Brisbane City Council ABN 72 002 765 795

City Planning and Economic Development Services
Development Services
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Dedicated to a better Brisbane

3 November 2026

Pipemakers Australia Pty Ltd
C/- Therefor Group Pty Ltd
PO BOX 436 76 Skyring Terrace
NEW FARM QLD 4005

ATTENTION: Rhiannon Cochran

Application Reference: A007120542
Address of Site: 186 INGRAM RD ACACIA RIDGE QLD 4110

Dear Rhiannon

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.

Manufacturing rates and Environmentally Relevant Activity permits

1) The submitted information contains inconsistencies regarding the approved, existing and proposed production capacity of the development.

The Planning report identifies the 2015 approval (A003906397) as permitting plastic manufacturing of up to 2,000 tonnes per month (24,000 tonnes per annum), identifies the 2020 approval (A005123228/A005082178) as allowing an increase from 2,000 tonnes per month to 3,000 tonnes per month (36,000 tonnes per annum), and states that the current application seeks an annual production output of approximately 15,000 to 20,000 tonnes per annum. The Air and noise assessment report, however, states that no change in throughput from the 2015 approval is proposed and describes the 2015 approval as approximately 15,000 to 20,000 tonnes per annum.

Further information is required to enable Council to establish the scope and intensity of the proposed development and its relationship with the existing development approvals and Environmentally Relevant Activity (ERA) approval.

a) Confirm the approved, existing and proposed production rates, expressed consistently in tonnes per month and tonnes per annum;

b) Identify the relevant development approval and/or ERA approval authorising each production rate;

c) Confirm whether the ERA approval A005123228 has been acted considered that it was granted with a planning approval A005082178 that was not yet enacted, and explain how it relates to the current operation and the proposed change to A003906397;

d) clarify whether any new ERA approval or change to the existing ERA approval is required as a consequence of the proposed development.

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Noise Emissions

2) The submitted Air and noise assessment does not provide sufficient information to demonstrate that the development will comply with the applicable noise criteria under the Industry code for all relevant operating scenarios, particularly during the night-time period. Further information is required to fully assess the noise emission and noise impact.

Provide a revised noise assessment which:

a) Provides the supporting calculations for noise emissions that were assessed in the Trinity Consultants Report dated 14 September 2026 (Ref: 267401.0149.R01V01).

b) Assess the combined noise emissions from all relevant noise-generating activities operating concurrently.

c) Address and demonstrate compliance with the acoustic amenity criteria, including the nigh-time acoustic amenity criterion.

d) Confirm the hours of operation for heavy vehicle movements and deliveries, and shredding and micronizing activities.

Air emissions and manufacturing layout

3) Insufficient information has been provided to fully assess the proposed change.

a) Provide clear and detailed plans which outlines the existing and proposed internal building areas and operational layout. The plan must identify and label all manufacturing areas, equipment, processing areas, air emission source points, pollution control equipment, storage areas and all other relevant details relating to the industrial use. Emission source points must be described with the type of emission or pollutant.

b) Provide a clear plan which details the existing and proposed air emission source point locations in the building. Fugitive emission points should also be marked on the plans.

c) Confirm whether the requirements of pollution conditions 10 and 11 of development approval A005082178 have been implemented

Depending on the information provided, a further information request may be issued for an air quality report to address PO1 of the Industry code.

Refuse

4) It is noted the proposal states the current refuse solution is considered sufficient. However, no demonstration of the existing refuse solution has been provided. Further information is required to demonstrate compliance with PO17/AO17.2 of the Industry Code and PO8/AO8.1 and AO8.2 of the Infrastructure design code.

a) Provide amended plans which clearly identify the onsite refuse solution inclusive of demonstration of the location and size of the existing/historic refuse storage area. Note the refuse storage area should be equivalent to four areas of 3.84m2 (2,080mm x 1,845mm) to be considered sufficient capacity.

Gross floor area & impervious area

5) The existing gross floor area (GFA) identified on the original approved plans and the proposed plans is inconsistent. The proposal also appears to involve changes to the landscaped and impervious areas of the site.

a) Provide further information confirming the existing and proposed GFA.

b) Provide further information confirming the existing and proposed impervious area.

6) It is noted on the aerial imagery that car parking and storage associated with the development appears to encroach into areas adjoining the railway within the adjoining property at 24 Activity Street, Acacia Ridge (Lot 1074 on RP226700).

a) Confirm whether Lot 1074 on RP226700 forms part of the development and is intended to be included as part of this application.

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 A007120542.

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

Yours sincerely



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Development Services
Brisbane City Council