



SARA reference: 2212-32363 SRA
Council reference: A006129295

30 August 2023

Chief Executive Officer
Brisbane City Council
GPO Box 1434
Brisbane QLD 4001
dalodgement@brisbane.qld.gov.au

Attention: Mr Clifford Shoesmith

Dear Mr Shoesmith

SARA referral agency response—250, 250A, 282 and 285 Paringa Road, Murarrie QLD 4172

(Referral agency response given under section 56 of the *Planning Act 2016*)

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency (SARA) on 2 December 2022.

Response

Outcome:	Referral agency response – with conditions
Date of response:	30 August 2023
Conditions:	The conditions in Attachment 1 must be attached to any development approval
Advice:	Advice to the applicant is in Attachment 2
Reasons:	The reasons for the referral agency response are in Attachment 3

Development details

Description:	Development permit	Material change of use for Special Industry Material change of use for Hazardous Chemical Facility Building Works within the Flood Overlay Material change of use for an Environmentally Relevant Activity (ERA)
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SARA role:	Referral agency
SARA trigger:	<ul style="list-style-type: none"> Schedule 10, Part 5, Division 4, Table 2, Item 1 (Planning Regulation 2017) Environmentally relevant activities (only if ERA has not been devolved to a local government) Schedule 10, Part 7, Division 3, Table 1, Item 1 (Planning Regulation 2017) Hazardous chemical facilities Schedule 10, Part 9, Division 4, Subdivision 1, Table 1, Item 1 (planning Regulation 2017) Infrastructure – state transport infrastructure
SARA reference:	2212-32363 SRA
Assessment manager:	Brisbane City Council
Street address:	250, 250A, 282 and 285 Paringa Road, Murarrie QLD 4172
Real property description:	Lot 468 on SL5433; Lot 472 on SL8834; Lot 481 on SL5761 and Lot 565 on SL9087
Applicant name:	Incitec Pivot Limited
Applicant contact details:	C/- Urbis Pty Ltd Level 32, 300 George Street Brisbane QLD 4000 srobinson@urbis.com.au
Environmental Authority:	<p>This referral included an application for an environmental authority under section 115 of the <i>Environmental Protection Act 1994</i>. Below are the details of the decision:</p> <ul style="list-style-type: none"> Approved Reference: P-EA-100463892 Effective date: 1 July 2026 Prescribed environmentally relevant activity (ERA): ERA 07 (Chemical Manufacturing) and ERA 50 (Mineral and Bulk Material Handling) <p>If you are seeking further information on the environmental authority, the Department of Environment and Science's website includes a register. This can be found at: www.des.qld.gov.au.</p>
<i>Human Rights Act 2019</i> considerations:	Consideration of the <i>Human Rights Act 2019</i> sections 15 to 37 has been undertaken as part of this decision. It has been determined that this decision does not limit human rights.

Representations

An applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response (s.30 Development Assessment Rules). Copies of the relevant provisions are in **Attachment 4**.

A copy of this response has been sent to the applicant for their information.

For further information please contact Nikki Brock, Principal Planner, on 34527680 or via email BrisbaneSARA@dasilgq.qld.gov.au who will be pleased to assist.

Yours sincerely

A handwritten signature in black ink, appearing to read 'P. Joyce', is enclosed in a light grey rectangular box.

Phil Joyce
Director Development Assessment

cc Incitec Pivot Limited, srobinson@urbis.com.au

enc Attachment 1 - Referral agency conditions
Attachment 2 - Advice to the applicant
Attachment 3 - Reasons for referral agency response
Attachment 4 - Representations about a referral agency response provisions
Attachment 5 - Documents referenced in conditions

Attachment 1—Referral agency conditions

(Under section 56(1)(b)(i) of the *Planning Act 2016* the following conditions must be attached to any development approval relating to this application) (Copies of the documents referenced below are found at Attachment 5)

No.	Conditions	Condition timing
Material change of use for a hazardous chemical facility		
Schedule 10, Part 7, Division 3, Table 1, Item 1 – Hazardous chemical facilities—The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Office of Industrial Relations to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):		
1.	Install an ammonia storage tank bund generally in accordance with drawing GI-QO3-40350 prepared by CB&I dated 17 May 2023, reference 251780-000-PI-01-000001, Revision E.	Prior to the commencement of use and to be maintained at all times
2.	Select ammonia tank seismic design criteria and methodology applicable to liquid storage tanks.	Prior to commencement

Attachment 2—Advice to the applicant

General advice	
1.	Terms and phrases used in this document are defined in the <i>Planning Act 2016</i> , its regulation or the State Development Assessment Provisions (SDAP) (version 3.0). If a word remains undefined it has its ordinary meaning.

Attachment 3—Reasons for referral agency response

(Given under section 56(7) of the *Planning Act 2016*)

The reasons for the SARA's decision are:

- The development complies with State code 6: Protection of state transport networks. Specifically, the proposed development will not result in a worsening of the physical condition or operating performance of the state transport network.
- The development complies with State code 21: Hazardous chemical facilities. Specifically, the proposed development:
 - o is designed and sited to ensure human health and safety, and the built environment, are protected from off-site risks resulting from physical or chemical hazards
 - o is protected from potential impacts from existing hazardous chemical facilities and natural hazards.
- The development complies with State code 22: Environmentally relevant activities. Specifically, the proposed development:
 - o is located and designed to avoid and mitigate environmental harm on environmental values of the natural environment, adjacent sensitive land uses and sensitive receptors
 - o is designed and located to avoid impacts on matters of state environmental significance
 - o does not result in a significant residual impact on a matter of state environmental significance.

Material used in the assessment of the application:

- The development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- The SDAP (version 3.0), as published by SARA
- The Development Assessment Rules (version 1.3)
- SARA DA Mapping system
- Section 58 of the *Human Rights Act 2019*

Attachment 4—Representations about a referral agency response provisions

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Attachment 5—Documents referenced in conditions

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