



Dedicated to a better Brisbane

17 April 2026

Fife Capital
C/- Plan A Town Planning Pty Ltd
PO Box 13
FORTITUDE VALLEY QLD 4006

ATTENTION: Oscar Delaney

Application Reference: A006972961
Address of Site: 104 BANDARA ST RICHLANDS QLD 4077

Dear Oscar

RE: Information request in accordance with the Development Assessment Rules
Council has carried out an initial review of the above application and has identified that further information is required to fully assess the proposal.

Hazardous Materials

- 1) The provided Dangerous Goods Report does not provide sufficient information for assessment. The following matters must be addressed in a revised report:
 - a) There is inconsistent information between Tables 5, 6, 7 and 9 regarding the classes and quantities.
 - i. Provide one table only, being an inventory of all chemicals stored, and refer to a plan detailing the locations of storage areas. It is acknowledged that the plans identify a "Dangerous Goods Store"; however, the report refers to products across the whole site.
 - b) Include information about storage areas in the remainder of the warehouse and whether only Class 9 products are stored in the main warehouse. Any additional storage areas not mentioned in the report, which are assumed to be low-level/below threshold, must be included in the inventory, as the whole building is relevant for the storage.
 - c) Provide the quantities proposed to be stored for each packaging group within the classes mentioned in the report. A quantity description cannot be provided across two packaging groups.
 - d) Provide Safety Data Sheets (SDS) for each product to assess Schedule 15 of the *Work Health and Safety Regulation* and determine whether the use constitutes a Hazardous Chemicals Facility. This is particularly relevant for Class 9 products, products that fall within the category of poisonous or toxic substances, and products with particular Hazchem codes.

Assessment against Schedule 15 is relevant to the industrial planning use determination in Table SC1.1.3.A—Industry thresholds (City Plan 2014), and to the determination of assessable development under the *Planning Regulation 2017*, Schedule 10 (Development assessment), Part 7 (Hazardous chemical facilities).
The definition of a hazardous chemical facility is provided in the *Planning Regulation 2017*, Schedule 24 (Definitions).
 - e) Clarify the intent of the "small amounts of alcohol and oils" in Section 2.5 of the report and ensure the inventory captures these products. If Section 2.5 is intended to be supplementary (i.e., to describe the flammable liquid (Class 3) products and types of storage), please confirm this.

The applicant is advised that all product descriptions will be reviewed in the requested SDS.

If the “small amounts of alcohol and oils” referenced in Section 2.5 are products that fall outside the chemicals described in the report (the inventory), ensure they are included in the inventory.

Refuse

- 2) A review of the proposed plan has identified that the proposed refuse solution has not been increased in size to cater for the change of use from Warehouse to Industry use. The development’s refuse solution is required to provide sufficient storage capacity and source separation to cater for industry waste generation. In accordance with PO17/AO17.2 of the Industry code and PO8/AO8.1 and AO8.2 of the Infrastructure design code, demonstrate the following:
 - a) Provide amended architectural plans that clearly demonstrate the development’s ‘Screened Refuse’ enclosure has been increased in size and provides a minimum GFA of 30m² (internal dimensions of 10m × 3m) to house four (4) × 4,500L front-lift bulk bins.
OR
 - b) Alternatively, provide amended architectural plans that clearly demonstrate an additional indicative ‘refuse storage’ location within the building, with a minimum GFA of 15m² (dimensions of 5m × 3m), to store an additional two (2) × 4,500L front-lift bulk bins.

Elevation

- 3) The proposed plans show that the previously approved pump room (Ref: A006815928) has been revised to a pump; however, no amended elevations have been provided.
 - a) Provide additional information and amended plans confirming whether there are any changes to the elevations.
 - b) Provide all elevations as part of this application for assessment and approval.

Urban Utilities (UU)

Council does not undertake water and sewer assessment of any planning applications. Contact UU on (07) 3432 2200 to discuss any water and sewer issues and whether you are required to submit an application to UU for assessment.

Responding to this request

Your response should include a summary table which outlines any changes to performance outcomes and plans that have resulted from addressing the issues outlined above. The table should also include details of any supporting documentation.

If a response is not provided within the prescribed response period of three (3) months assessment of the application will continue from the day after the day on which the response period would have otherwise ended.

Email your response to DSPlanningSupport@brisbane.qld.gov.au quoting the application reference number A006972961.

Please phone me on telephone number below during normal business hours if you have any queries regarding this matter.

Yours sincerely

Diana Sun

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Development Services
Brisbane City Council