

12 November 2025

7240014

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Via email: DS_Infrastructure@brisbane.qld.gov.au; heather.gunton@brisbane.qld.gov.au

Dear Heather,

RE: Amendment to Infrastructure Agreement for 77,79 & 119 Sandmere Road, Pinkenba QLD 4008

Background

The site currently benefits from a planning permit approved by Brisbane City Council (Council) on 13 January 2016 for an Industry Schedule 1 Metal Recovery (Scrap Metal Yard) and later amended via a minor change application on 13 April 2018 (Council ref: A004759529). The 2018 change application introduced staging and associated conditions, plan and document changes. Moreover, applications to extend the currency period of this permit were submitted and approved on 22 February 2022 and 5 February 2025.

On 8 January 2025, a Change (Other) application was lodged with Council seeking a Development Permit for a Material Change of Use for High impact industry (Waste management facility) (Council ref: A006687677). Following this, Council issued two (2) information requests on 20 March 2025 and 1 May 2025, one (1) of which raised concerns regarding the staging of the proposal and sought for an amended staging plan to be prepared.

Subsequently, and in response to this request, a further Change (Other) application (Council ref: A006890173) was lodged with Council on 29 October 2025 to introduce a Reconfiguring of Lot (ROL) component to appropriately separate the site in preparation for future land uses and address Council's concerns and remove Stage 3 as well as revise the proposed future development within Stages 1 and 2.

The revised staging will be as follows:

- **Stage 1 (located wholly within proposed Lot 1)** – Will accommodate originally approved shed that will be the main putrescible waste receipt and sorting facility, biofilter with roof over, weigh bridge, office/staff amenities building, one vehicular cross over to Sandmere Road and associated on site car parking. Stage 1 will also include the delivery and/or creation of the Environmental Protection Zone (EPZ) and the open drainage channel on the northern end of the site.
- **Stage 2 (located wholly within proposed Lot 1)** – Will accommodate originally approved shed that will be the main organic waste receipt and sorting facility; an anaerobic digester; relocation of the biofilter (with roof), weigh bridge to the north; a larger office/staff amenities building; two (2) vehicle cross overs to Sandmere Road and associated redistribution of on-site car parking.
- **Stage 3** proposed under the current application will be cancelled and be called 'new Lot 2'.

Request

There is an existing Infrastructure Agreement (IA) in place with Council that was executed via a Deed of Amendment Novation of Agreement of Infrastructure Agreement for 77, 79 and 229 Sandmere Road, Pinkenba dated 23 December 2022. The IA is between Council, SoilCo Infrastructure Queensland Pty Ltd (incoming owner) and Sella and Parker (Holdings) Pty Ltd (outgoing owner).

The current IA requires the proponent to deliver, in summary:

- Road and footpath work in School and Sandmere Roads.
- Stormwater earthworks channel (Swale) in Sandmere Road.
- New entry/exit from Sandmere Road to Stage 1 of the approved-on site development.
- A 20m wide drainage channel and its associated dedication within current Lot 479 in Crown Plan 3321.
- Provision of an Environmental Protection Zone (EPZ) between the site and the Brisbane River.

All the above works have been identified as being delivered in line with either Stage 1 or Stage 2 within the current planning permit over the site being A004759529.

The IA includes dedication of land for stormwater infrastructure and an offset against infrastructure charges for the delivery of infrastructure contributions on site.

Council advised that a request for an amended IA is required to be formally made outlining the changes put forward as part of the revised application (Council ref: A006890173) and outline any impacts this would have on the existing IA.

In response to Council's request for an amended IA, all the works identified under the current agreement remain unchanged. However, rather than being delivered in two stages in line with the current approval, the primary amendment will be that all the infrastructure works and dedications (including the drainage channel) will now be delivered in Stage 1 in line with that presented in the current 'Other' change application currently under assessment.

This change to the existing IA provides a significantly greater benefit through the delivery of all required works at the onset of the change if use on the site.

The amendments therefore sought to the existing IA are therefore that all works will be delivered in Stage 1 and the plan references and approval permit numbers are to change. The reasoning for each amendment is outlined in **Table 1** below.

Table 1 *Amendments Required to Infrastructure Agreement*

Item No.	Existing Wording	Requested Change	Justification
Schedule 1, item 7 – Development Application	A002841781 <ul style="list-style-type: none"> • Material Change of Use Development Permit - Industry • Carry Out Building Work Preliminary Approval under s241 - Industry 	A006687677 <ul style="list-style-type: none"> • Material Change of Use Development Permit -Industry • Reconfiguring a Lot Development Permit – 4 into 3 lot subdivision) • Carry Out Building Work Preliminary Approval under s241 - Industry 	The application description is required to be updated to reflect the introduction of an ROL component.
Schedule 3 - Drawings	Drawing Number 1 - Approved Plan A002841781/SW1	To be advised	To be revised with the approved plans once the

Item No.	Existing Wording	Requested Change	Justification
			application has been decided.
Schedule 5 – Infrastructure Charges Notice	-	To be advised	To be revised with the amended details i.e. revised date, cost
Schedule 6 – Conditions of Approval	-	To be advised	Required to be updated once decision is finalised and conditions package revised.

If you require any additional information, please do not hesitate to contact the undersigned.

Sincerely,



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