



SARA reference: 2205-28684 SRA
 Applicant reference: 6062
 Council reference: MCU/2022/152

20 May 2022

Agrobest Australia Pty Ltd
 c/- Gassman Development Perspectives
 fraser@gassman.com.au

Attention: Mr Fraser Gassman

Dear Mr Gassman

SARA information request - 20 Eastridge Street, Stapylton

(Given under section 12 of the Development Assessment Rules)

This notice has been issued because the State Assessment and Referral Agency (SARA) has identified that information necessary to assess your application against the relevant Performance Outcomes (PO) of State code 22: Environmentally relevant activities (State code 22) of the State Development Assessment Provisions, version 3.0 (SDAP).

Background noise	
1.	Issue: The application material outlines a background noise assessment had been undertaken by Acoustic Works in 2019. However, the report was not provided as part of this application. Details of the report are required to determine its applicability to the proposal and the location of the proposed activity, or the methodology used to collect and analyse the noise data. Action: To demonstrate compliance with section 125 of the <i>Environmental Protection Act 1994</i> (EP Act) and PO1 of State code 22 of the SDAP, please provide the report titled Acoustic Works (2019) Amended Acoustic Report. Proposed Warehouse/Industrial Development 60 Stapylton Jacobs Well Road Stapylton.
Acoustic and air quality assessment	
2.	Issue: There are a number of sensitive receptors, both commercial and residential properties, located within close proximity of the proposed activity. Therefore, an assessment of the likely impact of noise emissions and air emissions from the activity on these sensitive receptors is required. Action: To demonstrate compliance with section 125 of the EP Act, and PO1 and PO2 of State code 22 of the SDAP, please provide:

	(a) An assessment of the likely impact of noise emissions from the activity on the sensitive receptors. The assessment should include an estimation of the likely noise emitted by the proposed activity and the potential impact of this noise on neighbouring sensitive receptors. (b) An assessment of the likely impact of air emissions from the activity on the sensitive receptors. The assessment should include a detailed discussion as to the possible composition of the air emissions considering the materials being kept and handled on the site, details of the exhaust stacks and vents to be established including their location, height, emission rates and the adequacy of each stack and/or vent to ensure dispersion of air emissions, and the potential impact of these air emissions on neighbouring sensitive receptors.
Air filtration system details	
3.	Issue: The application material does not detail how the performance of the units in regard to the potential air emissions of the filtration system and wet scrubbed will be managed or how the collected air emissions particles will be disposed of or recycled. It is noted, the application material states that the wet scrubbed by-products may be recycled, it does not detail any alternative disposal processes if not recycled. The application material provided does not detail the performance of the units in regard to the potential air emissions these systems will be managing or how the collected air emissions particles will be disposed of or recycled. Though the application states that the wet scrubber by-products may be recycled, it does not detail any alternative disposal processes if not recycled. Action: To demonstrate compliance with section 125 of the EP Act and PO2 of State code 22 of the SDAP, please provide further detail regarding the adequacy of the filtration system and the wet scrubber to be used.

How to respond

You have three months to respond to this request and the due date to SARA is 20 August 2022.

You may respond by providing either:

- (a) all of the information requested;
- (b) part of the information requested; or
- (c) a notice that none of the information will be provided.

Further guidance on responding to an information request is provided in section 13 of the [Development Assessment Rules](#) (DA Rules).

It is recommended that you provide all the information requested above. If you decide not to provide all the information requested, your application will be assessed and decided based on the information provided to date.

You are requested to upload your response and complete the relevant tasks in [MyDAS2](#).

As SARA is a referral agency for this application, a copy of this information request will be provided to the assessment manager in accordance with section 12.4 of the DA Rules.

If you require further information or have any questions about the above, please contact Brianna Gosper, Planning Officer, on (07) 5644 3272 or via email SEQSouthPlanning@dsdilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Karley Lawler
Manager, Planning and Development Services (SEQ South)

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

Development details	
Description:	Development Permit for Material Change of Use for Industry and ERA 7 (Chemical Manufacturing)
SARA role:	Referral agency
SARA trigger:	Schedule 10, Part 5, Division 4, Table 2, Item 1 – Non-devolved environmentally relevant activities
SARA reference:	2205-28684 SRA
Assessment criteria:	State code 22 of the SDAP