

Ass doc

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159



**Queensland
Government**

Enquiries to
Telephone
Your reference
Our reference

Miguel Zavaleta
(07) 3225 1080

Appl'n No BCC/9/02(3) Pt 1 File No: BNE13892

Environmental Protection Agency

Incorporating the
Queensland Parks and Wildlife Service

13 July 2005

CTPI 49-Sch4

Pike Mirls McKnoulty Pty Ltd
PO Box 3797
South Brisbane Qld 4101

Integrated Planning Act 1997 - Material Change of Use

Brisbane City Council - Application Number: DRS/USE/H02-828665
8-10 Crump Street and 800-915 Logan Road, Holland Park West (Lot 1,3,5-6, 33-34 on
RP38083, Lots 1-2 on RP46140, Lots 1-3 RP51268,)

The Environmental Protection Agency (EPA), acting as a concurrence agency for contaminated land issues, requested further information for the application to be assessed fully, in the form of an information request issued on the 9 October 2002. Under s3.2.12(2)(b) of the *Integrated Planning Act 1997*, the application lapses if the applicant does not respond to the information request within 12 months. As no response has been received by the Contaminated Land Unit (CLU) to date, the application is considered to have lapsed.

Should you require any further information in relation to the above please do not hesitate to contact the above officer on the telephone number listed.

Yours sincerely

CTPI 49-Sch4

Miguel Zavaleta

CTPI 49-Sch4

Principal Environmental Officer (Contaminated Land Unit)
Environmental Protection Agency

cc Brisbane City Council
GPO Box 1434
BRISBANE QLD 4001
(Attn: Mr Julian Bunting)

Memorandum

To Tess

File Reference

BCC/9/02(3)
BNE13892

From Katrina Lindsey

Subject Cnr Crump & Hogan Rd, Hallbank Lake Date 9-10-02

Notes

Sets 1 & 3 on RP 38083 and
sets 1 & 2 on RP46140 have
been used for Notifiable
Activity No. 34 - Service Stations

A site history & title search
conducted by Bowler
Geotechnical has provided
this information (dated 2/4/02).

An information request has
been issued to ensure
that the site is suitable
for the intended use.

Please list the 4 lots
listed above on the EHR
and return the file to me.

Thanks

CTPI 49-Sch4

9-10-02

L1/RP 38083 - entered 10/10/02 - E.D. - 40461
L3/RP 38083 - entered 10/10/02 - E.D. - 40462
L1/RP46140 - entered 10/10/02 - E.D. - 40463
L2/RP46140 - entered 10/10/02 - E.D. - 40464

} all entered as
"U".

CTPI 49-Sch4

10/10/02



Notice of Information Request

Section 3.3.6 and 3.3.14 *Integrated Planning Act 1997*

This notice is issued by the administering authority pursuant to section 3.3.6 and 3.3.14 of the *Integrated Planning Act 1997*, to advise you of a decision or action.

Enquiries to: Karen Hopper
Telephone: 3225 8425 E-mail: Karen.Hopper@env.qld.gov.au
Your reference: DRS/USE/H02-828665
Our reference: BCC/9/02(3) Part 1 File No.:BNE13892

Brisbane City Council
GPO Box 1434
BRISBANE QLD 4001

Attention: Mr Julian Bunting

Re: Application for development approval.

The Environmental Protection Agency, acting as a concurrence agency for contaminated land, has requested further information from the applicant. The Agency sent the request by post/facsimile on 4 October 2002

Application Information

Applicant:

CTPI 49-Sch4

Pike Miris McKnoulty

Council Application Number:

DRS/USE/H02-828665

Development Description:

Material Change of Use

Address of subject land:

Lot 1,3,5-6, 33-34 on RP38083, Lots 1-2 on RP46140, Lots 1-3
RP51268
8-10 Crump Street and 800-915 Logan Road, Holland Park West
Qld

1 RP 38083 EIR 40461
3 RP 38083 40462
S NO
6 NO
34/33 RP 38083 NO
2/1 RP 46140 40464/

Concurrence Agency Information

Date application received by EPA: 11/09/2002

EPA Application Number: BCC/9/02(3) Part 1

Relevant Laws and Policies: *Environmental Protection Act 1994*

Concurrence Agency Office: Environmental Protection Agency
Southern Region (Brisbane)

Postal Address: GPO Box 2771
BRISBANE QLD 4001

Should you require any additional information please do not hesitate to contact the above officer on the telephone number provided.

CTPI 49-Sch4

Signed

Date

Greg O'Brien
Chief Scientific Advisor (Environmental Operations)
Delegate of Administering Authority, *Environmental Protection Act 1994*.

Information Request

Section 3.3.6 Integrated Planning Act 1997

This notice is issued by the administering authority pursuant to section 3.3.6 of the *Integrated Planning Act 1997*, to advise you of a decision or action.

Enquiries to: Karen Hopper
Telephone: 3225 8425 E-mail: Karen.Hopper@env.qld.gov.au
Your reference: DRS/USE/H02-828665
Our reference: BCC/9/02(3) Part 1 File No.:BNE13892

CC: Mr Julian Bunting
Brisbane City Council
GPO Box 1434
BRISBANE QLD 4001

CTPI 49-Sch4

Pike Miris McKnoulty
PO Box 3797
South Brisbane Qld 4101

Re: Application for development approval.

Applicant:

CTPI 49-Sch4

Pike Miris McKnoulty

Council Application Number:

DRS/USE/H02-828665

EPA Application Number:

BCC/9/02(3) Part 1

Date application received by EPA:

11/09/2002

Development Description:

Material Change of Use

Address of subject land:

Lot 1,3,5-6, 33-34 on RP38083, Lots 1-2 on RP46140, Lots 1-3
RP51268
8-10 Crump Street and 800-915 Logan Road, Holland Park West
Qld

This development application and supporting information have been reviewed. The Environmental Protection Agency (EPA), acting as a concurrence agency **for contaminated land issues**, requires the following further information for the application to be assessed fully.

1. Sufficient information provided in accordance with the *Environmental Protection Act 1994* and the *Draft Guidelines for the Assessment and Management of Contaminated Land in Queensland* (DEH, 1998) for Lot 1, 3, 5, 6, 33 and 34 on RP38083, Lot 1-2 on RP46140, Lots 1-3 on RP51268, specifying that the land is suitable for the intended use.

The Environmental Protection Agency recognises that a preliminary site contamination assessment report has been prepared by Bowler Geotechnical and submitted in relation to the above, however this submitted information is insufficient to enable the EPA to determine that the land is suitable for the intended use and additional investigations (and if appropriate a draft Site Management Plan) are required which meet the requirements of the EP Act and the *Draft Guidelines for the Assessment and Management of Contaminated Land in Queensland* (DEH, 1998).

It should be noted that the *Draft Guidelines for the Assessment and Management of Contaminated Land in Queensland* (Guidelines) provide for a four stage process for the investigation of potentially contaminated land. It is expected that a Stage 1 investigation in accordance with the Guidelines be conducted with sampling to determine any potentially contaminating activities previously conducted on the site and to adequately characterise any imported fill materials on the site.

As part of the subject land has been used for a notifiable activity, a notice to list Lots 1 and 3 on RP38083 and Lots 1 and 2 on RP46140 on the Environmental Management Register (EMR) will be forwarded to the owner.

Further investigations in the pit area and additional work to confirm the locations of any relevant in ground structures or contamination in accordance with the Guidelines will be required to be conducted to the satisfaction of the EPA (CLU) to obtain a Suitability Statement to ensure that the land is suitable for the intended use.

The *Draft Guidelines for the Assessment and Management of Contaminated Land in Queensland* may be obtained from the Environmental Protection Agency's internet site at www.env.qld.gov.au, or by contacting the Environmental Protection Agency (EPA) (Contaminated Land Unit). Please ensure that the appropriate statutory fee is included with this application for the assessment of the site investigation and / or validation reports.

Under the *Integrated Planning Act 1997* s3.3.8(1), an applicant receiving an information request from the assessment manager or a concurrence agency (the "requesting authority") must respond by giving the requesting authority-

- (a) all of the information requested; or
- (b) part of the information requested together with a notice asking the requesting authority to proceed with the assessment of the application; or
- (c) **a notice-**
 - (i) stating that the applicant does not intend to supply any of the information requested; and
 - (ii) asking the requesting authority to proceed with the assessment of the application.

Under s3.2.12(2)(b), the application lapses if the applicant does not respond to the information request within 12 months. As required by s3.3.6(5), the Agency is forwarding a copy of the information request to the assessment manager.

A response to this information request should be posted or facsimiled to:

Contaminated Land Unit
Southern Region (Brisbane)
Environmental Protection Agency
GPO Box 2771
BRISBANE QLD 4001

Should you require any additional information please do not hesitate to contact the above officer on the telephone number provided.

CTPI 49-Sch4

Signed

Date

**Delegate of Administering Authority
Environmental Protection Act 1994.**

~ End of Information Request ~

IPA APPLICATION – Corner Crump Street and Logan Road, 8 and 10 Crump St and 899, 901, 903, 905, 907, 909, 911 and 915 Logan Road, Holland Park West (Lot 1, 3, 5, 6, 33 and 34 on RP38083, Lot 1-2 on RP46140, Lots 1-3 on RP51268)

Applicant: CTPI 49-Sch4
App'n No: BCC/9/02(3)
File No: BNE.....3892

On EMR for: No lots are listed on the EMR. E-mail from Fan Chen (BCC) states that a service station was operated on the subject site by Atlantic Union Oil Co Ltd from 1957 and by Canopy Esso Oil Co since 1964. The service station possibly ceased operation in the middle of the 1970's. BCC has no records on which specific lot this occurred on.

Any ERA's?: no

Referral Coordination? no

Proposal: Development Permit for a MCU (54 Multiple-unit dwelling), Preliminary Approval for Operational and Building works.

Current Use: Some detached dwellings, MTC Prestige Wholesale Caryard and associated dwellings. The detached dwellings are currently located on 8 and 10 Crump Street and 909-915 Logan Road,

Recommendation:

A stage 1 investigation prepared by Bowler Geotechnical Pty Ltd was completed for Lots 1 and 3 on RP38083 and Lots 1 and 2 on RP46140. It notes that this site has been a car yard since 1974 and was understood to be a car yard for 4-6 years prior to purchase by the current owner and a service station before that (information was obtained from title searches 1928-1975 and aerial photographs).

5 boreholes have been drilled and samples screened for Heavy Metals, BTEX and TPH. Initial testing indicates that the site is free of contamination. The conclusions note that due to unknown precise location of the tanks, additional testing should be completed. The report states that 'the service stations underground petrol tanks are understood to still remain on site'. It appears that there are three tank locations.

Therefore, I recommend:

Issue information Request.

1. Sufficient information provided in accordance with the *Environmental Protection Act 1994* and the *Draft Guidelines for the Assessment and Management of Contaminated Land in Queensland* (DEH, 1998) for Lot 1, 3, 5, 6, 33 and 34 on RP38083, Lot 1-2 on RP46140, Lots 1-3 on RP51268, specifying that the land is suitable for the intended use.

The Environmental Protection Agency recognises that a preliminary site contamination assessment report has been prepared by Bowler Geotechnical and submitted in relation to the above, however this submitted information is insufficient to enable the EPA to determine that the land is suitable for the intended use and additional investigations (and if appropriate a draft Site Management Plan) are required which meet the requirements of the EP Act and the *Draft Guidelines for the Assessment and Management of Contaminated Land in Queensland* (DEH, 1998).

It should be noted that the *Draft Guidelines for the Assessment and Management of Contaminated Land in Queensland* (Guidelines) provide for a four stage process for the investigation of potentially contaminated land. It is expected that a Stage 1 investigation in accordance with the Guidelines be conducted with sampling to determine any potentially contaminating activities previously conducted on the site and to adequately characterise any imported fill materials on the site. Should, at the completion of this investigation, it be indicated that the site has been affected by a hazardous contaminant or that a notifiable activity (Schedule 2, *Environmental Protection Act 1994*) has been conducted on site, the site must be notified for listing on the Environmental Management Register and additional works in accordance with the Guidelines will be required to be conducted to the satisfaction of the EPA (CLU) to obtain a Suitability Statement to ensure that the land is suitable for the intended use.

The *Draft Guidelines for the Assessment and Management of Contaminated Land in Queensland* may be obtained from the Environmental Protection Agency's internet site at www.env.qld.gov.au, or by contacting the Environmental Protection Agency (EPA) (Contaminated Land Unit). Please ensure that the appropriate statutory fee is included with this application for the assessment of the site investigation and / or validation reports.

CTPI 49-Sch4

Katrina Lindsay
03.10.02

CTPI 49-Sch4

Katrina,
I agree.
Pls also arrange
for site to be
included on
EMR.

CTPI 49-Sch4

4/10/02

Tess Dobinson

From: Fan Chen [LCTS@brisbane.qld.gov.au]

Sent: Tuesday, 1 October 2002 12:02 PM

To: Tess.Dobinson@env.qld.gov.au

Subject: historical service station site

Hi Tess,

To respond to information forwarded from your office by telephone, regarding John Taylor's advice to EPA for an old service station on 899-915 Logan Road (corner of Crump St), Lot 1, 3, 5 & 6 RP38083, Lot 1/2 RP46146 & Lot 1/2 RP51268.

Searching Council's building card indicated that a service station was operated on this site by Atlantic Union Oil Co Ltd from 1957 and by Canopy Esso Oil Co since 1964. The service station was possibly ceased operation in middle of 1970s.

Not any other supporting information could be found in Council records for this regarding at this stage.

Should you have any further inquiry, please let me know.

Fan Chen

This mail has passed through an insecure network.
All enquires should be directed to the message author.

Published on DES Disclosure Log
RTI Act 2009

Tess Dobinson

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To: Tess.Dobinson@env.qld.gov.au
Subject: historical service station site

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Not any other supporting information could be found in Council records for this regarding at this stage.

Should you have any further inquiry, please let me know.

Fan Chen

This mail has passed through an insecure network.
All enquires should be directed to the message author.

Published on DES Disclosure Log
RTI Act 2009



Notice of extension of Information Request period

Section 3.3.6 Integrated Planning Act 1997

This statutory notice is issued by the administering authority pursuant to section 3.3.6 of the *Integrated Planning Act 1997*, to advise you of a decision or action.

Enquiries to: Katrina Lindsay
Telephone: 3227 7667 E-mail: Katrina.Lindsay@epa.qld.gov.au
Your reference: DRS/USE/H02-828665
Our reference: BCC/9/02(3) Part File No:

CC CTPI 49-Sch4
Pike Miris McKnoulty
PO Box 3797
South Brisbane Qld 4101

Brisbane City Council
GPO Box 1434
BRISBANE QLD 4001

Attention: Mr John Taylor

Re: Application for development approval.

The Environmental Protection Agency, acting as a concurrence agency **for contaminated land issues**, has extended the Information Request period by 10 business days.

The new date this period will end is now 9 October 2002

Application Information

Applicant: CTPI 49-Sch4
Pike Miris McKnoulty
Application number: DRS/USE/H02-828665
Description: Material Change of Use
Street address of subject land: Lot 1,3,5-6, 33-34 on RP38083, Lots 1-2 on RP46140, Lots 1-3 RP51268
Location details: 8-10 Crump Street and 800-915 Logan Road, Holland Park West Qld

Concurrence Agency Information

Application received by EPA: 11/09/2002
EPA No.: BCC/9/02(3) Part
Relevant Laws and Policies: *Environmental Protection Act 1994*
Concurrence Agency Office: Southern Regional Office (Brisbane)
Postal Address: GPO Box 2771
BRISBANE QLD 4001

Should you require any further information please do not hesitate to contact the above officer on the telephone number listed.

CTPI 49-Sch4

Signed

Date

26/09/02

Kim Barry
Principal Scientific (Environmental Operations)



Brisbane City

FACSIMILE TRANSMISSION

**Development & Regulatory Services
Development Assessment Team East**

Team Leader, Assessment East
Senior Engineer, Assessment
Senior Planner, Assessment

Lionel Jardine
Brett Derrick
Milena Mog

IMPORTANT NOTICE: CONFIDENTIALITY AND PRIVILEGE

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		DATE: 27/9/02
TO: EPA	FAX NO: 3247 3278	
ATTENTION: Katrina Lindsay.	NO. OF PAGES: 2 (including this page)	
FROM: John Taylor - BCC.	FAX NO: (07) 3403 5311	
	PHONE NO: (07) 3403 5590	
RE: 899 - 905 Logan Rd, Holland PK West.		

Katrina,

Copy of building cards for
the site verifying previous
use, as a service station -
potential notifiable activity -
as discussed

Regards
John.

CONTAMINATED
LAND SECTION
27 SEP 2002

COPY AND RECORD OF LAND - MASTER CARD										LICENSE FILE NO.		ATLANTIC UNION CO.							
STREET										SUBURB		ESSEX CO. CO.							
LOGAN RD & CRUMPS <td colspan="2">HOLLAND PARK <td colspan="2"></td> </td>										HOLLAND PARK <td colspan="2"></td>									
NO.	SUB.	REVISED	SUB.	RESUB.	SUB.	ALLOT.	SECT.	FOR.	PERIOD	RATE ASSESS. NO.									
		1/3	1/2	2	1A			285	V-PILLY										
FORM		SUBDIVISION FILE		C. OF A. ISSUED		CERTIFICATE OF ALIGNMENT NO.		DATE		DRAINAGE CERTIFICATE ISSUED									
1		175		C. OF A. ISSUED		1		1		1									
P 3010/01 1/2/01 1816/07 1.8 69 21713/07 Application for zoning of site from Davis State zoning to Local zoning 1816/07 hand requested from service station for Special Special Case 1816/07																			
RECORD OF SITE APPLICATIONS																			
FILE NO.	MINUTE NO.	DATE	A. OR D.	DETAIL	APPLICANT	REMARKS													
1816/07	175	30.10.69	A	SERVICE STATION	ATLANTIC	ESSEX CO. CO.													
<table border="1"> <tr> <td>LEAF</td> <td>RFD</td> <td>CARDS</td> </tr> <tr> <td>1</td> <td>1</td> <td>3</td> </tr> </table>														LEAF	RFD	CARDS	1	1	3
LEAF	RFD	CARDS																	
1	1	3																	
FORM FOR BAPTIST TANK DATE _____ MINUTE NO. _____ A. OR D. _____ REMARKS _____ DATE _____ MINUTE NO. _____ A. OR D. _____ REMARKS _____																			

BUILDING APPLICATIONS			
NUMBER	DATE	NATURE	OWNED
4335 F	18.8.58	SERVICE ST. CANOPY.	ESSO OIL CO.
5186 / 64	25.8.64	ROBINSON & CO.	
6. 8. 58	9. 10. 64		
CANCELLED			
AREA	1126	21000	

ORDERS FOR REPAIR, DEMOLITION, DRAINAGE, ETC.			
ADMIN. NO.	DATE	FILE NO.	ISSUED
460/85/51	5/5/60		
460/85/51	5/5/60		