



Planning Report

Change Application (Other) to A003914423 for a Development Permit For Material Change of Use for High Impact Industry (Concrete Batching Plant)
68 Norbury Street and 41 Riawena Road, Coopers Plains
Described as Lot 3 and Lot 4 on RP174549
Prepared for: Hanson Construction Materials Pty Ltd
Reference No: 704352 Stage General
31 August 2026

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EXECUTIVE SUMMARY

This report has been prepared by MNG on behalf of HANSON CONSTRUCTION MATERIALS PTY LTD A.C.N. 009 679 734 (**applicant**), in support of a request to make a Change Application (Other) to amend the Decision Notice A003914423 for a Development Permit for a Material Change Of Use for High Impact Industry (Concrete Batching Plant), at 68 Norbury Street and 41 Riawena Road, Coopers Plains on land described as Lot 3 and Lot 4 on RP174549 (**premises**).

This application is made in the approved form to the Brisbane City Council as the assessment manager, in accordance with s78 of the *Planning Act 2016* and is subject to the relevant assessment benchmarks for Impact Assessment under the *Planning Act 2016*. The Department of State Development, Infrastructure & Planning has been identified as a Concurrence Agency under the *Planning Regulation 2017*.

The proposed development involves changes to the layout of the existing Concrete Batching Plant including relocation of existing buildings, structures and facilities, and adjustments to the existing access arrangements to ensure a safer and more efficient working operation. No change to the existing approved land uses are proposed and the proposal will not result in any additional access points.

Furthermore, there are no changes proposed to the existing operational parameters approved in accordance with Decision Notice A002417207 and A003914423:

- Hours of operation – 24 hours a day, 7 days a week
- Production throughput – Up to 240m³/hour
- Permanent staff based at site – Twenty-two (22)
- Average vehicle movements per day – 405 trips per day, 45 trips in the AM peak and 13 trips in the PM peak

The proposed development is considered appropriate from a stormwater quantity and quality, flooding, traffic, engineering services, air quality and noise perspective as identified by the supporting specialist reports enclosed with this application. A full assessment of the proposed development against the assessment benchmarks has determined that the proposal generally complies. Any alternative solutions proposed are justified and provide an appropriate design response.

This planning report, together with the accompanying plans and specialist reports, demonstrate that the application should be supported by the Council, subject to relevant and reasonably required conditions, and that approval of this application is warranted.



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1. SYNOPSIS

1.1 Development application details

Applicant:	HANSON CONSTRUCTION MATERIALS PTY LTD A.C.N. 009 679 734 C/- MNG
Proposed development:	Change Application (Other) in relation to Decision Notice A003914423 for a Development Permit for a Material Change of Use for High Impact Industry (Concrete Batching Plant)
Address:	68 Norbury Street, Coopers Plains 41 Riawena Road, Coopers Plains
Lot / plan description:	Lot 3 on RP174549 Lot 4 on RP174549
Area:	Lot 3 on RP174549 – 10,803 m ² Lot 4 on RP174549 – 11,140 m ² Total combined area = 2.1943 ha
Easements:	Lot 4 on RP174549 – Easement A on RP174549
Owner of the premises:	HANSON CONSTRUCTION MATERIALS PTY LTD A.C.N. 009 679 734 Current Title Search included in Appendix B
Local government:	Brisbane City Council
Pre-lodgement meeting:	Yes – Ref: ASR-16907-R1Q

1.2 Planning instrument details

QLD planning legislation:	<i>Planning Act 2016 (PA2016) and Planning Regulation 2017 (PR2017)</i>
State planning policy:	<i>State Planning Policy (July 2017)</i>
Regional plan designation:	<i>SEQ Regional Plan 2023 – Urban Footprint</i>
Additional matters established under PR2017:	N/A
Temporary local planning instrument:	N/A



Existing variation approval:	N/A
Planning scheme:	<i>Brisbane City Plan 2014</i> (Version v 36.00/2026) (previous approval under <i>Brisbane City Plan 2014</i> Version v 3.00/2014)
Zone:	IN1 Industry (General industry A) Zone
Neighbourhood Plan:	Acacia Ridge-Archerfield neighbourhood plan
Overlays:	• Airport Environs Overlay • Biodiversity Areas Overlay • Community Purposes Overlay • Critical Infrastructure and Movement Network Overlay • Flood Overlay • Industrial Amenity Overlay • Potential and Actual Acid Sulfate Soils overlay • Road Hierarchy Overlay • Streetscape Hierarchy Overlay • Transport Air Quality Corridor Overlay • Transport Noise Corridor Overlay • Waterway Corridors Overlay
Category of assessment:	Impact Assessment (15BD notification)
Assessment benchmarks:	The planning scheme, including: • Strategic framework • Industry Code • Industry Zone Code • Overlay codes ○ Community Purposes Network Overlay Code ○ Critical Infrastructure and Movement Network Overlay Code ○ Flood Overlay Code ○ Road Hierarchy Overlay Code ○ Streetscape Hierarchy Overlay Code ○ Transport Air Quality Corridor Overlay Code • Prescribed secondary codes ○ Filling and Excavation Code ○ Infrastructure Design Code ○ Landscape Work Code ○ Outdoor Lighting Code ○ Stormwater Code ○ Transport, Access, Parking and Servicing Code ○ Wastewater Code



Infrastructure charges:	The subject site is located within the Priority infrastructure area. As part of the change application a revised Infrastructure Charges Notice is requested in accordance with <i>Brisbane Infrastructure Charges Resolution (No. 15) 2026</i> .
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1.3 Referral

Referral agency:	Department of State Development, Infrastructure and Planning as a Concurrence Agency – • <i>Sch. 10, part 9, div. 4, sub. 2, table 4, item 1</i> (Material change of use of premises near a State transport corridor or that is a future State transport corridor). • <i>Sch. 10, part 9, div. 4, sub. 1, table 1, item 1</i> (Aspect of development stated in schedule 20).
State development assessment provisions:	SDAP version 3.6 – • State code 1: Development in a state-controlled road environment. • State code 2: Development in a railway environment. • State code 6: Protection of state transport networks.



1.4 Common material

In addition to this Planning Report, the following documents have been attached in support of the application as appendices for Council consideration:

Appendix A

DA Forms

Appendix B

Title documents –

- Current Title Search

Appendix C

Assessment benchmarks (*Brisbane City Plan 2014*)

Appendix D

Proposal plans, prepared by Heidelberg Materials

Appendix E

Copy of Decision Notice Approval Package for A003914423

Appendix F

Traffic Impact Statement, prepared by SLR Consultants

Appendix G

Stormwater Management Plan, prepared by SLR Consultants

Appendix H

Engineering Services Report, prepared by SLR Consultants

Appendix I

Air Quality Assessment, prepared by MWA

Appendix J

Noise Impact Assessment, prepared by MWA

Appendix K

Relevant searches –

- SmartMap
- Environmental Management Register (EMR) / Contaminated Land Register (CLR)
- State Planning Policy Mapping (SPP) Searches
- Development Assessment Mapping System (DAMS) Searches
- Council Mapping

Appendix L

Comparison Plan, prepared by MNG



2. SUBJECT PREMISES

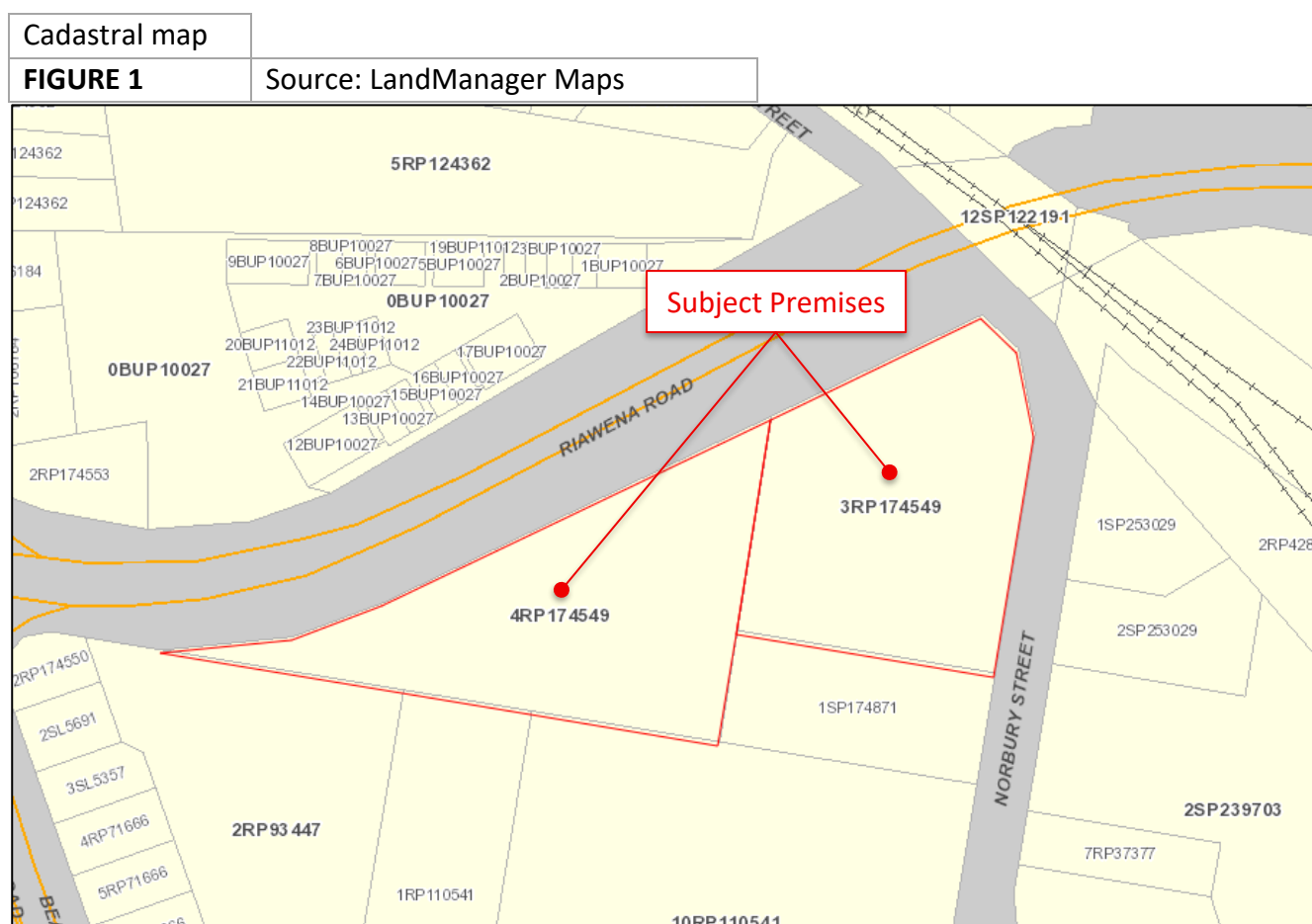
2.1 Characteristics

2.1.1 Location

As shown on **Figure 1** and **Figure 2** below, the premises are located at 68 Norbury Street and 41 Riawena Road, Coopers Plains described as Lot 3 and Lot 4 on RP174549, with a total area of 2.1943 ha.

The premises are situated within the Brisbane City Council local government area. The premises has frontage to Norbury Street to the east, and Riawena Road to the north which is identified as a State-controlled road.

2.1.2 Location plans





Aerial Image	
FIGURE 2	Source: MNG Maps



2.1.3 Land tenure, easements and encumbrances

The premises are tenured as freehold land (Estate in Fee Simple) owned by HANSON CONSTRUCTION MATERIALS PTY LTD A.C.N. 009 679 734, as per the Current Title Searches included as **Appendix B**. The premises are burdened by the registered easements as follows:

- Lot 4 on RP174549 –
 - Easement In Gross (No 602390593) burdening the land to Brisbane City Council over Easement A on RP174549. The proposed change does not impact the easement area, which burdens over the western extent of Lot 4 on RP174549 over Stable Swamp Creek.

2.1.4 Existing land use

Part of the subject premises, described as Lot 3 on RP174549, is currently improved by a Concrete Batching Plant as approved by Council in accordance with Decision Notice A002417207 and A003914423. The western extent of the site, described as Lot 4 on RP174549, is currently improved by ancillary buildings and structures associated with the Concrete Batching Plant and is used for the storage of parts associated with the Concrete Batching Plant.

The premises currently achieves access via two (2) separate driveways for ingress and egress to Norbury St and includes hardstand areas used for manoeuvring, loading/unloading and parking.

2.1.5 Surrounding land use

- North – Riawena Road (State-controlled road);
- East – Industrial land uses and a State-controlled railway corridor;
- South – Industrial land uses; and



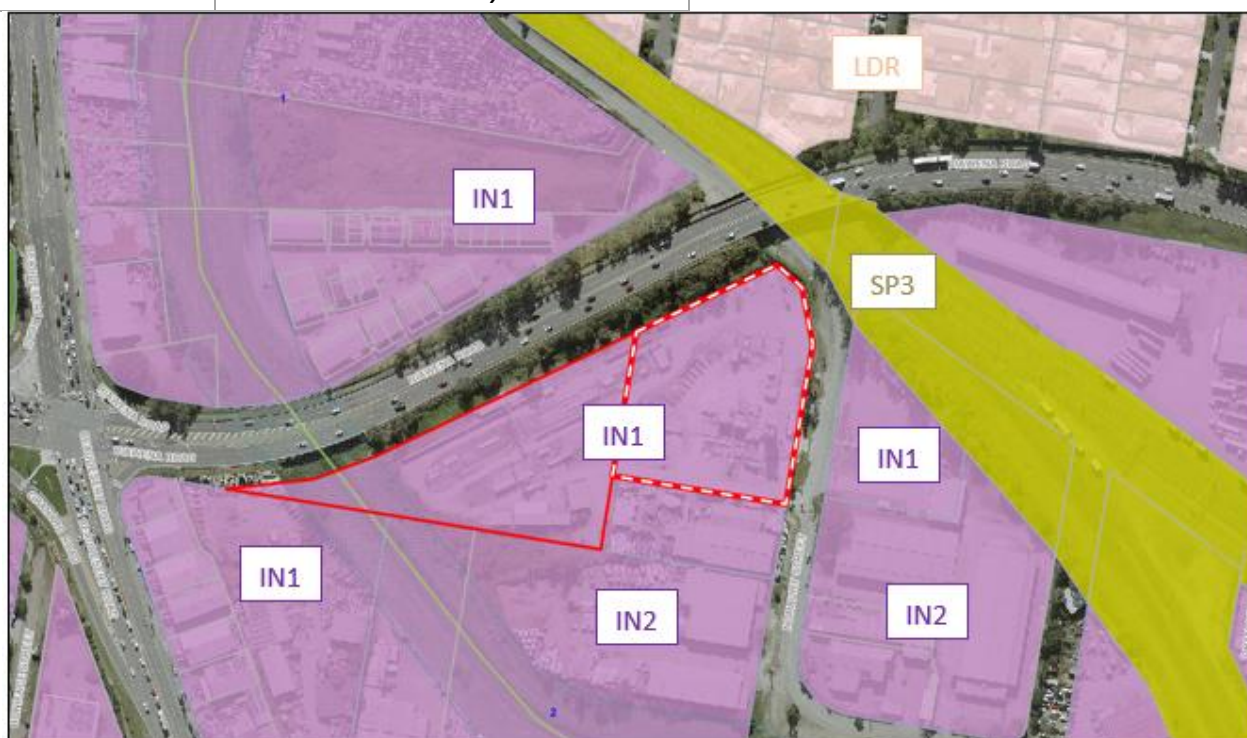
- West – Stable Swamp Creek and Industrial land uses.

2.1.6 Zone map

The premises are identified within the IN1 Industry (General industry A) Zone of the *Brisbane City Plan 2014* (v36) as shown in **Figure 3** below and discussed in detail further in this report.

The surrounding properties to the east, south and west of the premises are zoned as IN1 Industry (General industry A) and IN2 Industry (General industry B). To the northeast of the site is a railway identified as SP3 Special purpose (Transport infrastructure) and a residential area beyond that, identified within the Low Density Residential Zone.

Zone Map	
FIGURE 3	Source: <i>Brisbane City Plan 2014</i>





3. PROPOSAL

3.1 Development type and definition

3.1.1 Description

The proposal seeks a Change Application (Other) to Decision Notice A003914423 for a Development Permit for a Material Change of Use for High Impact Industry (Concrete Batching Plant).

The Industry Thresholds of the Brisbane City Plan 2014 (v36) include a Concrete Batching Plant as an example of a High Impact Industry.

In this instance the proposed change to the existing approval results in the application applying to a new parcel of land being Lot 4 on RP174549. Therefore, the proposed change is considered substantially different development and as such does not meet the definition of a minor change under Schedule 2 of the *Planning Act 2016*. Therefore, the proposed change has been assessed in accordance with the requirements of s 82 of the *Planning Act 2016*. An assessment of the relevant benchmarks to the extent they are applicable to the proposed change has been provided in the Assessment Benchmarks, prepared by MNG (included in **Appendix C**), and the enclosed specialist reports and plans.

3.2 Use and Application History

The existing Concrete Batching Plant has been operated by Hanson Construction Materials Pty Ltd on the subject site for decades. The relevant application history available digitally is summarised as follows:

- **A001938183** – Development Permit for Material Change of Use for Industry (Extension – Admin and Amenities Building) approved on 30 April 2008 for the construction of a new office and amenities building and associated car parking over Lot 4 on RP174549.
- **A002417207** – Development Permit for Material Change of Use (Industry – Schedule 2 (Concrete Batching Plant)) and Environmentally Relevant Activity (ERA 43 – Concrete Batching Plant) approved on 23 September 2010. This application involved the redevelopment of the existing Concrete Batching Plant over Lot 3 on RP174549 to increase the maximum output from 75m³ to 240m³ of concrete per hour.
- **A003914423** – Request to Extend the Relevant Period of A002417207 until 31 July 2016 and Permissible Change to condition 2 in relation to the relevant period and Condition 40 to reflect the updated Concurrence Agency Response, approved on 9 August 2014.
- **A004342883** – Request to Extend the Relevant Period of A003914423 for a further period of two (2) years until 31 July 2018, and request for a permissible change to the conditions in relation to the relevant period. A decision notice for refusal was issued on 14 April 2016.

The subject change application involves an Other Change to Development Permit **A003914423**.

3.3 Pre-lodgement advice

A pre-lodgement meeting was held on 1 July 2026 between Brisbane City Council and the applicant to discuss alterations to the existing Concrete Batching Plant. Subsequent to the meeting, pre-lodgement advice was issued by Council on 8 July 2026 (Council Ref: ASR-16907-R1Q), which has been addressed by this application as detailed in the summary of key matters in Table 1 below.

**TABLE 1** Pre-Lodgement Response

PRE-LODGEEMENT MEETING ITEMS	COMMENT / RESPONSE
1. Application type	
As part of any future Change Application the following information would be required: - Systematically identify all proposed changes to the approval, including conditions, plans, reports and other approved documents; - Provide a side-by-side comparison of the approved development and areas of all proposed changes on the same page for assessment; - Provide all necessary information required for Council to assess the proposed changes compliance including requirements of Brisbane City Plan 2014; - Ensure all required plans (site, floor elevations, sections and perspectives) and reports are amended to reflect the proposed changes and submitted for assessment; - Owner's consent under the requirements of the <i>Planning Act 2016</i>. If there are any changes in impervious area, they will also need to be clearly calculated and submitted for the purposes of Infrastructure charges.	The proposed changes are detailed by the Proposal Plans, prepared by Heidelberg Materials (included in Appendix D) and the existing approved plans within the Copy of Decision Notice Approval Package for A003914423 (included in Appendix E). Furthermore, the proposed changes are identified in section 3.4 of this report and highlighted by the Comparison Plan, prepared by MNG (included in Appendix L).
2. Air Quality and Noise	
<i>An Air quality and Noise report are likely necessary to demonstrate that the development can comply with the relevant outcomes in the current City Plan's Industry Code and in accordance with the Air quality planning scheme policy and Concrete batching plants planning scheme policy.</i>	Please find attached Air Quality Assessment, prepared by MWA (included in Appendix I), and Noise Impact Assessment, prepared by MWA (included in Appendix J).
3. Stormwater Quality	
A future application is to confirm whether the current Stormwater Quality conditions (Conditions 21 to 24) remain relevant or whether an updated Stormwater Quality Management Plan is required because of the proposed changes. The Stormwater Quality Management Plan is to address AO9.3 of the	Please refer to the Stormwater Management Plan, prepared by SLR Consultants (included in Appendix G). The Stormwater Management Plan addresses AO9.3 of the Industry Code and is prepared in accordance with the Concrete Batching Plant planning scheme policy.



Industry Code and prepared in accordance with the Concrete batching plant planning scheme policy. Council were advised there was no fuel storage on site. A mobile tank comes in once every 3 days. The Front-end loader refuelling area needs to be addressed in the report – address requirements to prevent contamination. Where there is fuel storage, handling, dispensing or delivery onsite (e.g. for fuel for the machineries, equipment or trucks), address AO9.4, AO10, AO11 (or PO9 to 11) of the Industry Code provide the maximum amount of fuel storage onsite, if applicable.	
4. Acid Sulfate Soils	
<i>The site is located within the Potential and Actual Acid Sulfate Soils Overlay. Demonstrate that the development is not affected by, or will not disturb, actual or potential acid sulfate soils.</i> <i>Submit information on whether the development includes soil disturbance at or below 5m AHD and involving i) excavating or removing equal to or greater than 100m³ of soil; or ii) soil disturbance (including filling) greater than 500m³; or iii) filling equal to or greater than 0.5m average depth.</i> <i>Where the above soil disturbance is involved, provide an Acid Sulfate Soils (ASS) Investigation Report and Management Plan prepared by an appropriately qualified and experienced person, and prepared in accordance with relevant policies/guidance materials and technical guidelines/manuals. This can also be conditioned.</i>	The proposed development does not involve soil disturbance below 5m AHD.
5. Fuel Burning	
<i>As discussed in the prelodgement meeting, there will be no fuel burning onsite.</i> <i>If fuel burning (e.g. backup power generator, fire booster pumps, etc.) is involved, provide information including maximum fuel burning capacity in MW; potential hours of use, type</i>	No fuel burning is proposed onsite.



<i>and quantity of fuel stored, air quality controls and type of engine. (In some circumstances an Air Quality Report, Acoustic Report, Fuel Storage and Spill Delivery Assessment may be required demonstrating compliance with PO1, PO2 and PO9 to 11 of the Industry Code).</i>	
6. Hazardous Goods – Flood Prone Area	
<i>The site is located in the Flood Overlay. Demonstrate that an adequate level of flood immunity for the protection of hazardous goods and processes can be provided. Submit further information demonstrating that the proposed use can comply with the storage and handling provisions as prescribed in AO16/PO16 of the Flood Overlay Code. This can be demonstrated by the submission of a Chemical Hazards Flood Risk Report in accordance with PO16 of the Code and the Management of Hazardous Chemicals in Flood Prone Areas Planning Scheme Policy.</i> <i>Provide the list and maximum quantities of dangerous goods that will be stored on-site. If the quantities exceed AO3 of the Industry Code, a PHA report will be required to address PO3 of the Code.</i>	The proposed development does not involve the storage of hazardous goods or dangerous goods.
7. Flood Overlay	
<i>Most of the existing premises are mapped by the Brisbane River flood planning area and Creek/waterway flood planning area of the Flood overlay. The 1% AEP from Stable Swamp Creek flood level is 8.6mAHD. The 1% AEP Brisbane River flood level is 9.7mAHD, and the Brisbane River DFL is 8.0mAHD.</i> <i>A supporting Flood Risk Management Plan must demonstrate that appropriate flood mitigation measures are implemented to address residual flood hazard risks to the existing Batching Plant operations. Where possible, the relocated buildings and structures should achieve the prescribed minimum flood immunity standard. Confirm what class the building structures are for flood immunity.</i>	A Flood Emergency Management Plan is included within the Stormwater Management Plan, prepared by SLR Consultants (included in Appendix G).
8. Transport, Access, Parking and Servicing	



The proposal involves the relocation of existing buildings and structures within the existing Concrete Batching Plant. It is noted that the proposed redevelopment will include 22 permanent staff based on-site and that it is stated that throughput will not increase the site from what has previously been approved.

A minor traffic report, endorsed by an RPEQ, is required to demonstrate that the proposal complies with the TAPS PSP. Any performance solutions proposed for consideration need to be detailed as part of an RPEQ signed traffic report.

Please find attached the Traffic Impact Statement, prepared by SLR Consultants (included in **Appendix F**).

3.4 Details of proposed changes

Plans

As shown on the Proposal Plans prepared by Heidelberg Materials included as **Appendix C**, the proposal seeks to change the layout of the existing Concrete Batching Plant including relocation of existing buildings, structures and facilities, and adjustments to the existing access arrangements to ensure a safer and more efficient working operation. Specifically, the proposed development will involve the following works:

- Installation/reconfiguration of storage bays and bins, including:
 - Six (6) 98 m³ bays
 - Two (2) 179 m³ bays
 - Three (3) 150 m³ bays
 - Five (5) 73.7 m³ bins.
- Note: Total combined storage capacity = 2,467 tonnes
- Relocation of entry and exit driveway crossovers.
- Relocation of existing office and amenities block.
- Demolition and replacement of two (2) workshop sheds in new location.
- Relocation of existing plant amenities and office building.
- Relocation of existing control room.
- Creation of one (1) new easement for pad mounted transformer (5m x 5m).
- Relocation and reconfiguration of existing car park, comprising:
 - Twenty-seven (27) car parking spaces inclusive of one (1) Person with Disability (PWD) car parking space.
- Two (2) stormwater storage pits.
- Installation of truck washdown station (concrete washbay – providing for the ability to collect/recycle water from the washbay), including:
 - Four (4) washout pits
 - Gross solids wedge pit
 - Stirrer pit.

There are no changes proposed to the existing operational parameters approved in accordance with Decision Notice A003914423:

- Hours of operation – 24 hours a day, 7 days a week



- Production throughput – Up to 240m³/hour
- Permanent staff based at site – Twenty-two (22)
- Average Vehicle movements per day – 405 trips per day, 45 trips in the AM peak and 13 trips in the PM peak.

Conditions

The following changes are required to the development approval conditions:

- Update to reflect the updated Proposal Plans
- Update to reflect the updated specialist reports
- Update the development statistics for a condition relating to Access, Grades, Manoeuvring, Carparks, Signs (currently condition 28)
- Remove Condition 36 in relation to Environmentally Relevant Activity (ERA) Registration, as the existing use and proposed change no longer triggers an ERA
- Remove Condition 48 in relation to ERA, as the existing use and proposed change no longer triggers an ERA.

A Landscape Concept Plan has not been submitted with this proposal, however the landscaping on the extremities of the site will remain generally in accordance with the approved landscaping.

3.5 Stormwater and flooding

A Stormwater Management Plan has been prepared by SLR Consultants and is provided in **Appendix G**. The Stormwater Management Plan addresses the applicable sections of the Brisbane City Plan 2014 in relation to stormwater quantity, stormwater quality and flooding. Furthermore, in response to Council's pre-lodgement meeting advice, the Stormwater Management Plan addresses AO9.3 of the Industry Code and is prepared in accordance with the Concrete Batching Plant planning scheme policy. It has been determined by the Stormwater Management Plan that the existing Flood Emergency Management Plan is adequate for the proposed amended site layout, and concludes that *'the proposed development is not expected to result in any material increase in stormwater quantity, stormwater quality or flooding impacts compared with the approved development. The proposal maintains the existing lawful points of discharge, achieves the applicable stormwater quality objectives, reduces peak discharge rates and incorporates appropriate operational and environmental management controls. Accordingly, the proposed development is considered capable of being appropriately managed through the stormwater management measures and operational procedures outlined in this Stormwater Management Plan and is consistent with the intent of the approved development and relevant statutory requirements'*.

3.6 Traffic, access and parking

A Traffic Impact Statement has been prepared by SLR Consultants and is included in **Appendix F**. The Traffic Impact Statement addresses the Transport, Access, Parking and Servicing (TAPS) Code of the Brisbane City Plan 2014 and concludes that proposed car parking, servicing and access arrangement satisfy the relevant TAPS code assessment benchmarks and AS2890 criteria. The analysis also concludes that *'the changed development will not significantly impact on traffic flows, or the operation or safety of the external transport networks, compared to the Approved Development'* and that *'the traffic and transport aspects of the proposed development have been assessed against the requirements of the TAPS code and SDAP codes and are considered to satisfy all of the relevant assessment benchmarks'*.

3.7 Air Quality

An Air Quality Assessment has been prepared by MWA Environmental and is provided in **Appendix I**. The Air Quality Assessment addresses the relevant requirements of the *Brisbane City Plan 2014* in relation to air quality



criteria and includes detailed modelling on air quality dispersion from the proposed redevelopment of the Concrete Batching Plant.

Recommendations have been made within the report regarding control measures for minimising dust emissions. The report determined that “... *the proposed amended plant design, incorporating the proposed dust control measures will satisfy the air quality (planning) criteria specified in PO1 of the CityPlan 2014 Industry Code at all surrounding sensitive zone boundaries*”. As such, it is considered that any potential air quality impacts can be sufficiently mitigated to comply with the relevant criteria.

3.8 Noise

A Noise Impact Assessment has been prepared by MWA Environmental and is provided in **Appendix J**. The Noise Impact Assessment addresses the relevant requirements of the *Brisbane City Plan 2014* in relation to noise criteria and includes ambient noise monitoring and detailed noise propagation modelling from the proposed redevelopment of the Concrete Batching Plant.

Recommendations have been made within the report regarding noise control measures for reducing potential noise impacts on surrounding sensitive uses. The report determined that “... *modelling of the amended plant design, demonstrate that overall noise levels will satisfy the noise criteria specified in PO2 of the CityPlan 2014 Industry Code at surrounding sensitive zones*”. As such, it is considered that the potential impact of noise emissions can be sufficiently mitigated to comply with the relevant criteria.

3.9 Engineering Services

As detailed by the Engineering Services Report, prepared by SLR Consultants (included in **Appendix H**), the proposed development will be connected to all appropriate urban services and infrastructure networks, including the reticulated water supply network, reticulated sewerage network, stormwater management, telecommunication services and an electricity supply, in accordance with the relevant standards.



4. DEVELOPMENT ASSESSMENT

4.1 Category of assessment

In accordance with s 82 of the *Planning Act 2016*, assessing and deciding a change application, other than for a minor change to a development approval, is to be assessed against the relevant provisions as if –

- a. The responsible entity were the assessment manager; and*
- b. The change application were the original development application, with the changes included, but was made when the change application was made.*

In accordance with the categories of assessment table 5.5.26 for the IN1 Industry (General industry A) Zone of the *Brisbane City Plan 2014* the proposed development is subject to **Impact Assessment**, as prescribed in s 45(5) of the *Planning Act 2016* and s 31(1) of the *Planning Regulation 2017*, and therefore requires public notification (15 business day notification period). It is noted the Council Overlays do not change the category of assessment in this instance.

The following sections of this planning report include an assessment of the proposed development against the relevant components of the Brisbane City Council planning documents (including the *Brisbane City Plan 2014*), and the other assessment benchmarks identified above.

4.2 Matters established in the Planning Regulation

The following are the key considerations under schedule 10 of the *Planning Regulation 2017*, as relevant to the application. It is noted that the proposal does not constitute *prohibited development* under the regulation.

4.2.1 Referral

Based on a review of schedule 10 of the *Planning Regulation 2017* (detailed in next section), the application triggers referral to the Referral Agencies detailed in **Table 2** below, which will be carried out in accordance with the *Development Assessment Rules*:

TABLE 2		Referral details	
TRIGGER	MATTER	ASSESSMENT BENCHMARK	REFERRAL AGENCY & TYPE
<i>Sch. 10, part 9, div. 4, sub. 2, table 4, item 1</i>	<i>Material change of use of premises near a State transport corridor or that is a future State transport corridor</i>	State Code 1: Development in a state-controlled road environment	Department of State Development, Infrastructure & Planning as a Concurrence Agency
<i>Sch. 10, part 9, div. 4, sub. 2, table 4, item 1</i>	<i>Material change of use of premises near a State transport corridor or that is a future State transport corridor</i>	State Code 2: Development in a railway environment	Department of State Development, Infrastructure & Planning as a Concurrence Agency
<i>Sch. 10, part 9, div. 4, sub. 1, table 1, item 1</i>	<i>Aspect of development stated in schedule 20</i>	State code 6: Protection of state transport networks	Department of State Development, Infrastructure & Planning as a Concurrence Agency



Based on the referral matters and assessment benchmarks identified above, the proposal has been assessed against the applicable state codes of the *State Development Assessment Provisions* (version 3.6) within the following enclosed reports:

- Traffic Impact Statement, prepared by SLR Consultants (included in **Appendix F**);
- Stormwater Management Plan, prepared by SLR Consultants (included in **Appendix G**); and
- Engineering Services Report, prepared by SLR Consultants (included in **Appendix H**).

4.2.2 Development assessment under Schedule 10 of the Planning Regulation

Based on the State Government searches included as **Appendix K**, the following is a statement in relation to the matters prescribed under schedule 10 of the *Planning Regulation 2017*:

TABLE 3		Assessment under the <i>Planning Regulation 2017</i>
PART	ASPECT	COMMENT / ASSESSMENT
Sch. 10, part 1	Airport land	Not applicable, the premises do not include airport land.
Sch. 10, part 2	Battery storage facilities	Not applicable, the proposal does not include battery storage facilities.
Sch. 10, part 2A	Caboolture West interim structure plan	Not applicable, the premises is not mapped within the Caboolture West Interim structure plan area.
Sch. 10, part 3	Clearing native vegetation	Not applicable, the premises is an existing developed site and does not contain native vegetation.
Sch. 10, part 4	Contaminated land	Not applicable, the premises are not included on the Contaminated Land Register or the Environmental Management Register (Appendix K) and are not identified as an <i>area of substantial unexploded ordnance potential</i> (UXO) on the State Government mapping.
Sch. 10, part 5	Environmentally relevant activities (ERA)	Not applicable, the proposal does not include an ERA prescribed under schedule 2 of the <i>Environmental Protection Regulation 2019</i> .
Sch. 10, part 6	Fisheries	Not applicable, the proposal does not include aquaculture activities.
Sch. 10, part 7	Hazardous chemical facilities	Not applicable, the proposal does not include a hazardous chemical facility.
Sch. 10, part 8	Heritage places	Not applicable, the premises are not identified as a local heritage place (based on Council's planning scheme) or a Queensland heritage place on the State Government database.
Sch. 10, part 9	Infrastructure-related referrals	Applicable, the premises are located within 25m of an existing State-controlled road (Riawena Road) and railway corridor. The proposed development exceeds the threshold for a material change of use



PART	ASPECT	COMMENT / ASSESSMENT
		(high impact industry) prescribed in schedule 20, being an annual throughput of 10,000t per annum. It is noted that: - the premises are not identified as designated premises; - the premises are not subject to an electricity easement or near a substation; and - the premises are not subject to a pipeline easement.
Sch. 10, part 10	Koala habitat in SEQ region	Not applicable, the premises are mapped outside the Koala Priority Area and on the State Government mapping and are not mapped as containing koala habitat area. Accordingly, an assessment of the assessment benchmarks prescribed under Schedule 11 of the <i>Planning Regulation 2017</i> is not required in this instance.
Sch. 10, part 11	Noise sensitive place on noise attenuation land	Not applicable, the premises are not identified as <i>noise attenuation land</i> on the State Government mapping.
Sch. 10, part 12	Operational work for reconfiguring a lot	Not applicable, the application does not include an Operational Work component.
Sch. 10, part 13	Ports	Not applicable, given- - the premises are not located on Brisbane core port land; - the premises are not land within the Port of Brisbane's limits or other ports; - the premises are not a priority port master planned area; and - the premises are not strategic port land.
Sch. 10, part 14	Reconfiguring a lot under <i>Land Title Act</i>	Not applicable, the application does not include a Reconfiguring a lot component.
Sch. 10, part 15	SEQ development area and SEQ major enterprise and industrial areas	Not applicable, the premises are located within the SEQ major enterprise and industrial area, however, do not constitute prohibited development.
Sch. 10, part 16	SEQ regional landscape and rural production area and SEQ rural living area	Not applicable, the premises are not located within the SEQ <i>Regional landscape and rural production area</i> or the <i>Rural living area</i> on the State Government mapping (Appendix K).



PART	ASPECT	COMMENT / ASSESSMENT
Sch. 10, part 16AA	Solar farms	Not applicable, the proposal does not include a solar farm.
Sch. 10, part 16A	Southport Spit	Not applicable, the proposed development is not located within the Southport Spit area.
Sch. 10, part 16B	SEQ northern inter-urban break	Not applicable, the proposed development is not located within the SEQ northern inter-urban break.
Sch. 10, part 17	Tidal works or work in a coastal management district	Not applicable, the proposed development does not involve tidal works and the premises are not located within the coastal management district on the State Government mapping.
Sch. 10, part 18	Urban design	Not applicable, the proposal does not exceed the development thresholds.
Sch. 10, part 19	Water-related development	Not applicable, the proposal does not include an Operational Work component that involves taking or interfering with water.
Sch. 10, part 20	Wetland protection area	Not applicable, the premises are not identified as a <i>wetland protection area</i> on the State Government mapping.
Sch. 10, part 21	Wind farms	Not applicable, the proposal does not include a wind farm.

4.3 State planning policy

4.3.1 State interest mapping

As shown on the State Government mapping included as **Appendix K**, the premises are identified as containing the following State overlays:

- Natural hazards, risk and resilience:
 - Flood hazard area – Local government flood mapping area.
- Transport infrastructure
 - State-controlled road.
- Strategic airports and aviation facilities
 - Obstacle limitation surface area
 - Light restriction zone
 - Lighting area buffer 6km
 - Wildlife hazard buffer zone.

4.3.2 State interest policies

Pursuant to s 2.1 of the *Brisbane City Plan 2014*, the above State interests in the *State Planning Policy (July 2017)* are appropriately integrated into the planning scheme.

Having regard for the above, it is considered that the proposed development is consistent with the applicable provisions of the *State Planning Policy (July 2017)*, and therefore further assessment is not required in this instance.



4.4 Regional plan

The premises are identified within the Urban Footprint of the *SEQ Regional Plan 2023* ('*ShapingSEQ*'). The stated intent for the Urban Footprint is to *accommodate a full range of urban uses with priority given to accommodate urban growth*.

The proposal seeks a change (other) to an existing approved development permit for a Material Change of Use for a High Impact Industry (Concrete Batching Plant). All proposed uses are of an urban nature. Therefore, it is considered that the proposal is in keeping with the intent of the regional plan and further assessment is not required in this instance.

4.5 Temporary local planning instruments

It is noted that the Brisbane City Council currently has adopted the following Temporary Local Planning Instruments (TLPIs):

- *Queensland Government TLPI 01/25* – Colmslie Road Industry Precinct
- *Queensland Government TLPI 02/25* – Kurilpa Sustainable Growth Precinct.

Both TLPIs are location specific and are not applicable to the premises. Therefore, it is considered that further assessment is not required in this instance.

4.6 Brisbane City Plan 2014 - Assessment

The planning scheme relevant to the application is the *Brisbane City Plan 2014* (Version 36.00/2026), with the key aspects detailed below:

4.6.1 Strategic framework

The proposal requires assessment against the assessment benchmarks of the Strategic Framework as detailed in the Industry zone code:

- *Theme 1: Brisbane's globally competitive economy, Element 1.1 – Brisbane as a centre for global business, Element 1.2 – Brisbane's industrial economy, and Element 1.3 – Brisbane's population-serving economy.*
- *Theme 5: Brisbane's CityShape, Element 5.2 – Brisbane's Major Industry Areas and Element 5.9 – Brisbane's Strategic Inner City Industrial Areas.*

In regard to Theme 1, the ongoing operation of the Concrete batching plant on the subject premise forms part of Brisbane's industrial economy, supports Brisbane's construction, infrastructure and development pipeline and contributes in this way to Brisbane's economic growth and success in the globally competitive economy. In regard to Theme 5, the ongoing operation of the Concrete Batching Plant on the subject premise maintains this important industrial activity within a designated industrial area, close to key transport routes and areas of development activity and demand to support housing delivery, infrastructure development including for the 2032 Olympic and Paralympic Games. Furthermore, it has been demonstrated by the supporting specialist reports enclosed with this application, that the proposed development provides an appropriate outcome in relation to stormwater quantity and quality, flooding, engineering services, traffic, air quality and noise in accordance with the relevant assessment benchmarks of the *Brisbane City Plan 2014* (v36). No changes are proposed to the operational functionality of the development and will not result in any further material intensification of the use.



The ongoing development with layout adjustments will remain consistent with and further the intent of the Strategic Framework.

4.6.2 Zone / precinct

The premises are identified within the Industry zone, the purpose of which, is to provide for:

- *a variety of industry activities; and*
- *other uses and activities that:*
 - *support industry activities; and*
 - *do not compromise the future use of premises for industry activities.*

The premises is further identified within the General industry A precinct, which is intended to provide development which:

- *provides for low impact industry, service industry and warehouse uses throughout the General industry A zone precinct;*
- *includes a broad range of industry that is compatible with adjacent residential areas.*

The changes involve adjustments to the layout of an existing Concrete Batching Plant that was originally constructed in the 1980's. Given the long-standing history of the existing development and its established use rights, the surrounding industrial land uses and major transport infrastructure, as well as the review and support of relevant specialist reports (stormwater quantity and quality, flooding, engineering services, traffic, air quality and noise) it is considered to be a compatible land use within the context of the surrounding area and is consistent with the purpose of the Industry zone. An assessment has been undertaken in **Table 5** below against the relevant outcomes of the zone code

TABLE 5 6.2.5.2 Industry zone code	
Industry zone code	Comment / Assessment
3. Zone role overall outcomes are:	
(a) Development in the zone supports the implementation of the policy direction set in the Strategic framework, in particular: i. Theme 1: Brisbane's globally competitive economy, Element 1.2 — Brisbane's industrial economy and Element 1.3 — Brisbane's population-serving economy; ii. Theme 5: Brisbane's CityShape, Element 5.2 — Brisbane's Major Industry Areas and Element 5.9—Brisbane's Strategic Inner City Industrial Areas.	Complies The development is generally consistent with and supports the implementation of the policy direction set in the subject sections of the strategic framework.
4. Development location and uses overall outcomes are:	
(a) Development facilitates and maintains the long-term viability of industrial uses by encouraging a broad range of industry that is compatible with adjacent residential areas.	Complies The proposed layout adjustments of the Concrete Batching Plant will incorporate various design measures that are not provided by the existing facility which seek to mitigate and minimise amenity impacts on residential areas located beyond the adjacent major road and rail infrastructure, particularly in



	relation to air and noise. Please refer to the Air Quality Assessment and Noise Impact reports included in Appendix I and Appendix J , respectively.
(b) Development provides for industrial uses appropriate to the zone precinct.	Complies The existing Concrete Batching Plant was constructed in the 1980's, which pre-dates the current zone precinct applicable over the premises imposed by the <i>Brisbane City Plan 2014</i>. Given that the proposal is for adjustments to the layout of an existing use and does not involve any further intensification, it is considered compatible with the overall purpose of the Industry zone code.
(c) Development avoids or minimises noise and air emissions to meet noise and air quality criteria at sensitive zones.	Complies An Air Quality Assessment and Noise Impact Assessment are included in Appendix I and Appendix J, respectively. As demonstrated, the use and proposed layout changes complies with the relevant criteria for air and noise impacts subject to the implementation of the recommendations provided by the reports.
(d) Development for an industrial use meets the requirements for separation from sensitive uses to minimise the likelihood of environmental harm or environmental nuisance.	Alternative solution The existing Concrete Batching Plant was constructed in the 1980's and was approved under the historical planning scheme current at the time. As mentioned above, an Air Quality Assessment and Noise Impact Assessment are included in Appendix I and Appendix J, respectively. The reports have addressed any potential amenity impacts on nearby sensitive uses and determined that, with the implementation of the design measures recommended in the respective reports, the development can comply with the relevant criteria and prescribed thresholds for air and noise impacts.
(e) Development protects the viability of existing and future industry by excluding incompatible development.	Complies The proposal involves the ongoing use and layout changes of the existing Concrete Batching Plant and does not include incompatible development.
(f) Development for a stand-alone office is not accommodated.	Not Applicable Proposal does not involve a stand-alone office.
(g) Development that is an ancillary part of an industrial use on the same site, such as an administrative area that directly supports the industrial use, may be accommodated.	Complies Proposal involves existing ancillary administration and workshop buildings which will be retained and relocated as part of the development.



(h) Development for a food and drink outlet or shop ...:	Not Applicable Proposal does not involve a food and drink outlet or shop.
(i) Development for an industrial use is located, designed and managed to maintain safety to people, avoid significant adverse effects on the natural environment and minimise impacts on non-industrial land.	Complies The proposal is for layout changes of an existing Concrete Batching Plant and does not involve any further intensification of the use. An Air Quality Assessment included in Appendix I and a Noise Impact Assessment included in Appendix J have been provided to ascertain and address any impacts on surrounding non-industrial land. A Stormwater Management Plan is also included in Appendix G which addresses stormwater quantity and quality management and flooding for the ongoing operation of the use.
(j) Development in a flood-prone area is limited to uses that are compatible with minimising potential off-site impacts during and after a flood event.	Complies A Flood Emergency Management Plan has been prepared by SLR Consulting and is included within the Stormwater Management Plan included in Appendix G which addresses how the development achieves flood resilience.
5. Development form overall outcomes are:	
(a) Development is of a built form, mass and setback that contribute to a high standard of amenity.	Complies The overall built form and scale of the existing Concrete Batching Plant will be maintained as required for the proper functioning of the development.
(b) Development responds to land constraints, mitigates any adverse impacts on environmental values and addresses other specific characteristics, as identified by overlays affecting the site or in codes applicable to the development.	Complies The proposal is supported by several technical reports in relation to the identified environmental, amenity and operational impacts, which are included in the appendices of this report. Refer to Appendix C for responses to the applicable codes.
6. General industry A zone precinct overall outcomes are:	
(a) Development provides for low impact industry, service industry and warehouse uses throughout the General industry A zone precinct.	Complies The existing Concrete Batching Plant was constructed in the 1980's, which pre-dates the current zone precinct applicable over the premises imposed by the <i>Brisbane City Plan 2014</i>. Given that the proposal is for layout changes to an existing use, does not involve any further intensification, is surrounded by industrial land uses and major transport infrastructure, and is supported by the assessment and support of relevant specialist reports (stormwater quantity and quality, flooding, engineering services, traffic, air quality and noise) it



	is considered compatible with the overall purpose of the Industry zone code.
(b) Development includes a broad range of industry that is compatible with adjacent residential areas.	Complies The proposed layout change to the existing Concrete Batching Plant will incorporate various design measures that are not provided by the facility currently which seek to mitigate and minimise amenity impacts on adjacent residential areas, particularly in relation to air and noise. Please refer to the Air Quality Assessment and Noise Impact reports included in Appendix I and Appendix J , respectively.
(c) Development for a medium impact industry use ...:	Not Applicable Proposal does not involve a medium impact industry use.
(d) Development for an educational establishment for trade or industry related training, where not involving overnight accommodation on premises, may be accommodated.	Not Applicable Proposal does not involve an educational establishment.

4.6.3 Neighbourhood plan

The premises are identified within the Acacia Ridge-Archerfield neighbourhood plan but are not located within a precinct. In this instance, the proposed development will provide industrial and transport employment opportunities. The proposed development involves layout changes to an existing Concrete Batching Plant and is of a height, scale and form which is consistent with the amenity and character, community expectations, and infrastructure assumptions intended for the relevant precinct, sub-precinct or site. Therefore, the proposed development is consistent with the relevant overall outcomes of the Acacia Ridge-Archerfield Neighbourhood Plan Code, being overall outcome 3a and 3k.

4.6.4 Overlays

The following Council overlays are mapped over the premises:

- Airport Environs Overlay
- Biodiversity Areas Overlay
- Community Purposes Network Overlay
- Critical Infrastructure and Movement Network Overlay
- Flood Overlay
- Industrial Amenity Overlay
- Potential and Actual Acid Sulfate Soils Overlay
- Road Hierarchy Overlay
- Streetscape Hierarchy Overlay
- Transport Air Quality Corridor Overlay
- Transport Noise Corridor Overlay
- Waterway Corridors Overlay.

The proposed development has been appropriately designed to accommodate and address the constraints of the premises, as identified on Council's Overlays, and discussed in the codes below.



4.6.5 Assessment benchmarks

Based on the zone and overlays identified above and the corresponding category of assessment tables in the planning scheme, the following assessment benchmarks are identified as applicable to the proposal, with the assessment undertaken by the respective consultants as detailed below:

- Strategic framework
- Industry zone code
- Industry code
- Filling and Excavation Code
- Infrastructure design code
- Landscape work code
- Outdoor lighting code
- Stormwater code
- Transport, access, parking and servicing code
- Wastewater code
- Community Purposes Network Overlay code
 - The subject site is not identified on the LGIP as an existing or planned park or community facility. Therefore, further assessment of the Community Purposes Network Overlay code is not required in this instance
- Critical Infrastructure and Movement Network Overlay code
- Flood overlay code
- Road hierarchy overlay code
- Streetscape hierarchy overlay code
- Transport Air Quality Corridor Overlay code
 - The proposed development is setback at least 20m from the kerb. Therefore, the proposed change complies with AO3 of the Transport Air Quality Corridor Overlay code and further assessment of the Transport Air Quality Corridor Overlay code is not required in this instance.

Based on our review, the following prescribed codes are considered **not applicable** to the proposed development:

- **Acacia Ridge-Archerfield neighbourhood plan code** – There are no assessment benchmarks applicable to the proposed development.
- **Park planning and design code** – The proposal does not involve or necessitate the provision of a park.
- **Airport environs overlay code** – The applicable OLS/PANS-OPS is prescribed by the *Archerfield Airport Master Plan 2023-43*. The proposed development does not encroach into the OLS/PANS-OPS.
- **Biodiversity areas overlay code** – The proposed development is not located within the mapped biodiversity areas overlay.
- **Industrial amenity overlay code** – The proposed use is not identified as assessable development in the industrial amenity investigation area sub-category.
- **Potential and actual acid sulfate soils overlay code** – The proposal does not involve filling or excavation below 5m AHD.
- **Transport noise corridor overlay code** – The proposed development does not involve a sensitive use.
- **Waterway corridors overlay code** – The proposed development is not located within the mapped waterway corridors overlay.

An assessment of the applicable codes has been undertaken by MNG, provided in **Appendix B** and by the following enclosed specialist reports:

- Traffic Impact Statement, prepared by SLR Consultants (included in **Appendix F**);
- Stormwater Management Plan, prepared by SLR Consultants (included in **Appendix G**); and
- Engineering Services Report, prepared by SLR Consultants (included in **Appendix H**).



4.6.6 Planning scheme policies

It is considered that the Planning Scheme Policies have been appropriately incorporated as part of the assessment of the relevant Codes; therefore, further assessment against these documents is considered unnecessary in this instance.

4.7 Infrastructure charges

As the proposal seeks a Change (Other) to a development approval, it is requested that a revised infrastructure charges notice be issued based on the amended development and the *Brisbane Infrastructure Charges Resolution (No. 15) 2026*.

In accordance with Part 3, Section 16(3)(b) of the *Brisbane Infrastructure Charges Resolution (No. 15) 2025*, demand credits apply to the site based on the previous lawful use on the premises.



5. RECOMMENDATION

MNG have carried out a full assessment of the proposed Change (Other) Application at 68 Norbury Street and 41 Riawena Road, Coopers Plains described as Lot 3 and 4 on RP174549, against the applicable State and Local Government assessment benchmarks and associated legislation for an Impact Assessable application.

It is recommended that the Brisbane City Council approve the proposed change subject to relevant and reasonably required conditions, having regard for the following:

- The premises are appropriately located within the Urban Footprint of the *SEQ Regional Plan 2023*, which supports the proposed development;
- The proposed development does not introduce any changes that would constitute an intensification of the existing use;
- No changes to the existing operation of the use over the premises are proposed;
- No additional access points are proposed to the premises;
- The existing site layout does not require any significant modifications to accommodate the re-arranged access arrangements and vehicle manoeuvring areas;
- The proposed development appropriately addresses stormwater quantity and quality, flooding, engineering services, traffic, air quality and noise as demonstrated by the supporting specialist reports enclosed with this application;
- The development will maintain and provide connections to the appropriate infrastructure networks and services, including the reticulated water supply network, reticulated sewerage network, stormwater management system, wastewater management, telecommunications and electricity supply, in accordance with the relevant standards; and
- The proposed change has been assessed against the relevant assessment benchmarks of the *Brisbane City Plan 2014* (v36.00/2026) and generally complies. Where necessary, suitable alternative solutions have been proposed and justified and provide an appropriate development response to the requirements of the planning scheme and relevant instruments. The proposed development is considered to be consistent with the outcomes envisaged under the planning scheme.

This planning report, together with the accompanying plans, demonstrate that the application should be supported by Council and that the approval of this application is warranted in this instance.



6. APPENDICES



APPENDIX A

DA Forms

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APPENDIX B

Title Documents

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APPENDIX C

Assessment benchmarks
(Brisbane City Plan 2014 (v36))

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APPENDIX D

Proposal Plans

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APPENDIX E

Copy of Approved Plans for Decision Notice A003914423

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APPENDIX F

Traffic Impact Assessment

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APPENDIX G

Stormwater Management Plan

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APPENDIX H

Engineering Services Report

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APPENDIX I

Air Quality Assessment

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APPENDIX J

Noise Impact Assessment

DRAFT



APPENDIX K

Relevant Searches

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APPENDIX L

Comparison Plan

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