NUMBER: 900109

REFERRAL DATE: 8/4/08

18/4/08 Rang + message left requesting part N
Emailed requesting part N.

INFORMATION REQUEST DUE:

RCU NUMBER:

☑ **ACKNOWLEDGEMENT NOTICE**

IPA FORMS

☑ **COMMON DETAILS – PART A**
☑ **OWNERS CONSENT**

☑ **PART D – MATERIAL CHANGE OF USE**

AND OR

☑ **PART F – RECONFIGURATION A LOT**

☐ **PART N – CONTAMINATED LAND**

☑ **IDAS ASSESSMENT CHECKLIST**

☐ **~~REFERRAL COORDINATION REQUIRED~~**

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Release

LoT 7 SP 133329 EMR 44723

Base Parcel 129 SP 123302 Mg.

NA 20

ECOTRACK Project Ref 301887 Appl'n date 16/4/08

Project Director Scott Blanchard.

Project Manager Adam Burt.

IRDUE 1/5/08

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Release

File Note EPA-CLU App'n No: **28402** Part **2** File No: **900109**

Friday, 25 April 2008

Proposal: **Material Change of Use & Reconfiguration of a Lot** General Industry, Business Use and Caretakers Residential and Reconfiguration of a lot 1 into 19

Council: **Ipswich City Council** LA App'n No: **2097/08**

Site Address: **7/61 River Road, Redbank Qld 4301**

Property Description: **Lot 7 on SP133329**

Applicant Name: **Miss Melissa Vouros, MVTP**

Records

The site is on the EMR because the base parcel Lot 129 SP123302 is on EMR for NA 20. In 2000, a SMP was approved for the base parcel however the suitability statement does not consider more sensitive use than industrial/commercial. The proposal involves care taker residence at the place where the ponds were located.

The proposal involves significant earth works.

It is recommended to issue an IR with TPR conditions because the approved SMP does not cover the current proposal.

Assessor Name: Miguel Zavaleta

Date: 25/4/08

sch4p4(6

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Queensland Government
Environmental Protection Agency
Queensland Parks and Wildlife Service

Level 15, 288 Edward St • Brisbane, Queensland • PO Box 15155 • City East,QLD,4002 •AUSTRALIA
http://www.epa.qld.gov.au/ecoaccess/contaminated_land/

SUITABILITY STATEMENT

DATE PRINTED: 19/04/2008

APPLICANT

sch4p4(6) Personal informat

Dames & Moore
PO Box 251
SPRING HILL 4004

DATE OF ISSUE : 01/02/2000

PROPERTY DESCRIPTION

LOT : 129 PLAN : SP123302
17 RIVER ROAD
REDBANK 4301

IPSWICH CITY COUNCIL
EMR Site ID: 28402 FILE REFERENCE: 900109

STUDIES UNDERTAKEN BY APPLICANT OR REQUESTED BY DIRECTOR

Preliminary Site Investigation (Stage 1) of Land at 17 River Road, Redbank, prepared by Hollingsworth Dames & Moore Pty Ltd in March 1992 (Doc No 24262-001-362).

Additional information provided in correspondence by Hollingsworth Dames & Moore Pty Ltd dated 7, 15 and 27 April 1992.

Additional information provided in correspondence by Dames & Moore Pty Ltd dated 23 August 1999.

Additional information provided in correspondence by Hilldon Pty Ltd dated 9 June, 8, 27 July, 23, 31 August, 23 November 1999, 21 and 28 January 2000.

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STATEMENT OF SUITABILITY

On the basis of the information supplied to this Department, the subject site is suitable for the following use(s) providing the site is used and managed as per the Site Management Plan attached as Annexure 1.

Suitable for industrial/commercial use including premises such as shops, offices and industrial buildings (but excluding uses where regular soil access by children is possible).

Other specific uses may be suitable for the site, please contact this Department for further advice. The suitability statement provides information on appropriate land uses at the date of effect. Subsequent uses of the site for notifiable activities or for situations where a hazardous contaminant is released into the soil may result in the need to review suitable uses or amend the attached site management plan.

ENVIRONMENTAL MANAGEMENT REGISTER

LOT : 129 PLAN : SP123302 is recorded on the Environmental Management Register with a Site Management Plan. A copy of the Site Management Plan is attached as Annexure 1.

Delegate of Administering Authority
Environmental Protection Act 1994

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Release

Queensland Government
Environmental Protection Agency
Queensland Parks and Wildlife Service

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http://www.epa.qld.gov.au/ecoaccess/contaminated_land/

SUITABILITY STATEMENT

DATE PRINTED: 19/04/2008

THIRD PARTY REVIEWER

DATE OF ISSUE : 01/02/2000

PROPERTY DESCRIPTION

LOT : 129 PLAN : SP123302
17 RIVER ROAD
REDBANK 4301

IPSWICH CITY COUNCIL
EMR Site ID: 28402 FILE REFERENCE: 900109

STUDIES UNDERTAKEN BY APPLICANT OR REQUESTED BY DIRECTOR

Preliminary Site Investigation (Stage 1) of Land at 17 River Road, Redbank, prepared by Hollingsworth Dames & Moore Pty Ltd in March 1992 (Doc No 24262-001-362).

Additional information provided in correspondence by Hollingsworth Dames & Moore Pty Ltd dated 7, 15 and 27 April 1992.

Additional information provided in correspondence by Dames & Moore Pty Ltd dated 23 August 1999.

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STATEMENT OF SUITABILITY

On the basis of the information supplied to this Department, the subject site is suitable for the following use(s) providing the site is used and managed as per the Site Management Plan attached as Annexure 1.

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Other specific uses may be suitable for the site, please contact this Department for further advice. The suitability statement provides information on appropriate land uses at the date of effect. Subsequent uses of the site for notifiable activities or for situations where a hazardous contaminant is released into the soil may result in the need to review suitable uses or amend the attached site management plan.

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Release

ENVIRONMENTAL MANAGEMENT REGISTER

LOT : 129 PLAN : SP123302 is recorded on the Environmental Management Register with a Site Management Plan. A copy of the Site Management Plan is attached as Annexure 1.

Delegate of Administering Authority
Environmental Protection Act 1994

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Release

Queensland Government
Environmental Protection Agency
Queensland Parks and Wildlife Service

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http://www.epa.qld.gov.au/ecoaccess/contaminated_land/

SUITABILITY STATEMENT

DATE PRINTED: 19/04/2008

LOCAL GOVERNMENT AUTHORITY

IPSWICH CITY COUNCIL
The Chief Executive Officer
Ipswich City Council
PO Box 191
IPSWICH QLD 4305

DATE OF ISSUE : 01/02/2000

PROPERTY DESCRIPTION

LOT : 129 PLAN : SP123302
17 RIVER ROAD
REDBANK 4301

IPSWICH CITY COUNCIL
EMR Site ID: 28402 FILE REFERENCE: 900109

STUDIES UNDERTAKEN BY APPLICANT OR REQUESTED BY DIRECTOR

Preliminary Site Investigation (Stage 1) of Land at 17 River Road, Redbank, prepared by Hollingsworth Dames & Moore Pty Ltd in March 1992 (Doc No 24262-001-362).

Additional information provided in correspondence by Hollingsworth Dames & Moore Pty Ltd dated 7, 15 and 27 April 1992.

Additional information provided in correspondence by Dames & Moore Pty Ltd dated 23 August 1999.

Additional information provided in correspondence by Hilldon Pty Ltd dated 9 June, 8, 27 July, 23, 31 August, 23 November 1999, 21 and 28 January 2000.

STATEMENT OF SUITABILITY

On the basis of the information supplied to this Department, the subject site is suitable for the following use(s) providing the site is used and managed as per the Site Management Plan attached as Annexure 1.

Suitable for industrial/commercial use including premises such as shops, offices and industrial buildings (but excluding uses where regular soil access by children is possible).

Other specific uses may be suitable for the site, please contact this Department for further advice. The suitability statement provides information on appropriate land uses at the date of effect. Subsequent uses of the site for notifiable activities or for situations where a hazardous contaminant is released into the soil may result in the need to review suitable uses or amend the attached site management plan.

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ENVIRONMENTAL MANAGEMENT REGISTER

LOT : 129 PLAN : SP123302 is recorded on the Environmental Management Register with a Site Management Plan. A copy of the Site Management Plan is attached as Annexure 1.

Delegate of Administering Authority
Environmental Protection Act 1994

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RTI Act 2009

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Queensland Government
Environmental Protection Agency
Queensland Parks and Wildlife Service

Level 15, 288 Edward St • Brisbane, Queensland • PO Box 15155 • City East,QLD,4002 •AUSTRALIA
http://www.epa.qld.gov.au/ecoaccess/contaminated_land/

SUITABILITY STATEMENT

DATE PRINTED: 19/04/2008

OWNER

HILLDON PTY LTD
17 RIVER ROAD
REDBANK
QLD 4301

DATE OF ISSUE : 01/02/2000

PROPERTY DESCRIPTION

LOT : 129 PLAN : SP123302
17 RIVER ROAD
REDBANK 4301

IPSWICH CITY COUNCIL
EMR Site ID: 28402 FILE REFERENCE: 900109

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ANNEXURE 1 - SITE MANAGEMENT PLAN

LOT : 129 PLAN : SP123302 FILE REF : 900109 PRINTED: 19/04/2008

DATE OF EFFECT : 01/02/2000

SUMMARY OF CONTAMINATION

Lot 129 on SP 123302, was formerly used for wool weaving, fabric production and wool scouring until its decommissioning in 1980's. The site is located on level ground which is elevated above the east bank of the Brisbane River on River Road, Redbank.

An isolated area (approximately 160m^2) of mainly copper and zinc heavy metal contamination as a result of past landfilling operations, was found as shown in area A on the attached figure 1. The former settling ponds were emptied of sludge and filled in during 1996. No soil contamination investigations have been conducted on site since this filling operation, as such the presence of contamination in this area is unknown , this area is indicated as area B on the attached figure 1.

OBJECTIVE OF SITE MANAGEMENT PLAN

The objective of this Site Management Plan (SMP) is to manage contamination remaining on site in a manner which protects human health and the environment. This objective will be achieved through:

- the application of controls on site excavation works;

- the placement and maintenance of a barrier which safely separates users of the site and contamination; and

- the implementation of a monitoring program.

ACHIEVEMENT AND MANAGEMENT OBJECTIVES

It is the responsibility of the property owner to ensure that the following conditions are complied with:

Areas A and B as identified in Figure 1 are to be capped with an impermeable layer such as concrete, bitumen/asphalt paving, compacted clay to a minium depth of 0.5 m and/or other equivalent impermeable cover to maintain a barrier between contamination and site users. The impervious layer is to be maintained in good condition and prevent the infiltration of water. The capping material is to be immediately reinstated upon the completion of any excavation work carried out in this area.

A Workplace Health and Safety Plan which satisfies relevant obligations of the *Workplace Health and Safety Act 1989* subordinate legislation or its equivalent is to be developed for all site work involving excavation of the capped areas.

Contaminated soil must not be removed from the site without adequate sampling and prior approval from the Administering Authority under Section 118ZZF of the *Environmental Protection Act 1994* or equivalent.

Site works relating to excavation, removal and/or disposal of soil from the capped area (figure 1, area A and B) must include provisions which ensure that the environment is protected eg preventing spread of

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contamination by controlling site runoff, dust generation and spillage from haulage trucks or improper disposal of contaminated stormwater seepage. All contamination safety and excavation processes are to be documented and records kept which demonstrate site management compliance.

MONITORING AND REPORTING CONDITIONS

The owner is to undertake and document a biennial inspection of the site to ensure that the capping of areas A and B remain in good condition. Records are to be kept of the inspections, any contaminated soil disposal and site management plan compliance for review by the Administering Authority. The Administering Authority may undertake periodic site inspections. The biennial period is to commence from the effective date of this plan.

NOTE: This Site Management Plan (SMP) has been developed to manage site contamination present at the issue date. Subsequent uses of the site may result in the need to review the plan.

This Site Management Plan supersedes the Site Contamination Report dated 26 March 1996 issued for Lot 2 on RP866872 and the Site Contamination Report dated 29 April 1992 for Lot 1 on RP49631. This SMP makes reference to a plan attachment that is available from the EPA if required.

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New Parcels Report

Date Printed: 19/04/2008

V1.0

Base Parcel Site ID ***28402***

Lot	Plan	Prev Lot	Prev Plan	Pcl Status	LGA	Site ID	Rec Type	Level	Cat
s.73 Irrelevant information									
7	SP133329	129	SP123302	C	154	44723	NP	2	
s.73 Irrelevant information									

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Queensland Government

Enquiries Julyen Utaku
Telephone (07) 32277370
Your reference
Our reference Appl'n No: 28402 Part: 2 File No.: 900109

Environmental Protection Agency
Incorporating the
Queensland Parks and Wildlife Service

18 April 2008

Miss Melissa Vouros
Redbank River Precinct Pty Ltd
C/- MVTP
sch4p4(6) Personal information

Dear Miss Vouros,

RE: Application (No. 2097/08) for development approval for assessable development (Material Change of Use & Reconfiguration of a Lot) to be carried out at 7/61 River Road, Redbank Qld 4301 (Lot 7 on SP133329).

On 8th April 2008, the Environmental Protection Agency – Contaminated Land Unit (EPA-CLU) has received an incomplete development application in relation to the above site.

Please note that it is a requirement under Section 3.3.3 of the *Integrated Planning Act 1997* (*IP Act*) that, as a concurrence agency, the EPA-CLU be provided with a copy of the application (unless the referral agency already has a copy of the application); and, a copy of the acknowledgement notice, for assessment.

Under the above circumstances, and, pursuant to section 3.3.3 (1) of the *IP Act*, the EPA-CLU advises that the material submitted is not considered a properly made application and the information to be submitted should include but not be limited to:

- ☐ A council acknowledgement notice on letterhead
- ☒ IDAS application forms (signed Part A, Part D, Part F, Part N, and Referrals checklist); (IDAS forms can be downloaded from **Local Government and Planning website:** http://www.ipa.qld.gov.au/idas/idasformsdevform1.asp;
- ☐ Details of the proposal (including plans, any reports submitted to council, etc).

In accordance with the Section 3.2.12(2)(a) *IP Act* this application will lapse if you do not comply with Section 3.3.3 IP Act within the 3 months of the acknowledgement notice issued date.

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

Yours sincerely

Kim Barry
Team Leader (Contaminated Land Unit)
Environmental Services
Environmental Protection Agency

Cc Ipswich City Council
PO Box 191
IPSWICH QLD 4305
(Attn: Ms Natalie Handyside)

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P.01

TRANSACTION REPORT

16-APR-2008 WED 17:05

FOR: CONTAM LAND - EPA 0732473278

SEND

DATE	START	RECEIVER	TX TIME	PAGES	TYPE	NOTE	MNO.	DP
16-APR	17:03	038106731	37″	2	FAX TX	OK	056	

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QUEENSLAND GOVERNMENT Environmental Protection Agency

SUITABILITY STATEMENT

DATE PRINTED: 04/02/2000

OWNER

HILLDON PTY LTD
17 RIVER ROAD
REDBANK
QLD 4301

DATE OF ISSUE : 01/02/2000

PROPERTY DESCRIPTION

LOT : 129 PLAN : SP123302
17 RIVER ROAD
REDBANK 4301

IPSWICH CITY COUNCIL
EMR Site ID: 28402 FILE REFERENCE: 900109

FINAL SUBMISSION RECEIVED ON: 03/02/2000

STUDIES UNDERTAKEN BY APPLICANT OR REQUESTED BY DIRECTOR

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sch4p4(6) Persona

Delegate of Administering Authority
Environmental Protection Act 1994

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Environmental Protection Agency

ANNEXURE 1 - SITE MANAGEMENT PLAN

LOT : 129 PLAN : SP123302 FILE REF : 900109 PRINTED: 02/02/2000

DATE OF EFFECT : 01/02/2000

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