



Our reference: 2511-49524 SRA and 2602-50548 SRA
Your reference: A006687677

26 March 2026

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

Attention: Mohammed Aslam

Dear Mohammed Aslam

SARA referral agency response—77, 91, 105 and 119 Sandmere Road, Pinkenba

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

Response

Outcome:	Referral agency response – with conditions
Date of response:	26 March 2026
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	Request to change the development approval under s82 of the <i>Planning Act 2016</i> – Material change of use for High Impact Industry
	Preliminary approval	Reconfiguring a lot 4 lots into 3 lots Request to change the development approval under s82 of the <i>Planning Act 2016</i> – Building work for Waste management facility and ROL 4 lots into 3 lots
SARA role:	Referral agency	

SARA trigger:	Schedule 10, Part 17, Division 3, Table 5, Item 1 (Planning Regulation 2017)
	Reconfiguring a lot in a coastal management district
	Schedule 10, Part 17, Division 3, Table 6, Item 1 (Planning Regulation 2017)
	Material change of use involving work in a coastal management district
	Schedule 10, Part 5, Division 4, Table 2, Item 1 (Planning Regulation 2017)
	Environmentally relevant activities
SARA reference:	2511-49524 SRA and 2602-50548 SRA
Assessment manager:	Brisbane City Council
Street address:	77, 91, 105 and 119 Sandmere Road, Pinkenba
Real property description:	Lot 476, Lot 477, Lot 478 and Lot 479 on M3321
Applicant name:	SOILCO Pty Ltd
Applicant contact details:	C/- Colliers Urban Planning Level 14 348 Edward Street Brisbane City QLD 4000 egriffioen@ethosurban.com
<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 Elrico Koeberg, Principal Planner, on 07 3452 7715 or via email DARTsupport@dsdilgp.qld.gov.au who will be pleased to assist.

Yours sincerely

A handwritten signature in black ink, appearing to read 'K Lawler', written in a cursive style.

Karley Lawler
Director Planning Services

cc SOILCO Pty Ltd C/- Colliers Urban Planning, egriffioen@ethosurban.com

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		
Schedule 10, Part 17, Division 3, Table 6, Item 1 – Material change of use involving work in a coastal management district–The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of the Environment, Tourism, Science and Innovation 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 conditions:		
1.	<p>The material change of use must be undertaken generally in accordance with the following plans:</p> <ul style="list-style-type: none"> - Proposed Site Plan – Stage 1 prepared by Elevation Architecture, Drawing Number A-SD-01-03, revision 03 - Proposed Site Plan – Stage 2, Drawing Number A-SD-01-02, revision 04 - Concept Bulk Earthworks Layout Plan – Stage 1, Drawing Number SK-200, revision C - Concept Bulk Earthworks Site Sections – Stage 1, Drawing Number SK-205, revision C - Concept Stormwater Drainage Post Development Catchment Plan – Stage 1 Sheet 1, Drawing Number SK-502, revision C - Concept Stormwater Drainage Post Development Catchment Plan – Stage 1 Sheet 2, Drawing Number SK-503, revision C - Concept Stormwater Drainage Post Development Catchment Plan – Stage 2, Drawing Number SK-504, revision A - Concept Stormwater Drainage Layout Plan – Stage 1 Sheet 1, Drawing Number SK-560, revision C - Concept Stormwater Drainage Layout Plan – Stage 1 Sheet 2, Drawing Number SK-561, revision C - Concept Stormwater Drainage Layout Plan – Stage 2, Drawing Number SK-562, revision A. 	Prior to the commencement of use and to be maintained at all times
2.	On the lots described in this development approval, all land within the Environmental Protection Zone must remain as undeveloped, other than the approved earth batter which may encroach no more than 4m within the Environmental Protection Zone.	At all times
3.	Stormwater infrastructure must not be constructed within the Environmental Protection Zone described in condition 2.	At all times
4.	Existing vegetation within the Environmental Protection Zone prescribed in condition 2 is to be retained wherever practicable.	At all times
5.	Areas within the Environmental Protection Zone prescribed in condition 2 that are not vegetated must be rehabilitated using endemic native vegetation.	Prior to the commencement of Stage 2

	<p>(a) Prepare a rehabilitation plan by an appropriately qualified person to facilitate the rehabilitation of the Environmental Protection Zone. The rehabilitation plan must (at a minimum) include:</p> <ol style="list-style-type: none"> i. Flora species selection which considers the relevant Regional Ecosystem mapping in the undeveloped buffer ii. Planting methodologies iii. Ongoing maintenance of the flora iv. Monitoring of the health of flora plantings and the progress of establishment of the plantings. <p>(b) Submit the rehabilitation plan to Submit the rehabilitation plan to palm@detsi.qld.gov.au or mail to: Department of the Environment, Tourism, Science and Innovation Permit and License Management GPO Box 2454 Brisbane Qld 4001.</p> <p>(c) Carry out the rehabilitation of the development generally in accordance with the rehabilitation plan.</p> <p><i>Note: Appropriately qualified person(s) means a person or persons who has professional qualifications, training, skills and experience relevant to soil chemistry or acid sulfate soil management and can give authoritative assessment, advice and analysis in relation to acid sulfate soil management using the relevant protocols, standards, methods or literature.</i></p>	
6.	For the proposed works, only use clean materials which are free from prescribed water contaminants.	For the duration of the works
7.	Development must prevent the release of sediment to tidal waters by installing and maintaining erosion and sediment control measures in accordance with the Best Practice Erosion and Sediment Control (BPESC) guidelines for Australia (International Erosion Control Association).	For the duration of the works
8.	Submit "As Constructed drawings" to palm@detsi.qld.gov.au or mail to: Department of the Environment, Tourism, Science and Innovation Permit and Licence Management Implementation and Support Unit GPO Box 2454 Brisbane Qld 4001	Within 20 business days of the completion of the works associated with each stage
9.	<p>(a) In the event that the works cause disturbance or oxidisation of acid sulfate soil, the affected soil must be treated and thereafter managed (until the affected soil has been neutralised or contained) in accordance with the current <i>Queensland Acid Sulfate Soil Technical Manual: Soil management guidelines</i>, prepared by the Department of Science, Information Technology, Innovation and the Arts, 2014.</p> <p>(b) Submit certification from an appropriately qualified person on acid sulfate soil, confirming that the affected soil has been neutralised or contained, in accordance with (a) above is to be</p>	<p>(a) Upon disturbance or oxidisation until the affected soil has been neutralised or contained</p> <p>(b) At the time the soils have been neutralised or contained</p>

	<p>provided to palm@detsi.qld.gov.au or mailed to: Department of the Environment, Tourism, Science and Innovation Permit and Licence Management GPO Box 2454 Brisbane Qld 4001</p> <p><i>Note: <u>Appropriately qualified person(s)</u> means a person or persons who has professional qualifications, training, skills and experience relevant to soil chemistry or acid sulfate soil management and can give authoritative assessment, advice and analysis in relation to acid sulfate soil management using the relevant protocols, standards, methods or literature.</i></p>	
10.	Stormwater runoff leaving the site must not exceed a maximum concentration of 15 (mg/L) of total suspended solids.	At all times
Reconfiguring a lot		
Schedule 10, Part 17, Division 3, Table 5, Item 1 – Reconfiguring a lot in a coastal management district or for a canal–The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Environment, Tourism, Science and Innovation 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:		
11.	<p>The reconfiguring a lot must be undertaken generally in accordance with the following plan:</p> <ul style="list-style-type: none"> - Plan of Development Proposed Lots 1, 2 & 900 Cancelling Lots 476 - 479 on M3321, Drawing Number 250051P01A, Sheet 1 of 1. 	Prior to submitting the Plan of Survey to the local government for approval
Material change of use – Environmentally relevant activities		
Schedule 10, Part 5, Division 4, Table 2, Item 1 – Environmentally relevant activities–The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Environment, Tourism, Science and Innovation 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 conditions:		
12.	<p>The material change of use must be carried out generally in accordance with the following plans:</p> <ul style="list-style-type: none"> - Proposed Site Plan – Stage 1 prepared by Elevation Architecture, Drawing Number A-SD-01-03, revision 03 - Proposed Site Plan – Stage 2, Drawing Number A-SD-01-02, revision 04. 	At all times
13.	The transfer station building floor level, leachate storage, biogas storage and other hazardous material storage must be at a minimum 3.1m AHD.	At all times

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) v3.2. If a word remains undefined it has its ordinary meaning.
2.	Further development permits required – Prescribed Tidal Works Based on the information provided, the tidal pipe outlets and pipe invert levels noted in the stormwater management plan will constitute technical assessment for Operational Works (prescribed tidal works).

Attachment 3—Reasons for referral agency response

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

The reasons for SARA's decision are:

SARA assessed the development against the following codes of the State Development Assessment Provisions (SDAP), version 3.2:

- State code 8: Coastal development and tidal works
- State code 22: Environmentally relevant activities.

The development will comply with State code 8: Coastal development and tidal works of the State Development Assessment Provisions if carried out in accordance with the proposed conditions.

Specifically, the proposed development:

- will protect life, buildings and infrastructure from the impacts of coastal erosion
- will maintain coastal processes
- will conserve coastal resources
- will maintain appropriate public use of, and access to and along, State coastal land
- will account for the projected impacts of climate change
- will avoid impacts or, where the matters of state environmental significance cannot be reasonably avoided, impacts are reasonably minimised and mitigated
- does not result in a significant residual impact on a matter of state environmental significance unless the significant residual impact is acceptable, and an offset is provided.

The proposed development will comply with State code 22: Environmentally relevant activities of the State Development Assessment Provisions if carried out in accordance with the proposed conditions.

Specifically, the proposed development:

- is located and designed to avoid or mitigate environmental harm on environmental values of the natural environment, adjacent sensitive land uses and sensitive receptors
- is designed and located to avoid impacts or, where the matters of state environmental significance cannot be reasonably avoided, impacts are reasonably minimised and mitigated
- will not result in a significant residual impact on a matter of state environmental significance unless the significant residual impact is acceptable, and an offset is provided.

Attachment 4—Representations about a referral agency response provisions

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Attachment 5—Documents referenced in conditions

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