



SARA reference: 2404-40203 SRA

Applicant reference: 6182

Council reference: OTH/2024/20

8 July 2024

FPI Queensland Pty Ltd
c/- Gassman Development Perspectives Pty Ltd
mail@gassman.com.au

Attention: Mr Fraser Gasssman

Dear Mr Gassman

SARA advice notice - 10 Homestead Drive, Stapylton

(Advice notice given under section 35 of the Development Assessment Rules)

The State Assessment and Referral Agency (SARA) advises that your development application has not adequately demonstrated compliance with the State Development Assessment Provisions version 3.0 (SDAP).

Subsequent to your response of 1 July 2024 to SARA's information request, SARA has reviewed the information you provided and as per the email sent to you on 8 July 2024 the following issue(s) with the proposed development application have been identified:

Chemical hazardous facility	
1.	Issue: The Consultants Advice Notice prepared by Riskcon Engineering, dated 28th June 2024, reference number RCE-24075 and revision 0 and Preliminary Hazard Analysis prepared by Riskcon Engineering, dated 28/06/2024, document number RCE-24075_Wurth_PHA_FINAL_28Jun24_Rev(1) and revision 1 (updated PHA) submitted in response to SARA's information request includes some aspects that require clarification. This relates to Performance Outcome (PO)5 and PO7 of State code 21: Hazardous chemical facility (State code 21) of the SDAP which relate to off-site impacts for industrial uses on industrial land and storage and handling areas. Action: Provide: 1. Confirmation the total flammable liquid volumetric quantity to be stored is 217kL (217,000L). 2. Confirmation the spillage capacities are as per Table 4.3 of the updated PHA noting that the Consultant's Advice Notice says it is 217kL, but the updated PHA says 245kL. 3. Confirmation the flammable liquid bunker spillage capacity is independent of and additional to

	the underground tanks. 4. Details of how the bunker independent spillage capacity is achieved as this is unclear from the diagrams provided in the Consultant's Advice Notice. This should be shown on drawings showing the wall/bund details including relevant dimensions and relative elevations. 5. Details of how a liquid tight seal is achieved at the walls of the building that form the spillage compounds including details of the floor-to-wall joint sealing and any joints between wall segments. 6. Details of how a liquid tight seal is achieved at the base of the proposed aluminium rollover bunds and how the edges of these are sealed at the wall/doorway. 7. Details of how the spillage capacity was calculated for each area including allowances for construction tolerances that may result in slight differences in floor heights across the warehouse, noting that the 30mm high rollover bunds at the doors provide little tolerance for floor height variations. 8. Confirmation of the fire protection used in the bunker noting that the Consultant's Advice Notice states <i>"Due to the size of the flammable liquid bunker, sprinklers are not required and have been omitted from the design."</i> While the updated PHA section 4.10 says <i>"The sprinkler discharge has been based on the high risk DGs (i.e. aerosols and flammable liquids) which are protected by in-rack sprinklers."</i>
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Please note that unlike an information request, assessment timeframes do not stop when advice is provided by SARA.

How to respond

It is recommended that you address these issues promptly and provide a response to SARA by **15 July 2024**. If you decide not to respond, your application will be assessed and decided based on the information provided to date.

Under the [Development Assessment Rules](#) (DA Rules), the issuing of advice does not stop the assessment timeframes. If you intend to provide additional information, it should be provided in a timely manner to allow sufficient time for the information to be considered. As such, you are strongly encouraged to consider using the 'stop the clock' provisions under s32 of the DA rules, to allow sufficient time for you to consider and respond to SARA's advice; and for SARA to consider any new or changed material provided.

If you wish to utilise the 'stop the clock' provisions, you should give notice to the assessing authority (assessment manager or referral agency) whose current period you wish to stop. This can be done through MyDAS2 or via correspondence.

You are requested to upload your response using the 'manage documents' function in [MyDAS2](#).

If you require further information or have any questions about the above, please contact Amanda Hosken, Principal Planning Officer, on 56443216 or via email SEQSouthPlanning@dsdilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Grace Heatherley

A/Principal Planning Officer, Planning and Development Services (SEQ South)

cc Gold Coast City Council, mail@goldcoast.qld.gov.au

Development details	
Description:	Request for a change application, other than a minor change, to a development approval pursuant to section 82 of the <i>Planning Act 2016</i> , to Development Permit for a Material change of use for Warehouse and Development Permit for Operational work for Change to ground level.
SARA role:	Referral Agency
SARA trigger:	Schedule 10, Part 7, Division 3, Table 1, Item 1 - Material change of use for a hazardous chemical facility (Planning Regulation 2017)
SARA reference:	2404-40203 SRA
Assessment criteria:	SDAP State code 21