Sandra Avendano

From: Sandra Avendano
Sent: Monday, 13 November 2006 9:43 AM
To: architects@eb-a.com.au
Subject: Mausland Rd. Lot 600 on SP170062

Dear Eldon,

In response to your enquiries in relation to EPA's latest discussions with Mr. John Grounds, Environmental Management Services, regarding the above site, we advise that EPA recommended the following actions but not limited to:

To amend the Site Management Plan addressing the entire Lot 600, and show metes and bounds of Lot 600 as well as proposed lots 100 and 99. The applicant will be required to notify EPA upon plan endorsement. In addition, the Site Investigation Report must address the entire Lot 600 and make firm recommendations regarding suitability of the entire lot. Also, to make reference to metes and bounds, dividing the area to be managed and the area requiring further investigations.

Please do not hesitance on contacting us if you have further enquiries.

Regards,

Sandra

Sandra Avendano
Senior Environmental Officer
Contaminated Land Unit
Environmental Protection Agency

Ph: (07) 3225 1077
Fax: (07) 3247 3278
E-mail: sandra.avendano@epa.qld.gov.au
http://www.epa.qld.gov.au/environmental_managem...

(*) metes + bounds descrip + plan to be signed (initials) together with SMP (*)

Eldon Bottcher, from Gold Coast Fire Brigade Advised that Marjorie Butterfield from Assets – Emergency Service at Kedron will sign SMP. Oct 30/06

RTI DL RELEASE - EHP

BNE2006/14762

FAX TRANSMITTAL

Eldon Bottcher Architect Pty. Ltd

Postal
P.O. Box 907
Surfers Paradise
QLD 4217
W www.eb-a.com.au
E architects@eb-a.com.au

Office
level 5, 50 Cavill Ave
Surfers Paradise QLD 4217
ABN 61010354604
P 07 55 920082
F 07 55 380374

PROJECT GOLD COAST R.F.B. HQ. LOT 100 TUXEDO COURT
JOB NO
COMPANY E.P.A.
DATE 07.11.06
ATTENTION KIM BYRNE
PAGES 2
FROM ELDON BOTTCHER
FAX No 38473278

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply

KIM: FURTHER TO OUR DISCUSSION OF 30/10/06, I FORWARDED A FAX TO THE DEVELOPER, TOM MANNISH OF RDSE HOME. COPY ENCLOSED.

HE APPEARS TO BE GETTING CONFLICTING ADVICE & WAS WONDERING IF YOU COULD CONFIRM OUR DISCUSSION & THE CONTENTS OF MY FAX IN WRITING.

TRUST THAT THIS IS POSSIBLE & DOES NOT PUT YOU TO TOO MUCH TROUBLE.

Regards

sch4p4(6) Personal information

RECEIVED
7 NOV 2006
EPA SOUTHERN REGION

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P.O. Box 907
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Office
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Surfers Paradise QLD 4217
ABN 61010354604
P 07 55 920082
F 07 55 380374

PROJECT LOT 100 TUXEDO JOB NO

COMPANY ROSE MEDE DATE 30/10/06

ATTENTION TOM PAGES

FROM ELDON FAX No 55741510

☐ Urgent ☐ For Review ☐ Please Comment ☒ Please Reply

TOM : I SPOKE TO KIM BARRY OF E.P.A. THIS MORNING REGARDING THE FARSNIC.
KIM HAS ADVISED ME THAT SHE HAS NO PROBLEMS WITH LOT 100 DUE TO THE TYPE OF DEVELOPMENT GOING ON IT. HER ADVICE IS THAT IT WILL HAVE LOWER REMOVAL COSTS DUE TO Q.F.R.S. OCCUPANCY THAN IF IT WERE TO BE WITHIN THE PARKLAND.
HER ADVICE IN RELATION TO LOT 100 IS THAT THERE ARE "NO ONEROUS REMOVAL REQUIREMENTS".
HER ADVICE WAS THAT THE MAJOR PROBLEM RELATES TO THE ROAD.
I TRUST THAT THIS PROVIDES A BIT MORE CLARITY TO THE SITUATION.

Regards.

sch4p4(6) Personal information

RTI RELEASE - EHP

Sandra Avendano

From: Don LUTTRELL [don@bccurreysurveys.com.au]
Sent: Monday, 30 October 2006 11:09 AM
To: kim.barry@epa.qld.gov.au
Subject: Lot 600, Maudsland Road

Good morning Kim

Following your phone call and also one from Sandra, please find attached the written Metes & Bounds description as a word document and our sketch plan 1832-202 being similar to Fig 1C in Bowlers report.

Should you have any queries, or require further changes please do not hesitate to contact this office.

Regards

Don LUTTRELL don@bccurreysurveys.com.au

BC CURREY (SURVEYS)
Office No.2 Coomera Shopping Centre, Dreamworld Parkway Coomera Qld 4209
Ph: (07) 5573 6488 Fax: (07) 5529 9255

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--
Internal Virus Database is out-of-date.
Checked by AVG Free Edition.
Version: 7.1.408 / Virus Database: 268.13.9/490 - Release Date: 20/10/2006

--
No virus found in this incoming message.
Checked by AVG Free Edition.
Version: 7.1.408 / Virus Database: 268.13.17/505 - Release Date: 27/10/2006

--
No virus found in this outgoing message.
Checked by AVG Free Edition.
Version: 7.1.408 / Virus Database: 268.13.17/505 - Release Date: 27/10/2006

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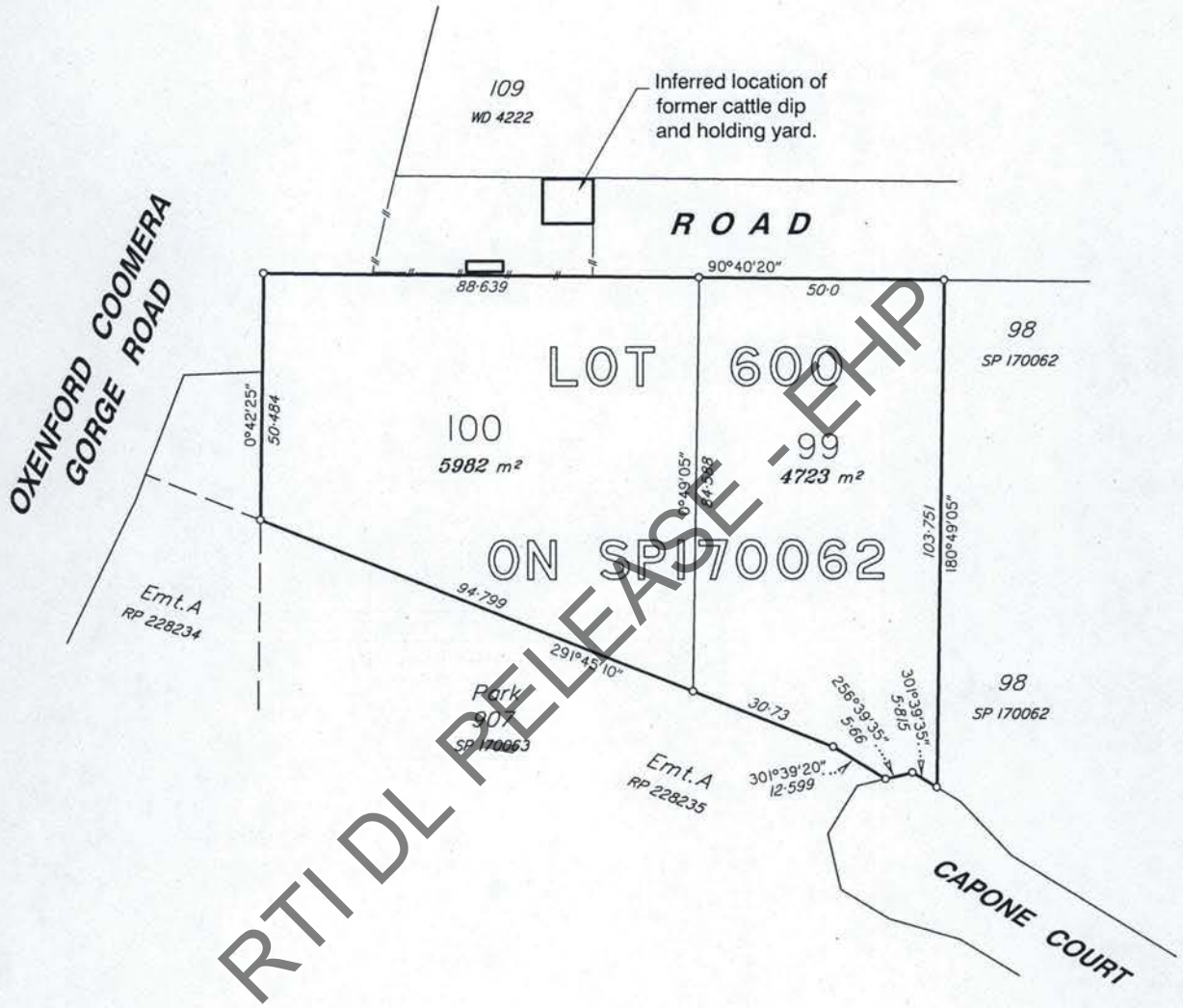

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Scale 1: 1000 – Lengths are in Metres.

10 0 10 20 30 40 50 60 70 80 90 100 110 120 130 140

Client	Level Datum n/a	Azimuth SP174230	DATE	26/10/06
			JOB NO	B1832
Title Plan of Proposed Reconfiguration of Lot 600 on SP170062. (Proposed Lots 99 and 100) Capone Court, Maudsland	Origin n/a	Coord System n/a	COMPUTER	
			SURVEYED	
		Origin n/a	CHECKED	
			QT	
Parish of Barrow County of Ward			Scale 1:1000	

Reference # FIGURE 1

Release

METERS & BOUNDS DESCRIPTION OF LOT 600 ON SP 170062, PARISH OF BARROW COUNTY OF WARD, AND SITUATED IN MAUDSLAND ROAD AND CAPONE COURT, MAUDSLAND.

Commencing at the South West corner of Lot 98 on SP170062, on Capone Court and thence in a westerly direction bounded by lines,

Bearing 301°39'35" for a distance of 5.815m

Bearing 256°39'35" for a distance of 5.66m

Bearing 301°39'20" for a distance of 12.599m

Bearing 291°45'10" for a distance of 125.529m

Bearing 0°42'25" for a distance of 50.484m

Bearing 90°40'20" for a distance of 138.639m

Bearing 180°49'05" for a distance of 103.751m

To the point of commencement and containing an area of 1.071 ha (more or less)

RTI DL RELEASE - EHP

Release

Sandra Avendano

From: Kim Barry [kim.barry@epa.qld.gov.au]
Sent: Friday, 20 October 2006 9:59 AM
To: Sandra Avendano; jagrounds; s6(4)p4(6) Personal information
Subject: rosemede, maudsland site
Follow Up Flag: Follow up
Flag Status: Flagged

John,
I have spoken to Don form BC Currey, The plan for proposed lots 100 and 99 are linked to a 4yr old Development Approval, the SMP must be issued prior to plan endorsement.
I have advised the following course of action:
Don will email me a metes and bounds description of proposed lot 100. I will check if it meets our requirements and pass it to Sandra and you.
The suit stat and smp will be issued on lot 600 (current)
The applicant (under IPA) is required to notify the EPA CLU upon plan endorsement. This will enable CLU to issue an amended SMP reflecting the new parcel description.

Your report must make firm recommendations wrt the suitability of lot whole of 600 and reference the M&B description to divide the parcel into the portion able to be managed and the portion requiring further investigations.

Pl call either Sandra or myself if you have any further questions. I have not spoken to Angela.

Regards,
Kim

Kim Barry
Principal Scientific Advisor
Contaminated Land Unit
Environmental Operations
Environmental Protection Agency
Tel: (07) 3225 1045 Fax: (07) 3247 3278
E-mail: kim.barry@epa.qld.gov.au
http://www.epa.qld.gov.au/environmental_management/land/contaminated_land/

RTI DL RELEASE - EPR

Memorandum

Queensland Government
Environmental Protection Agency
Incorporating the
Queensland Parks and Wildlife Service

Enquiries S. Avendano
Telephone (07) 3224 8244 51077
Your reference
Our reference BNE29253

19 ~~23~~ October 2006

To:

From: Sandra Avendano, Snr. Env. Officer

Subject: Meeting with John Grounds - Mausland Rd.

Meeting held on Thursday 19 October, with the purpose of clarifying Investigation Report approach and recommendations with regards to Lot 600 and proposed lots 100 & 99.

Attendees: John Grounds, Kim Barry, and Sandra Avendano

Main Outcomes as follows:

- Current status of proposed subdivision to be clarified prior amending report.
- Report and SMP to address Lot 600 or Lots 100 and 99 after endorsement.
- An SMP electronic copy to be sent to EPA by J.Grounds directly.
- SMP will need to be agreed by the Fire Brigade.
- A map showing metes and boundaries, including boundary with road reserve and cattle dip needs to be submitted
- K. Barry to talk to Rosemade, explain situation and discuss developments status. She will further contact J.Grounds and explain approach to be taken.
- ✓ J. Grouns to advise Angela Perera to submit Statutory Declaration (i.e. She has not given misleading information).
- ✓ J.Grounds to amend his Statutory Declaration to include Validation Report.
- S.Avendano to check on previous fees payments and decided on reimbursement of $432.50 paid on Sept/06. → Refund.
- ✓ S.Avendano to double check on CoT and request it if necessary.

PT IDL RELEASE - EHP

Queensland Australia

Queensland Australia
Telephone
Facsimile
Website www.epa.qld.gov.au
ABN 87 221 158 786

RTI 13-349 File 5 Page 8 of 9 Release

Sandra Avendano

From: Sandra Avendano [sandra.avendano@epa.qld.gov.au]
Sent: Wednesday, 20 September 2006 4:06 PM
To: jagrounds@ s6(4)(6) Personal information
Subject: SMP Application - Maudsland Rd

Dear Mr. Grounds,

As per our telephonic conversation this afternoon, regarding Lot 600 on SP170062 on Maudsland Rd., file No. BNE8833, we wish to point out the following:

In accordance to the *Environmental Protection Regulation 1998* Schedule 6, Part 3, the fee for consideration of investigation report is $972.00. The EPA has received $432.80.

The report titled *"Further Contamination Investigation Report Proposed Lot 100 and Lot 99 on SP174230 (Currently registered as lot 600 on SP 170062) Maudsland Road, Maudsland"* focuses on proposed Lot 100 on SP174230 and not on the current Lot. In order for the EPA-CLU to be able to assess your application it needs to address and provide recommendations for a current lot. I.e. Once subdivision has been approved, the report needs to be amended to cover Lot 100 only. Or prior subdivision, the report must include complete investigation and recommendation for the entire lot 600, this may include a draft of the proposed subdivision, SMP and remediation.

The Certificate of Titles (CoT) is pending.

The final recommendations must be firm and include the entire lot.

Yours Sincerely,

Sandra

Sandra Avendano
Senior Environmental Officer
Contaminated Land Unit
Environmental Protection Agency

Ph: (07) 3225 1077
Fax: (07) 3247 3278
E-mail: sandra.avendano@epa.qld.gov.au
http://www.epa.qld.gov.au/environmental_management/land/contaminated_land/

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20/09/2006